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Edgewater is a joint project by
Footscray Land Limited (part of the ComLand Group)
ACN 088 278 559, and
Lend Lease Development Pty Ltd
ACN 000 311 277

ComLand

Delfin
Lend Lease

EDGEWATER

on the maribyrnong

EDGEWATER HOUSING

ESTABLISHMENT REQUIREMENTS

ALLOTMENTS 492 TO 557

Delfin

Creating Special Places

CONTENTS

1 INTRODUCTION

Edgewater on the Maribyrnong ("Edgewater") is being developed as a fully master planned community offering a unique lifestyle in the inner western region of Melbourne. The quality of housing prescribed by the Edgewater Housing Establishment Requirements will create an ambience and character that instils an overall sense of harmony and community pride.

This document forms part of the Edgewater Housing Establishment Requirements Section 173 Agreement ("the Agreement") that is a requirement for development at Edgewater under the Maribyrnong Planning Scheme. The parties to the agreement are the Maribyrnong City Council ("the Council") and Footscray Land Limited ("the Vendor"). This document applies to housing shown on the FDP 5 Building Envelope Plan (allotments 492 to 557).

The objectives of this document are to:

- Provide design requirements for the establishment of housing at Edgewater.
- Establish an architectural character for housing at Edgewater.
- Establish design criteria against which the housing and surrounds can be assessed for design approval by the Edgewater Design Coordinator (Please refer to Section 2 for a role description of the Design Coordinator).
- Establish a management process for the implementation of the Edgewater Housing Establishment Requirements.

The Edgewater Housing Establishment Requirements are to provide design direction for the establishment of housing and it is not their intention to be used beyond the planning, construction and initial occupation of the new housing at Edgewater. Following the substantial development of an area, rezoning will occur from Comprehensive Development Zone to a standard residential zone that reflects the established use of the area and the Edgewater Housing Establishment Requirements will be terminated.

Detailed Design Sheets for the different lot types in FDP 5 are included at Appendix 1. Important information in relation to geo-technical requirements, environmental conditions across the site and site management requirements can be found in the Appendices.

2.1 Your Responsibility as an Edgewater Land Purchaser

You are required to obtain Design Approval from the Design Coordinator PRIOR to submitting your building permit application to a Registered Building Surveyor for any building works at Edgewater.

The Design Coordinator is a person or persons appointed by the Vendor to administer and enforce the Edgewater Housing Establishment Requirements. This includes the assessment and approval of house designs, front fencing (where proposed) and landscaping proposals along with completion inspections and approvals.

Your house design must be submitted to the Design Coordinator within 6 months following the settlement date of your land purchase. The information required within this 6 month period is outlined in Section 2.2.

Edgewater landowners are encouraged to engage a Registered Architect to design their house.

All care has been taken to ensure that the Edgewater Housing Establishment Requirements comply with current building legislation. However, it is ultimately up to your Architect/Designer/Engineer and your Registered Building Surveyor/5 Star Energy Consultant to ensure that your house design complies with all of the statutory requirements related to the construction of your house.

Landowners are encouraged to tailor the design of their house to suit the specific orientation, landform, features and streetscapes of the allotments. During the design approval process the Design Coordinator will assist you and is able to provide design suggestions and solutions. Appointments can be made with the Design Coordinator to discuss and review house designs and reasonable use of these services will be provided free of charge.

Also, part of the design approval process is Maribyrnong City Council's assessment to ensure that your house design complies with the Building Envelope Plan and satisfies the controls within the Maribyrnong Planning Scheme. This Council assessment will attract a statutory fee. ($90 in May 2004)

All design modifications prior or subsequent to the completion of the house and surroundings must be approved by the Design Coordinator.

The Council and Vendor have a right, from time to time, to vary the Edgewater Housing Establishment Requirements and in that event, the Purchaser shall have no claim whatsoever against the Council or the Vendor and its representatives.

The Design Coordinator can give approval for designs that do not conform in part to these requirements if they provide for an alternative design resolution that satisfies the intent of the requirements and add interest to the streetscape and the estate generally. Approvals that don't fully conform to the design requirements will be given under the Design Coordinator's absolute discretion and no claim shall be made against the Council or Vendor or their nominated representatives with respect to the decisions made.

A request can be made by a Purchaser to extend the nominated periods of time in the Edgewater Housing Establishment Requirements. Time extensions will be given under the Vendor's absolute discretion and no claim shall be made against the Council or Vendor or their nominated representatives with respect to the decisions made.

2.2 Approval Procedure

To obtain design approval you are required to submit the specified plans and completed Design Approval Checklist for each design review phase. The following two steps will allow you to obtain design approval for your new house and surroundings.

Step One: Preliminary Design Review

The Preliminary Design Review will be conducted after you have completed initial designs of your house and its purpose is to ensure that your preliminary designs are in accordance with the Edgewater Housing Establishment Requirements and the Building Envelope Plan. Possible enhancements to your design will also be discussed at this preliminary stage.

Prior to your preliminary design meeting you are required to submit your sketch designs to the Design Coordinator for appraisal. You and your architect or designer should attend this meeting.

Please submit two (2) copies of the drawings listed below, fully dimensioned and at a scale of 1:100 on A3 size paper.

- Site plan showing the proposed levels of your house in relation to road levels (all levels are to be AHD);
- Floor plans showing the house layout including all rooms and uses;
- Preliminary sections showing nominated floor levels and building height;
- Elevations including front, rear and sides and existing ground levels;
- External materials and colours with colour samples attached to the plans.

Following this review meeting the Design Coordinator will confirm that the preliminary design is acceptable or advise you of items that require modification or further consideration.

Step Two: Final Design Review

The Final Design Review will be conducted after you have incorporated any necessary design changes following the preliminary design review and the design is in accordance with the Edgewater Housing Establishment Requirements and Building Envelope Plan.

To proceed with the Final Design Review you are required to submit four (4) copies of the drawings listed below, fully dimensioned and at a scale of 1:100 on A3 size paper, prior to contacting the Design Coordinator to arrange a meeting which you and your architect or designer should attend.

- Site plan showing all setbacks and dimensions
- Floor plans of all levels
- All elevations - front, sides and rear
- Longitudinal and cross sections clearly showing natural ground level, proposed finished floor levels in Australian Height Datum (AHD) and building height. Please refer to Section 5.0 for detailed requirements regarding finished floor levels.
- Landscape plan
- Front Fencing (where proposed), letter box and driveway details- these three design elements are to compliment each other
- Final selection of external finishes showing materials and colours. Colour samples are to be attached to the plans.
- Written confirmation from both your building designer and engineer(s) that they have reviewed the 'Geotechnical Guidelines for Builders' contained within this document.
- Energy Rating Report from an Accredited House Energy Rater.

Prior to Final Design approval, the Design Coordinator will forward three (3) copies of the plans to Council for review to ensure the design complies with the Building Envelope Plan and satisfies the controls within the Maribyrnong Planning Scheme. If the plans are acceptable, Council will stamp them 'endorsed'. This Council review attracts a statutory fee and is to be paid by the Purchaser. The Design Coordinator should be contacted for clarification on this fee amount ($90 in May 2004). A cheque for this fee needs to be included with the drawings submitted for the Final Design Review and made payable to:
Maribyrnong City Council.

Following final design submission and review, the Design Coordinator will issue design approval or will provide a list of items that require modifying and re-submitting prior to final approval.

It is the responsibility of the land-owner to notify the Design Coordinator of ANY proposed subsequent alterations or amendments to the house design, landscaping or fencing design prior to making the changes.

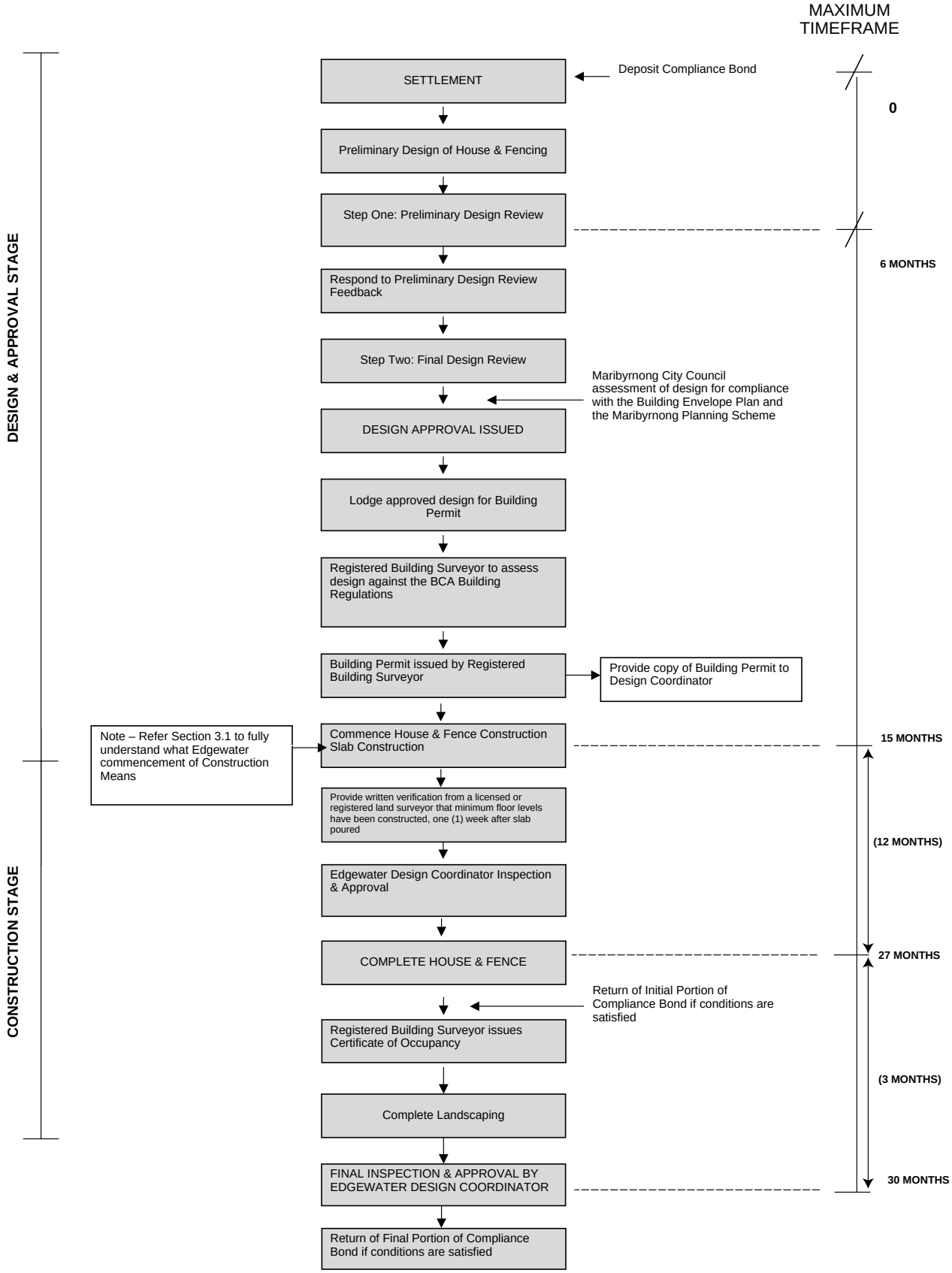
After gaining Design Approval from the Design Coordinator and Building Envelope Plan Approval from the Council, your Registered Building Surveyor is required to assess the design against the Building Code of Australia Building Regulations and any other necessary statutory regulations as required when issuing a Building Permit for residential construction.

The Edgewater Housing Establishment Requirements and Building Envelope Plan do not exempt a Registered Building Surveyor from assessing the house design against the Building Regulations.

If there are elements of your house design that do not satisfy the Building Regulation Standards then there is the opportunity to request a dispensation from the Municipal Building Surveyor at Maribyrnong City Council.

If there are design changes following the assessment by your Registered Building Surveyor then the designs must be resubmitted for Design Approval prior to construction commencing and rechecking may be required by Maribyrnong City Council and a further fee will be charged.

Design approval and timeframe flowchart



3 KEY POINTS

3.1 Commencement of House

You must submit plans within **6 months** following the settlement date of your land and you must commence constructing your house within **15 months** following the settlement date.

It should be noted that Maribyrnong City Council require a Street Protection Bond which is to be lodged prior to commencing construction works. It is recommended that prior to construction, you arrange with the Council an inspection of footpaths and street trees surrounding your allotment, as these are Council's assets.

Edgewater construction commencement means:

No later than the first day of the 15th month after settlement the owner must submit a copy of their building permit and make a start on site of the permanent house building works. By the end of the 15th month all in-ground services need to project above ground level, have been backfilled and be visibly complete and ready for the following trade.

Temporary site establishment such as temporary fencing and site survey do not constitute a start on site.

The balance of the works must be undertaken in a timely manner - this does not allow for prolonged absences from site or long lapses between following trades.

3.2 Completion of House

You must complete constructing your house and fencing within 12 months of construction commencing. If damage has occurred to the footpath or street trees during construction then rectification must also be completed within this timeframe.

3.3 Completion of Landscaping

You must complete landscaping within public view (ie front yards and nature strips) within 3 months of the house completion as assessed by the Design Coordinator.

3.4 One House on Each Allotment

- Only one house will be permitted on each allotment.
- Subdivision of your allotment is not permitted.
- Rooms over garages accessed from a rear laneway are only permitted on allotments specifically nominated on the Building Envelope Plan.

3.5 Compliance with the Design Approval

This design approval will have force and effect until these Edgewater Housing Establishment Requirements have been replaced following a rezoning. When the land is rezoned, the local planning scheme controls will apply.

3.6 Compliance Bond - NOTE - PLEASE READ THIS CAREFULLY

(a) A $5,000 bond is required at settlement, payable by bank cheque. Further details of this bond are contained in your Contract of Sale. This $5,000 bond is in addition to any Local Authority payment or bond requirement.

(b) The return of your bond in full is subject to compliance with the conditions listed below and will be assessed for compliance by the Design Coordinator via site inspections.

- Conditions for the release of 50% of the Compliance Bond:

(i) That NO variations have occurred between the approved house and driveway designs and the constructed house and driveway. Where a front fence is proposed, the above check for variations between the approved fence design and the actual fence constructed will be undertaken.

(ii) That one week after the pouring of the concrete slab, a licensed or registered land surveyor to provide written verification that the finished floor levels for housing and garages are in accordance with the proposed finished floor levels as indicated on the approved drawings.

(iii) That any damage to the surrounding public areas including streets, street trees, footpaths, nature strips and adjoining land caused by the construction of your house has been rectified.

(iv) That you have carried out the Site Management Requirements detailed in Appendix 4 and that you have provided a copy of your Building Permit from your Registered Building Surveyor.

v) That the design process and construction of the house and fencing has been commenced and completed within the specified time periods as detailed in Sections 3.1 and 3.2 unless an extension of time has been previously sought and agreed to by the Vendor.

- Conditions for the release of the remaining 50% of the Compliance Bond:

(vi) That a copy of the Certificate of Occupancy is provided from your Registered Building Surveyor.

(vii) That the landscaping within public view, including your nature strip, has been completed in accordance with the approved landscape design and within the specified time periods as detailed in Section 3.3

It will be at the sole discretion of the Design Coordinator to make judgement on whether the Purchaser has complied with the conditions listed above.

4 SITING YOUR HOUSE ON YOUR ALLOTMENT

4.1 Site Planning

Each house should be designed to maximise the natural characteristics of the allotment. All relevant site constraints should also be considered, including the site's geo-technical conditions, minimum finished floor level requirements, location of services, easements, available access, privacy and solar orientation.

4.2 Setbacks

Refer to the Building Envelope Plan for the setbacks on your allotment. Your home must not be designed outside the building envelope and it is imperative that private open space and site permeability (ie area not covered by impervious surfaces) requirements are met.

4.3 Building Envelope Plan

The Building Envelope Plan nominates the following:

- Location of one, two and three storey zones.
- Garage locations.
- Maximum site coverage.
- Setbacks.
- The minimum finished floor level requirements.

4.4 Site Configuration

Contained within Appendix 5 is a Site Coverage Table, which sets out the minimum private open space, maximum site coverage and minimum site permeability requirements for each of the allotments. It is imperative that the private open space, site coverage and site permeability (ie area not covered by impervious surfaces) requirements are met.

4.5 Building Height

The maximum roof ridge height should not exceed 9 metres (9000 mm), unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the house is 2.5 degrees or more, in which case the maximum roof ridge height should not exceed 10 metres.

On all housing, the elevation facing the principal frontage is to provide a minimum two-storey presence, unless otherwise noted on the Building Envelope Plan (Section 6.1 provides a definition of "principal frontage"). Single storey areas are permitted behind these elevations.

4.6 Overlooking & Privacy

Your designer should aim to limit views into secluded private open space and habitable room windows. Techniques such as screening, off setting windows, use of obscure glazing and raised sill heights are effective in limiting views.

Energy Efficient Design

4.7 Sustainable Building Design

All dwellings must comply with the State Government and the Sustainable Energy Authority Victoria requirements in relation to achieving a 5 Star Energy Efficiency Rating for your home.

5 MINIMUM FINISHED FLOOR LEVELS

As required by Melbourne Water and Maribyrnong City Council, FDP 5 has been developed on a fill platform ranging in depth to approximately 2.5 metres and finished to a level of approximately 3.8 metres to Australian Height Datum. The fill platform has been constructed above the 1 in 100 flood levels that have been determined by Melbourne Water to range from between 3.3 metres & 3.5 metres to Australian Height Datum.

All housing must have a minimum finished floor level of 4.1 metres to Australian Height Datum and for garages a minimum finished floor level of 3.8 metres to Australian Height Datum. Where the finished ground surface level of the lot after completion of subdivision works is greater than AHD 4.1 then finished floor level for the house must not be less than that level.

The height difference between the ground floor level and the surrounding finished ground surface level of the lot should not exceed 500mm on the principal frontage.

A condition of the return of your Compliance Bond is that you must supply written verification, from a licensed or registered land surveyor (1 week after the slab is poured), that the minimum finished floor levels have been complied with [refer Section 3.6 (b) (ii)].

As this minimum finished floor level obligation is a restriction on your title, your Building Surveyor will also require this written verification, from a licensed or registered land surveyor, in order to issue a Certificate of Occupancy. As this obligation is a continuing requirement it may also be included into the ultimate rezoning requirements of the Maribyrnong Planning Scheme.

Refer Appendix 2, 'Geotechnical Guidelines for Builders', for further information.

6.1 Principal Frontage Elevations

The intent of these Design Requirements is to prescribe key design elements that need to be incorporated into your house design to create an architectural consistency throughout the housing at Edgewater.

Principal Frontage refers to any elevation that incorporates the front door to the dwelling. On corner allotments, principal frontage extends to include all facades facing a road reserve width equal to or greater than 10.0m. Where lots also have frontage to a laneway (ie road reserve less than 10.0 metres wide) in addition to the above, the laneway frontage will be referred to as the Secondary Frontage.

Front Loaded Lots refers to those lots where the garage is accessed from the principal frontage.

For WT Lots 510-516 (inclusive) & 547-556 (inclusive) as well as TH Lots 503-508 (inclusive), these requirements shall also apply to the POS frontage to the lots.

6.1.1 Architectural Character

Architectural Character is an assessment criteria in the approval of house designs at Edgewater. The key elements of architectural character are detailed within this document and include:

- Contemporary home design.
- Mandatory two-storey presence to the principal frontage, with the potential for some three storey homes on those allotments identified on the Building Envelope Plan as having a three storey building envelope.
- External walls to be predominantly rendered masonry in combination with lightweight construction finishes with accents of timber, stone face, brickwork etc.
- Roof profiles to be hip, curved, gable or skillion.
- Feature lighting, rainwater heads and street numbers on street front elevations as architectural elements.

Articulation of front, side and rear elevations visible from the public domain (lake frontages, streets, parklands etc) is required and homes constructed on corner allotments must be designed to address both street frontages. The above may be delivered by incorporating building elements such as balconies, verandahs, pergolas, porticos, varying setbacks, window shades, chimneys, awnings and feature walls in conjunction with a combination of building finishes, textures and materials.

Balconies, verandahs, porticos, living areas or other forms of articulation to the front façade may protrude no more than one metre forward from the prescribed front boundary setback as shown on the Building Envelope Plan. For housing with a visible side and or rear elevation, balconies, verandahs, porticos or other forms of articulation may protrude 500mm into the setbacks as shown on the Building Envelope Plan.

Formal modulation will be sought through placement of windows and openings, balconies and changes in material. Colour, texture, material and detail are important to provide scale and visual interest.

With the contemporary architectural character desired, please note that historical reproduction styles and mixtures of styles such as Federation, Edwardian, Colonial, Victorian and Georgian are not permitted.

Desired Architectural Character-

Ways to achieve sense of entry into your home

6.1.2 Sense of Entry

A strong sense of entry to each dwelling is required. To achieve this, the finished floor level of the entry hall to the dwelling shall be between 300mm-500mm above the level of the footpath /verge. The incorporation of front verandahs, porches and porticos can also increase sense of entry into the dwelling.

6.1.3 Balconies

First floor balconies are strongly encouraged to the principal frontage and lakeside/ park front elevations of all homes.

North facing balconies are strongly encouraged, to optimise the available usable private open space. Where the balcony is to be included as part of the open space calculation for your home and lot, the balcony shall have a minimum depth of 1.5m and a minimum area of 6.0m^2.

Covered balconies, through the use of pergolas, shade devices or the extension of the roof of your home, maximises potential use and are encouraged. Suitable screening devices to the side(s) of balconies, complimentary to the architectural style and character of the home, shall be employed to reduce overlooking between adjoining balconies.

If a balcony is not proposed to the principal frontage, large areas of glazing and visual openings to the street shall be incorporated into the façade to maintain visual interest and surveillance of the public realm.

Ways of achieving visual interest and surveillance of the street without the use of a balcony

6.1.4 Ceiling Height

A minimum internal floor to ceiling height of 2.7m is required to the floor comprising the living areas of your home. Greater ceiling heights are encouraged, however in the case of those lots nominated as potentially three story, ceiling heights may be reduced to 2.4 m to ensure that the maximum building height as described within Section 4.5 is not exceeded.

6.1.5 General

Eaves up to 600mm may overhang the building envelope while always remaining within the allotment title boundary providing they satisfy the appropriate Building Regulations.

Blank walls abutting public spaces are not permitted. Walls are to be detailed to create visual interest and, where built up to public boundaries, are to be treated as 'active frontages' containing elements such as openings, recesses, balconies, awnings, canopies, verandahs and windows.

No windows are permitted on boundary walls that are on a zero setback with adjoining properities.

6.2 Secondary Frontage Elevations

The Secondary Frontage Elevation refers to the elevation that is visible from laneways. Creating Laneways that are a desirable, safe place to be are an integral part of Edgewater.

To achieve this, Laneways should incorporate:

- Garage design with strong links to dwelling character.
- Articulation by the use of built form, fencing, portico to gateways and landscaping.
- Strong pedestrian link to residence by way of a distinctive gateway. (Garages built to the full width of the allotment are not permitted).
- Garage Top Studios with a balcony addressing the Laneway are encouraged on designated lots (the Building Envelope Plan nominates where a second storey over garages are permitted.) Garage top terraces or roof gardens with surveillance to the Laneway are encouraged throughout.
- Feature lighting.

6.3 Roof Design

Traditional pitched roofs are to be pitched at a minimum of 30 degrees and, where the below wall is not built to the boundary, should have a minimum eaves width of 300mm (unless an appropriate architectural alternative is presented). As the roof pitch increases, the eaves width can be reduced.

The provision of parapets with shallow roofs behind may be considered where integral to the overall architectural composition.

Skillion roofs should have a minimum pitch of 15 degrees and a maximum pitch of 25 degrees.

Similarly, mono-pitched roofs of less than 15 degrees, or curved roofs may be considered where integral to the overall architectural composition. Lower pitches are permitted to awnings and verandas.

Where a garage is accessed from a laneway and is separate from the principal dwelling, the roof form shall compliment the character and style of the main dwelling, whilst providing a sense of address to the lane.

Rooftop gardens on top of garages are encouraged and should be designed to maintain a sense of surveillance of the laneway whilst minimising overlooking into adjoining properties.

6.4 External Materials

A composite of materials, finishes and colours is desired for the principal frontage elevation(s) of your home. External wall materials are to be a combination of the following:

- Rendered masonry (BAGGED FINISH is not permitted).
- Accent face brickwork is acceptable where it architecturally complements your home design. It is not to be used on more than 25% of the principal frontage or elevations with strong presence to public view. Bricks should be plain and not to be multicoloured, highly textured or 'clinker' in style.
- Stone and timber accents.
- Lightweight construction may be used on external walls above the ground floor, preferably in composite construction with other wall materials (timber, stone, face brickwork) to provide variety in texture or profile on facades. Examples of acceptable lightweight materials include timber, painted 'hardiplank', marine grade plywood and pre-finished metal sheeting such as mini orb.

Side boundary and curtain walls visible from a street or park frontage shall be finished to match the materials used on the principal frontage of that dwelling, as shown at left.

The following materials will not be permitted on any external building work unless demonstrated they form an integral part of the architectural composition; -

- Galvanised iron.
- Plain (unrendered or untextured) Cement Sheeting and
- Plain concrete blocks.

The use of tilt up construction or off form concrete may be approved provided it can be demonstrated that the aforementioned requirements relating to articulation, detail and blank walls have been satisfied.

Roof materials are to be selected from the following:

- Pre-finished and pre-coloured Corrugated Metal Roofing
- Low profile, low sheen Terracotta, Concrete or Slate Tiles
- Metal deck can be used on sections of roof which are not visible from neighbours or public spaces
- Zincalume and light colours are an acceptable roof and trim material where it can be demonstrated that the glare and reflectivity will not be a problem to neighbouring properties or surrounding activities.

6.5 External Colours

To reflect the contemporary character envisioned for FDP5, contemporary natural tone colours and shades are desired for walls, garage doors and other major vertical surfaces. The use of contrasting colours as "accents" is encouraged.

The view from the escarpment onto the FDP5 housing is of significance and the roof colours need to be carefully planned so the outlook doesn't contain a jarring range of colours. Roof colours will therefore be contained to a range of grey tonings only.

Multi coloured tiled or black roofs will not be approved.

6.6 Driveways

For garages accessed from the principal frontage (front loaded lots), the driveway may not be wider than 5.4 metres for double garages, with a single crossing width of 4 metres at the property boundary. Single garage driveways are to be a maximum of 4 metres wide. Driveways shall be of a colour that is in keeping with the footpath.

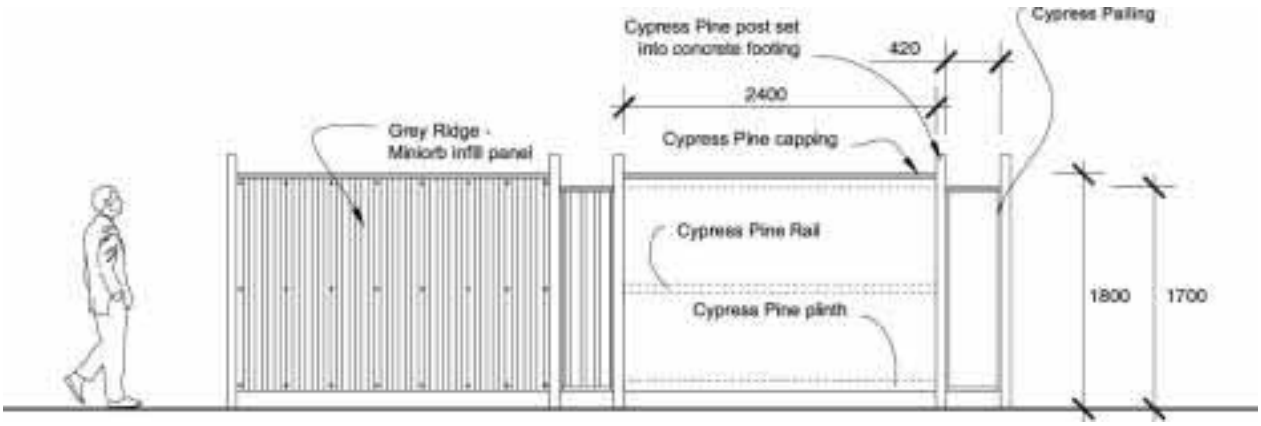
6.7 Car Accommodation

Two off-street car spaces are to be provided on each allotment unless otherwise noted on the Detailed Design Sheets for the particular allotment. Three car garages are not permitted.

On front loaded allotments, car accommodation shall be in the form of a garage. A single garage is to be set back a minimum 5.5m from the front title boundary; a double garage shall be setback a minimum 4.5m from the front title boundary.

For laneway accessed car accommodation, carports open to the laneway will not be approved.

To encourage efficient use of space it is recommended that garages incorporate additional space for storage in their design. This can be used in a number of ways such as a workspace area, shelving for storage and recesses for bins and recyclables. Similarly, on narrow width allotments, consideration should be given to opening the rear wall of the garage to the private open space area, extending the outdoor living area.



Internal dimensions for garages must comply with ResCode requirements.

6.8 Defining the Principal Street Front Boundary

To achieve the urban streetscapes envisaged, you are required to define the principal street front boundary to your allotment. This can be achieved through front fencing, a low plinth or planter wall, or by use of a hedge or similar planting species. Care is to be taken that any planting does not encroach into the nature strip.

Front fencing shall be designed to complement the character and style of your home, have a maximum height of 1.0 metre and be predominantly transparent in form. On corner allotments, this treatment is to be continued around the corner truncation and along the side boundary and finish in line with the front wall of the dwelling. A low plinth or planter wall shall have a maximum height of 400mm and be finished to complement the character and style of your home.

Lots 509-517 (inclusive) & Lots 546-557 (inclusive) are to have a common style fencing type along the boundary adjoining the public open space.

The fence piers and base are to be constructed from rendered masonry and can be infilled with vertical metal tubing or a variety of other fencing materials that complement the house design.

Fences are to be constructed generally in accordance with the sketch design and the following dimensions:

- Fence Height = 1000 mm
- Pier Dimensions = 360 mm x 360mm
- Base Wall Height = 360 mm
- Metal Infill Height = 600 mm
- Pier Spacing = Between 2500 mm to 3500 mm to ensure even spread of piers

The infill panels are not to protrude above the height of the piers and is to be uniform in height.

Metal tube infill (if used) is not to include ornamental elements and it is to be a dark non-gloss colour to complement the colour of the fence piers and base elements.

6.9 Laneway Fencing

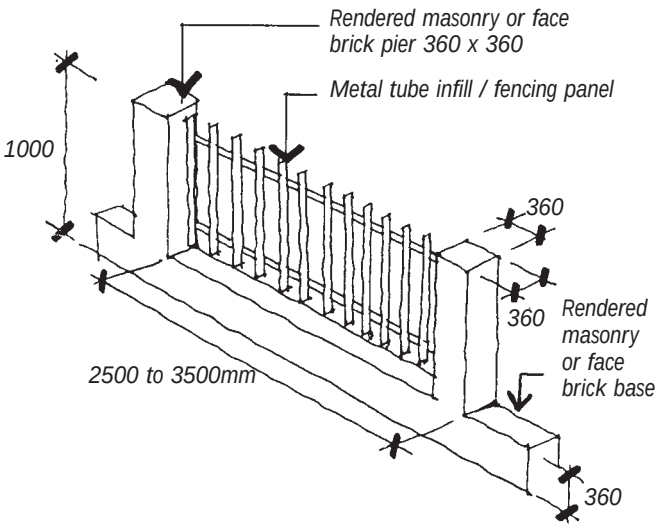
Fencing to laneways is mandatory and shall be constructed in accordance with the detail and colours shown below. Side boundary fencing to laneways shall not protrude forward of the front wall of the dwelling.

Front loaded lots having a rear fence abutting a rear lane shall incorporate a gate into the fence design to provide access to the rear lane and the associated landscape area.

Side and Rear Boundary Fencing

Fencing to internal side and rear boundaries is to be a maximum height of 1800mm and shall not protrude forward of the front wall of the dwelling. This fencing is to be constructed from Colorbond Miniscreen(r) in the colour Grey Ridge(tm). Fence elements such as posts are to be the same colour as the fence colour.

Colorbond Miniscreen® is a registered trade mark of BHP Steel (JLA) Pty Ltd.



7 ANCILLARY STRUCTURES

7.1 Air Conditioners

Air conditioners must be screened from public view and located below the eaves line. If this is not possible, then they must be of a low profile and painted to match the colour of the roof.

For attached dwellings, air conditioners must be located to the rear of the roof, away from the principal frontage.

Roof, wall and window mounted air conditioning units visible from the street or public areas are not permitted.

7.2 Television/Radio Antennae and Satellite Dishes

Visibility of antennas from the street is to be minimised and internal or under the roof antennas are encouraged. Aerials mounted on the roof are to be located away from the principal frontage(s) of the house and painted the same colour as the roof.

Satellite dishes must be screened from public view and are not permitted to the principal frontage of the dwelling. Maximum dish diameter is 1 metre (this includes Foxtel satellite dishes that may be installed at a later date).

7.3 Solar Water Heaters

Solar water heaters are to be located on roof pitches that minimise their visibility from public areas. Storage tanks are to be concealed from view by locating them within the roof space or at ground level as specified by the manufacturer.

7.4 Swimming Pools, Spas and Cellars

Please note building structures that require deep excavations, such as swimming pools, spas and cellars will only be approved provided a certified geotechnical report giving approval for the works accompanies the documentation.

7.5 Storage

Storage should be considered as an integral component in the design of each dwelling. Where able to be accommodated, the design, appearance, external colours and materials of all storage sheds should complement the appearance of the house. No storage shed shall exceed 6m^2 in area or 2.5 metres in height. They are to be positioned so they are not visible from streets or public areas and are not to be constructed in a solid structure such as masonry. Storage sheds are not included in building area and site coverage calculations.

7.6 Security Alarms, Doors, Etc

Security alarm boxes and entry lights may be visible - i.e. not the same colour as the colour of the building façade behind. However there shall be no surface mounted conduits to lights and security boxes - they are to be concealed within the wall space or wall cavity.

All front entry security doors or screens are to be clearly shown on the endorsed and submitted plans and positioned at the line of the doorway. External roller shutters blinds and roller shutter doors are not permitted.

No rebated panel front doors are permitted.

7.7 Other Structures

Clotheslines, hot water systems, gas systems and rubbish bins are to be screened from public view.

Electrical boxes are to be painted to match the colour of the house and their visibility is to be minimised from the street, and made flush with or recessed in walls where practical.

Gas, electrical and water meters should be carefully located to minimise visual impact from public areas.

Roof elements such as flues should be painted to match the colour of the roof and located away from public view.

Sewerage plumbing including any pipes and vents are to be concealed within the house and not exposed on external walls. Stormwater gutters and downpipes can be located on external walls of the home. All downpipes are to be constructed with a material and colour to complement the house. The use of rainwater heads as contemporary design elements is encouraged.

Pergolas are to be designed to complement the design of the house and if not roofed may be constructed outside the Building Envelope. Vergolas are classified as a roofed structure. No pergolas are allowed to the front elevation.

Porticos are permitted above doors opening to rear yards outside the Building Envelope.

Rainwater collection tanks must be suitably screened from public view.

Letterboxes shall be designed to complement the character and style of your home and located on the principal frontage of the dwelling.

8 LANDSCAPING

Landscape Plans must be submitted with your final plans as per section 2.2 - Step 2.

The intent of landscaping is to soften the appearance and to give scale to the housing and fencing. It is encouraged to be used for providing screening for privacy and to provide shade during the summer months. It will also assist with the environmental sustainability of Edgewater by reducing the amount of stormwater run-off to drains and the Maribyrnong River.

All gardens within public view are required to be landscaped, in accordance with their approved landscape plan, within 3 months of the house and fencing being completed. On front loaded lots, owners are also required to establish and maintain the landscaping and nature-strip between their front boundary(s) and road kerb to enhance the appearance and value of their home, within 3 months of the house and fencing being completed. Owners should regularly maintain their gardens, including any adjoining nature strips and street trees.

The front yard of your allotment is to be landscaped by the planting of trees, hedges, shrubs, grass, gardens or other forms of landscape embellishment. The rear yard is to contain at least one tree with an installation height of approximately 2 metres.

Submitted landscape plans should detail the following elements:

- Trees to front and rear gardens - quantity, location and species.
- Turf areas *(Note: all turf areas and any adjoining nature strips damaged during house construction are to be either turfed or sown grass).*
- Garden beds.
- Retaining walls - location, heights and materials.
- Hard paving - limited areas in the front and rear yards. (Note: There is a minimum 20% site permeability requirement.)

Environmental weeds are prohibited and the use of indigenous and native plant species is encouraged.

Ongoing maintenance of any landscaping within the nature strip established by the Developer is the responsibility of the lot owner.

Consideration should be given to the GHD Pty Ltd, "Environmental Letter of Compliance" within in the Contract of Sale. Particular reference should be made to the alkaline lime-stabilised fill material when considering tree selection. Even though the alkaline soil is located greater than 1.5 metres from the surface, trees with deep root systems that are sensitive to alkaline soils should not be planted.

Consideration also needs to be given to planting into the densely compacted fill platform. Compacted soils can limit the infiltration of water into the soil, as well as inhibit the root growth of plants. Therefore it is important that all landscaped areas are firstly cultivated to a depth of 300mm. Whilst cultivating the existing soil, it is also an opportunity to add in some additional organic matter such as well-balanced compost, along with some gypsum (40gms/m2) to improve the soil's overall structure.

The topsoils throughout this area of Melbourne are considered to be generally low in organic content and are predominately clay based, with a pH value that ranges from neutral to slightly acidic. This information should give you and your landscaper/nursery an indication as to which plants to grow in these soils. However, any landscaped area will also benefit from the use of good quality clay loam based imported topsoil. Lawn areas should have a 100mm deep layer of this imported topsoil placed over the existing cultivated topsoil prior to establishing the lawn and garden beds should be formed up with a 200mm deep layer of the imported topsoil, again placed over the existing cultivated topsoil.

Obviously all landscaped areas require regular maintenance and the correct amount of watering. However to keep your landscaping looking as good as possible, ensure that it receives regular low-level applications of a slow release fertiliser, such as Osmacote or a similar type of fertiliser. Please remember to apply these fertilisers in accordance with the manufacturer's recommendations.

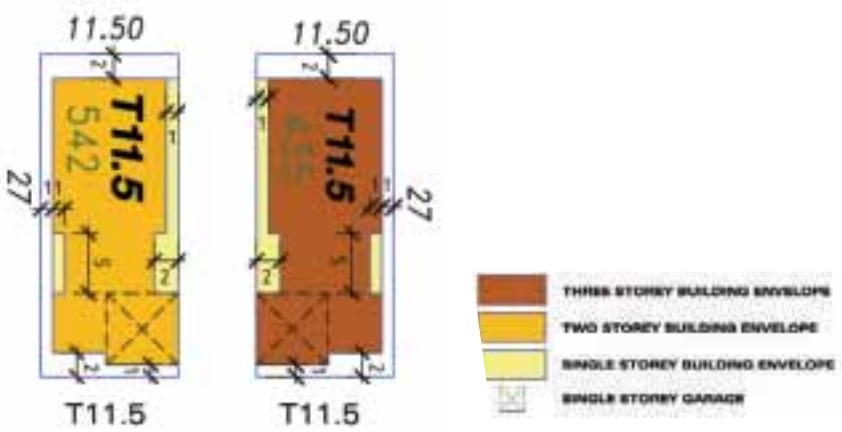
Recommended tree species and planting details are available from the Design Co-ordinator as is an indicative Landscape Plan that details the information required to be submitted.

9 APPENDICES

- Detailed Design Sheets
- Geo-technical Guidelines for Builders
- Site Management Requirements
- Site Coverage Table
- Building Envelope Plan
- Design Approval Checklist

Terraces Product 11.5m Frontage (T11.5)

Typical building envelope



2 Storey 3 Storey

CHARACTERISTICS:

General Description:

Either a 2 or 3 storey residence (as defined on the Building Envelope Plan), double garage with rear vehicle access. Opportunity for a second storey over the garage.

Lot size:

Frontage: 11.5m

Length: 27m

Area: 310 sqm

Setbacks:

Front street setbacks: 2metres (min)

Ground floor side setback: 0 and 1m (min)

First and second floor side setback: 1m to residence, 0m to garage.

Garage setback to laneway: 1.0 metre (min)

Heights:

Street front: Minimum two storey to 75% of street frontage.

Side boundary heights: Maximum of 9.0 metres unless designated single storey zone, then maximum height of 3.6 metres.

Site Coverage:

The building envelope shown is an area within which a dwelling can be located with minimum prescribed setbacks. In siting a dwelling the following site coverage and permeability must be achieved:

- Site coverage: 60% of total site area
- Permeability: 20% of total site area

The entire siting area as shown on the Building Envelope Plan and Detailed Design Sheets cannot be built upon.

Open Space:

Minimum of 62sqm of open space is to be provided and must contain:

- an area of 25sqm of secluded open space with a minimum width of 3 metres,

A first floor balcony of 6sqm min width of 1.5 metres preferably located at the front of the dwelling.

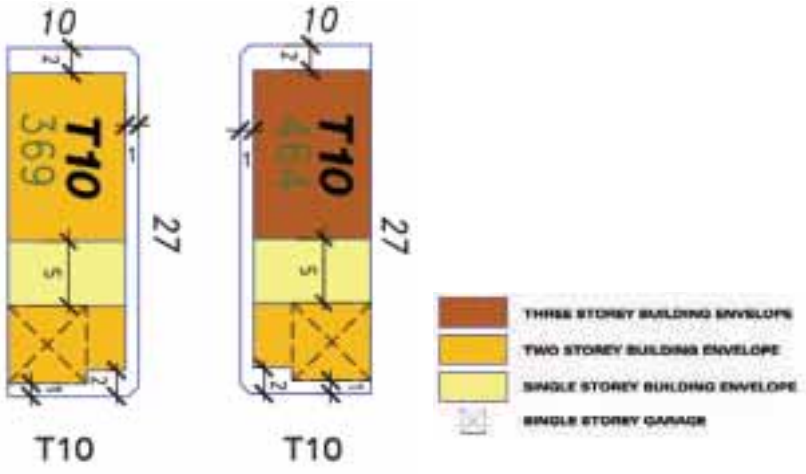
Car parking:

2 car spaces within a double garage

note: The building envelope plan takes precedence and should be refered to for site layout and specific detail

Terraces Product 10m Frontage (T10):

Typical building envelope



CHARACTERISTICS:

General Description:

Either 2 or 3 storey corner residence (as defined on the Building Envelope Plan), double garage with rear vehicle access and the opportunity for a second storey over garage.

Lot size:

Frontage: 10m

Length: 27m

Area: 270 sqm

Setbacks:

Front street setbacks: 2 metres (min)

Side street setback: 1 metre (min)

Ground floor side setback: 0 metres

First and second floor side setbacks: 0 metres (min)

Garage setback to laneway: 10 metre (min)

Heights:

Street front: Minimum two storey to full width of block.

Side boundary heights: Maximum of 9.0 metres unless designated single storey zone, then maximum height of 3.6 metres.

Site Coverage:

The building envelope shown is an area within which a dwelling can be located with minimum prescribed setbacks. In siting a dwelling the following site coverage and permeability must be achieved:

- Site coverage: 60% of total site area
- Permeability: 20% of total site area

The entire siting area as shown on the Building Envelope Plan and Detailed Design Sheets cannot be built upon.

Open Space:

Minimum of 54sqm of open space is to be provided and must contain:

- an area of 25sqm of secluded open space with a minimum width of 3 metres.

A first floor balcony of 6sqm min width of 15 metres preferably located at the front of the dwelling.

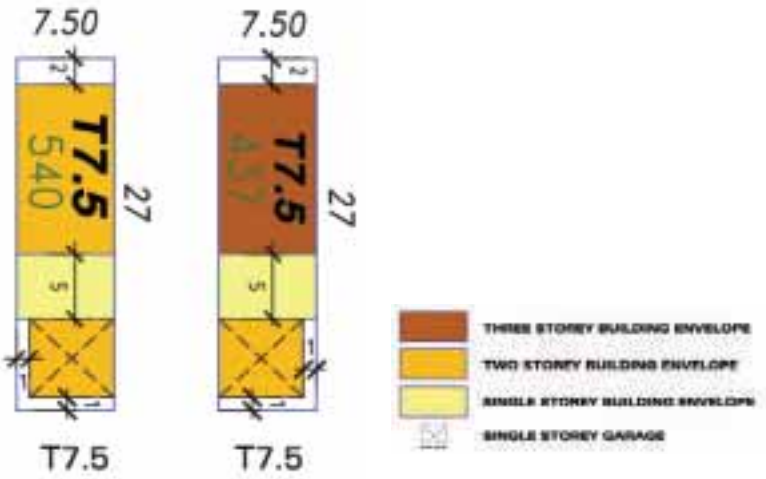
Car parking:

2 car spaces within a double garage

note: The building envelope plan takes precedence and should be refered to for site layout and specific detail

Terraces Product 7.5m Frontage (T7.5)

Typical building envelope



2 Storey 3 Storey

CHARACTERISTICS:

General Description:

Either a 2 or 3 storey residence (as defined on the Building Envelope Plan), double garage with rear vehicle access and an opportunity for second storey over garage.

Lot size:

Frontage: 7.5m

Length: 27m

Area: 203 sqm

Setbacks:

Front street setbacks: 2 metres (min)

Ground floor side setback: 0 metres (min)

First and second floor side setback: 0 metres (min)

Garage setback to laneway: 1.0 metre (min)

Heights:

Street front: Minimum two storey to full width of block.

Side boundary heights: Maximum of 9.0 metres unless designated single storey zone, then maximum height of 3.6 metres.

Site Coverage:

The building envelope shown is an area within which a dwelling can be located with minimum prescribed setbacks. In siting a dwelling the following site coverage and permeability must be achieved:

- Site coverage: 75% of total site area
- Permeability: 20% of total site area

The entire siting area as shown on the Building Envelope Plan cannot be built upon.

Open Space:

Minimum of 41sqm of open space is to be provided and must contain:

- an area of 25sqm of secluded open space with a minimum width of 3 metres.

A first floor balcony of 6sqm min width of 1.5 metres preferably located at the front of the dwelling.

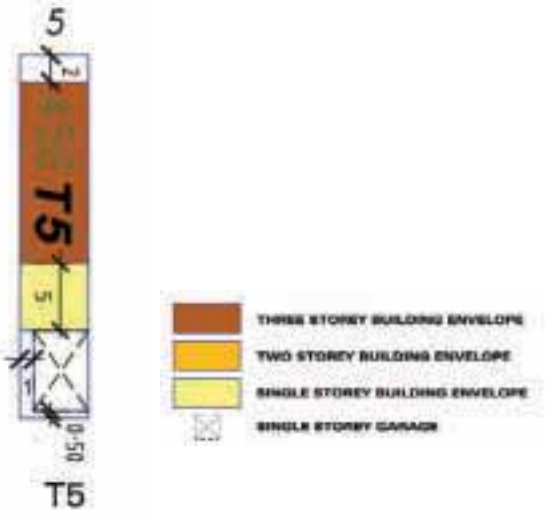
Car parking:

2 car spaces within a double garage

note: The building envelope plan takes precedence and should be refered to for site layout and specific detail

Terraces Product 5m Frontage (T5)

Typical building envelope



3 Storey

CHARACTERISTICS:

General Description:

Maximum 3 storey residence, single garage with rear vehicle access.

Lot size:

Frontage: 5m

Length: 27m

Area: 135 sqm

Setbacks:

Front street setbacks: 2metres (min)

Ground floor side setback: 0 metres (min)

First and second floor side setback: 0 metres (min)

Garage setback to laneway: 0.5 metres (min)

Heights:

Street front: Minimum two storey to full width of block.

Side boundary heights: Maximum of 9.0 metres unless designated single storey zone, then maximum height of 3.6 metres.

Site Coverage:

The building envelope shown is an area within which a dwelling can be located with minimum prescribed setbacks. In siting a dwelling the following site coverage and permeability must be achieved:

- Site coverage: 75% of total site area
- Permeability: 20% of total site area

The entire siting area as shown on the Building Envelope Plan and Detailed Design Sheets cannot be built upon.

Open Space:

Minimum of 40sqm of open space is to be provided and must contain:

- an area of 25sqm of secluded open space with a minimum width of 3 metres.

A first floor balcony of 6sqm min width of 15 metres preferably located at the front of the dwelling.

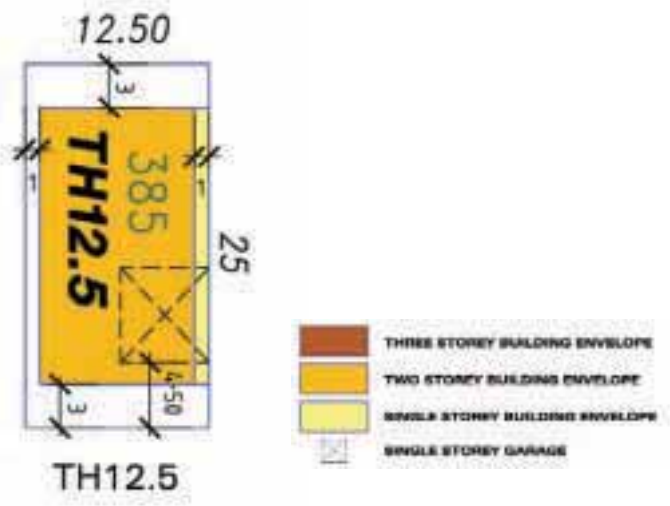
Car parking:

2 tandem car spaces, 1 space within single garage.

note: The building envelope plan takes precedence and should be refered to for site layout and specific detail

Town Homes Product 12.5m Frontage (TH12.5):

Typical building envelope



CHARACTERISTICS:

General Description:

2 storey residence, front vehicle access to double garage.

Lot size:

Frontage: 12.5m

Length: 25 - 27m

Area: 312 - 337.5sqm

Setbacks:

Front street setbacks: 3 metres

Garage street setback: 4.5 metres

Ground floor side setback: 0 and 1 metre

First floor side setback: 1 metre

Rear setback: 3.0 metres minimum

Heights:

Street front: minimum 2 storey presence

Side boundary: 2 storey, maximum of 9.0 metres unless designated single storey zone, then maximum height of 3.6 metres.

Site Coverage:

The building envelope shown, is an area within which a dwelling can be located with minimum prescribed setbacks. In siting a dwelling the following site coverage and permeability must be achieved:

- Site coverage: 60% of total site area
- Permeability: 20% of total site area

The entire siting area as shown on the Building Envelope Plan and Detailed Design Sheets cannot be built upon.

Open Space:

Minimum of between 62sqm and 68sqm (depending on lot size) of open space is to be provided and must contain:

- an area of 25sqm of secluded open space with a minimum width of 3 metres.

A first floor balcony of 6sqm min width of 15 metres preferably located at the front of the dwelling.

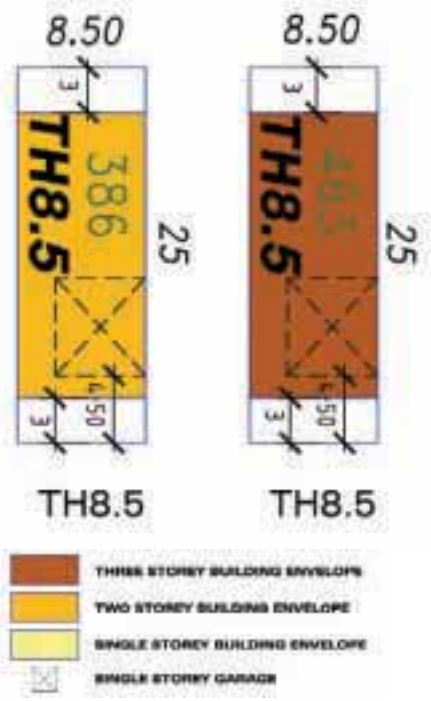
Car parking:

2 car spaces within a double garage

note: The building envelope plan takes precedence and should be refered to for site layout and specific detail

Town Homes Product 8.5m Frontage (TH8.5):

Typical building envelope



CHARACTERISTICS:

General Description:

Either a 2 or 3 storey residence, front vehicle access to double garage.

Lot size:

Frontage: 8.5m
Length: 25 - 27m
Area: 213 - 230sqm

Setbacks:

Front street setbacks: 3 metres
Garage street setback: 4.5 metres
Ground floor side setback: 0 metre ground level
First and second floor side setback: 0 metres
Rear setback: 3.0 metres minimum

Heights:

Street front: Two storey to full width of block.
Side boundary heights: Maximum of 9.0 metres.

Site Coverage:

The building envelope shown, is an area within which a dwelling can be located with minimum prescribed setbacks. In siting a dwelling the following site coverage and permeability must be achieved:

- Site coverage: Maximum 70% of total site area
- Permeability: Minimum 20% of total site area

The entire siting area as shown on the Building Envelope Plan and Detailed Design Sheets cannot be built upon.

Open Space:

Minimum of 43 - 46sqm (depending upon lot size) of open space is to be provided and must contain:

- an area of 25sqm of secluded open space with a minimum width of 3 metres.

A first floor balcony of 6sqm min width of 1.5 metres preferably located at the front of the dwelling.

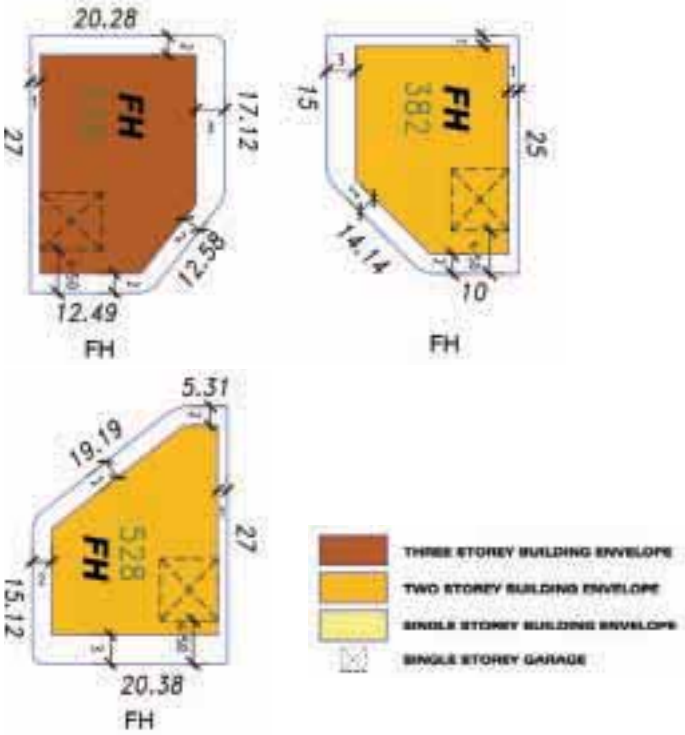
Car parking:

2 car spaces within a double garage.

note: The building envelope plan takes precedence and shoul be refered to for site layout and specific detail

Family Home (Various Frontage) (FH)

Typical building envelope



CHARACTERISTICS:

General Description:

Either a 2 or 3 storey residence, with double garage.

Lot size:

Frontage: varies
Length: 25-27m
Area: 297 - 624sqm

Setbacks:

Front street setbacks: 3 metres
Garage street setback: 4.5 metres
Side setback: 0-1.0 metres (varies)
Rear setbacks: 2.0 metres minimum

Heights:

Street front: Minimum 2 storey presence to all street frontages.
Side boundary heights: Maximum of 9.0 metres

Site coverage:

The building envelope shown, is an area within which a dwelling can be located with minimum prescribed setbacks. In siting a dwelling the following site coverage and permeability must be achieved:

- Site coverage: 60% of total site area
- Permeability: 20% of total site area

The entire siting area as shown on the Building Envelope Plan and Detailed Design Sheets cannot be built upon.

Open Space:

Minimum of 80sqm (except Lot 374 (74sqm), 519 (69sqm), 537 (63sqm), 448 (68sqm) of open space is to be provided and must contain:

- an area of 25sqm of secluded open space with a minimum width of 3 metres.

A first floor balcony of 6sqm min width of 1.5 metres preferably located at the front of the dwelling.

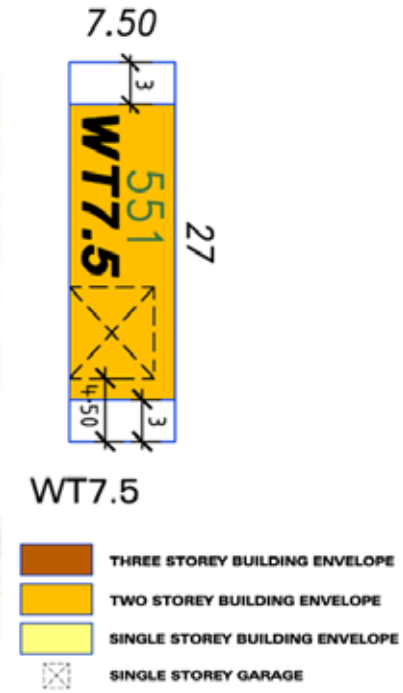
Car parking:

2 car spaces within a double garage

note: The building envelope plantakes precedence and should be refered to for site layout and specific detail

Waterfront Terrace Product 7.5m Frontage (WT7.5):

Typical building envelope



CHARACTERISTICS:

General Description:

2 storey residence,front vehical access to a double garage.

Lot size:

Frontage: 7.5m
Length: 27 m
Area: 203sqm

Setbacks:

Front street setbacks: 3 metres
Garage street setback: 4.5 metres
Ground floor side setback: as shown on BEP.
First floor side setback: as shown on BEP.
Lakeside setback: 3.0 metres minimum

Heights:

Street and lakeside frontage: Two storey.
Facade height: Maximum of 9.0 metres.
Side boundary height: Maximum of 9.0 metres.

Site Coverage:

The building envelope shown, is an area within which a dwelling can be located with minimum prescribed setbacks. In siting a dwelling the following site coverage and permeability must be achieved:

- Site coverage: 70% of total site area
- Permeability: 20% of total site area

The entire siting area as shown on the Building Envelope Plan and Detailed Design Sheets cannot be built upon.

Open Space:

Minimum of 41sqm of open space is to be provided and must contain:

- an area of 25sqm of secluded open space with a minimum width of 3 metres.

A first floor balcony of 6sqm min width of 1.5 metres preferably located at the front of the dwelling.

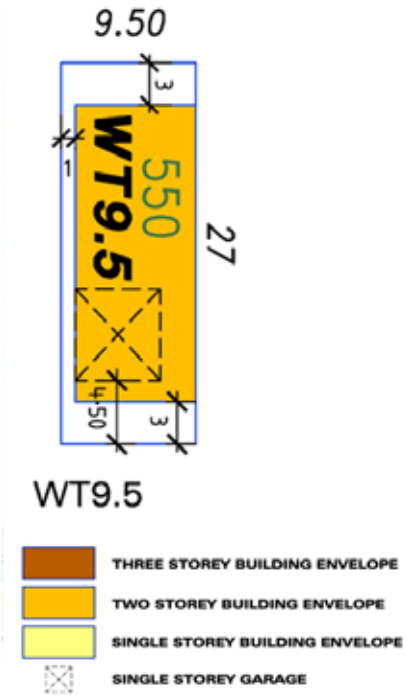
Car parking:

2 car spaces within a double garage.

note: Thebuilding envelope plan takes precedence and should be refered to for site layout and specific detail

Waterfront Terrace Product 9.5m Frontage (WT9.5):

Typical building envelope



CHARACTERISTICS:

General Description:

2 storey residence,front vehical access to a double garage.

Lot size:

Frontage: 9.5m
Length: 27 m
Area: 257sqm

Setbacks:

Front street setbacks: 3 metres
Garage street setback: 4.5 metres
Ground floor side setback: as shown on BEP.
First floor side setback: as shown on BEP.
Lakeside setback: 3.0 metres minimum

Heights:

Street and lakeside frontage: Two storey.
Facade height: Maximum of 9.0 metres.
Side boundary height: Maximum of 9.0 metres.

Site Coverage:

The building envelope shown, is an area within which a dwelling can be located with minimum prescribed setbacks. In siting a dwelling the following site coverage and permeability must be achieved:

- Site coverage: 70% of total site area
- Permeability: 20% of total site area

The entire siting area as shown on the Building Envelope Plan and Detailed Design Sheets cannot be built upon.

Open Space:

Minimum of 51sqm of open space is to be provided and must contain:

- an area of 25sqm of secluded open space with a minimum width of 3 metres.

A first floor balcony of 6sqm min width of 1.5 metres preferably located at the front of the dwelling.

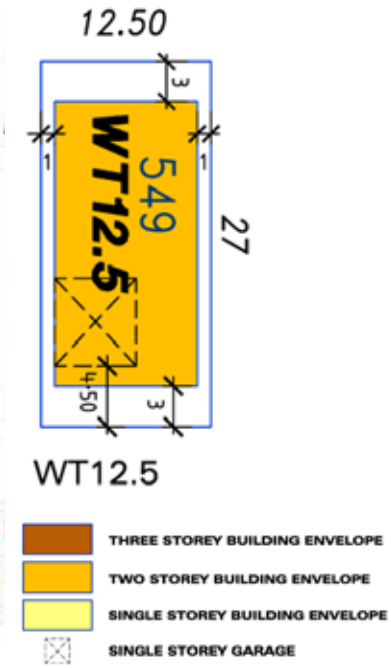
Car parking:

2 car spaces within a double garage.

note: The building envelope plan takes precedence and should be refered to for site layout and specific detail

Waterfront Terrace Product 12.5 Frontage (WT12.5):

Typical building envelope



CHARACTERISTICS:

General Description

2 storey residence, front vehical access to a double garage.

Lot size:

Frontage: 12.5m
Length: 27m
Area: 337.5sqm

Setbacks:

Front street setbacks: 3 metres
Garage street setback: 4.5 metres
Ground floor side setback: 10 metre
First floor side setback: 1.0 metre
Lakeside setback: 3 metres minimum

Heights:

Street and lakeside frontage: Two storey
Façade height: Maximum of 9.0 metres
Side boundary: Maximum of 9.0 metres

Site Coverage:

The building envelope shown, is an area within which a dwelling can be located with minimum prescribed setbacks. In siting a dwelling the following site coverage and permeability must be achieved:

- Site coverage: 60% of total site area
- Permeability: 20% of total site area

The entire siting area as shown on the Building Envelope Plan and Detailed Design Sheets cannot be built upon.

Open Space:

Minimum of 68sqm of open space is to be provided and must contain:

- an area of 25sqm of secluded open space with a minimum width of 3 metres.

A first floor balcony of 6sqm min width of 15 metres.

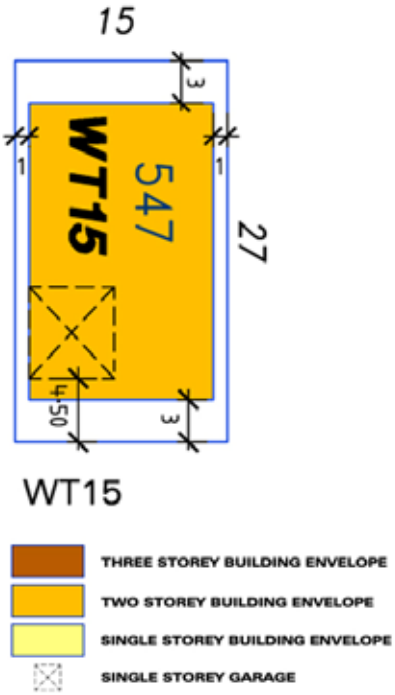
Car parking:

2 car spaces within a double garage.

note: The building envelope plan takes precedence and should be refered to for site layout and specific detail

Waterfront Terrace Product 15.0m Frontage (WT15):

Typical building envelope



CHARACTERISTICS:

General Description:

2 storey residence,front vehical access to a double garage.

Lot size:

Frontage: 15m
Length: 27 m
Area: 405sqm

Setbacks:

Front street setbacks: 3 metres
Garage street setback: 4.5 metres
Ground floor side setback: 1 metre
First floor side setback: 1 metre
Lakeside setback: 3.0 metres minimum

Heights:

Street and lakeside frontage: Two storey.
Facade height: Maximum of 9.0 metres.
Side boundary height: Maximum of 9.0 metres.

Site Coverage:

The building envelope shown, is an area within which a dwelling can be located with minimum prescribed setbacks. In siting a dwelling the following site coverage and permeability must be achieved:

- Site coverage: 60% of total site area
- Permeability: 20% of total site area

The entire siting area as shown on the Building Envelope Plan and Detailed Design Sheets cannot be built upon.

Open Space:

Minimum of 80sqm of open space is to be provided and must contain:

- an area of 25sqm of secluded open space with a minimum width of 3 metres.

A first floor balcony of 6sqm min width of 1.5 metres preferably located at the front of the dwelling.

Car parking:

2 car spaces within a double garage.

note: The building envelope plan takes precedence and should be refered to for site layout and specific detail

GEO-TECHNICAL GUIDELINES FOR BUILDERS

The FDP 5 fill platform is founded on a geological profile comprising alluvial deposits underlain by Coode Island Silt similar to many of Melbourne's inner suburbs such as parts of Albert Park, South Melbourne, Port Melbourne and Kensington. Geotechnical guidelines have been prepared suggesting appropriate engineering techniques and construction methods to assist you, your engineer and builder with designing and constructing your new home. These guidelines are contained in these appendices.

The fill platform has been filled under Level 1 supervision and is in accordance with AS 3798 - Guidelines on Earthworks for Commercial and Residential Developments, that involves progressive inspections and testing by a geo-technical consulting engineer.

The fill platform has also been carefully monitored to ensure that the primary settlements have occurred prior to the construction of roads and services.

It should be noted that the geotechnical guidelines are not a substitute for a specific site investigation for any allotment or a design for any structure. Independent geotechnical investigations should be prepared prior to designing your house. It is a design approval requirement that both your building designer and engineer(s) provide written confirmation that they have reviewed the 'Geotechnical Guidelines for Builders' contained within this document.

EDGEWATER ON THE MARIBYRNONG

GEOTECHNICAL GUIDELINES FOR BUILDERS

MARIBYRNONG DEVELOPMENT COMPANY PTY LTD

July, 2004

PROJECT NO: 31/13156

TABLE OF CONTENTS

1. INTRODUCTION

These guidelines have been prepared on behalf of Maribyrnong Development Company to provide background and advice for the development of residential dwellings on the lower reaches of the Edgewater on the Maribyrnong project adjacent to the Maribyrnong River.

These guidelines have been produced to assist land owners with the design and construction of new dwellings and are based on several reports prepared for this site and the nearby Kensington Banks site, which are listed herein at the end of these guidelines.

This information and reports listed in the guidelines must not be used in substitute for a specific site investigation for any allotment or as a design for any structure. Independent geotechnical investigations should be prepared prior to designing a dwelling.

2. DESCRIPTION OF THE DEVELOPMENT

The site has recently been filled to a depth ranging from approximately 0 metres to 2.5 metres with some additional filling in specific areas placed where the existing surface was soft or unacceptable.

The recent filling of this site has been made necessary, to ameliorate flooding from the Maribyrnong River. Several key strategies have been initiated to enable the development to proceed. Originally, the Maribyrnong River had a 1 in 100 year flood level of 3.38 metres Australian Height Datum (AHD) at the southern end of the site to 3.67 metres AHD at the northern end of the site. Works on the western side of the Maribyrnong River comprising the lake construction, have lowered the 1 in 100 year level to 3.30 metres AHD at the southern end of the site and 3.50 metres AHD at the northern end of the site.

Combined with this work, a bund has been constructed around the perimeter and further protect the development from flooding. The top of the bund system has been constructed to an initial level of approximately 4.30 metres. Within the bund, filling has also been placed on the site to an initial level of approximately 3.95 metres AHD and will initially settle to approximately 3.8 metres AHD.

The subdivisional layout and drainage design provides that all surface drainage will grade towards the centre detention area and then be discharged to the Maribyrnong River via the lake in the event of flood conditions and heavy rains both occurring at the same time.

Street gradings have been designed to ensure they will not be inundated to a depth greater than 200 mm depth under 1 in 100 year flood conditions and heavy rains both occurring at the same time.

The site has been filled under Level 1 supervision in accordance with AS3798 — Guidelines on Earthworks for Commercial and Residential Developments, using excavated material from

the adjoining lake site and imported material. The fill platform generally consists of approximately 0.7 to 1.0 metres of lime-stabilised material overlain by 1.25 to 1.5 metres of fill with some minor additional filling to cater for soft spots as previously noted. For additional information refer to the Egis Consulting Australia Pty Ltd Environmental Letter of Compliance within the Contract of Sale.

3. GEOTECHNICAL ISSUES

This fill platform is founded on a complex geological profile comprising alluvial deposits underlain by Coode Island Silt (CIS) of varying depth. The CIS is a highly compressible non-uniform silty clay, generally with high moisture contents, and but with low ability to disperse moisture under surcharging.

Recent investigations by Coffey Geosciences have shown that surcharging of 2 to 3 metres of fill will induce initial settlement in the range of 50 to 300 mm and long-term settlements or creep to 150 mm; long-term settlement is generally in a period from 10 to 100 years.

The fill platform has been carefully monitored by Coffey Geosciences to ensure that the primary settlements have occurred prior to the construction of roads and services. This will limit the magnitude of differential settlement which may occur by creep settlement due to the load applied by the fill platform.

It is not possible to accurately predict the pattern of settlement for CIS and, therefore, design guidelines have been produced to make designers and builders aware of the issues so buildings can be designed and constructed to mitigate long-term distress and allow for long-term settlements.

It is considered important that the builders and home owners understand what type of performance to expect from structures on this development and to understand that the site conditions vary from conditions normally met in the Melbourne region. This is not to suggest that the performance will be worse than other houses because, properly designed, it will be possible to limit the extent of differential movements in the structure.

4. GUIDELINES FOR BUILDING DEVELOPMENT

Due to the expected long-term settlement of the fill platform, the rigid slab system and all structures should be designed to allow for this settlement movement.

1) The depth of fill placed on the site will lead to the site being classified as P under AS2870-1996. As the fill is controlled, individual house designers may consider reclassifying each site at their own discretion.

2) It should be noted that finished floor levels for housing must be a minimum of 4.1 metres to Australian Height Datum and for garages a minimum of 3.8 metres to Australian Height Datum.

3) To assist builders and their design engineers in any dispute arising from the performance of their product in the fill platform, all rigid slab housing slabs after their pouring should be levelled relative to a common reference grid and to AMG.

4) The use of any foundation system other than a rigid slab system directly on the existing controlled filling is not considered to be appropriate. A stiffened raft or a waffle raft, provided it is designed using the same principles as for stiffened rafts, is suitable rigid slab systems. Where a double waffle pod is used, it would be preferable to locate the lower pod below ground level. The rigid slab system must be designed by a suitably qualified designer to allow for settlements that may develop on site.

5) Dwelling slab shapes should be kept simple and symmetrical and the loading to the rigid slab made constant. The use of u-shaped slabs is not recommended unless the courtyard forms part of the slab. Rectangular small dwellings (ie row houses) may be attached up to a maximum length of 30 metres. Groups of parallel attached dwellings such as row houses should be separated laterally by half their least plan dimension. Groups of attached dwellings (ie row houses) in line should be separated by at least 200 mm but preferably 1 m.

   The minimum separation between row houses could be reduced provided an appropriate clear separation is included to account for any tilt between the dwellings that may develop and that the separation is hidden from view by an architectural feature. In addition, allowance will need to be made for relative settlement between the dwellings by the inclusion of appropriate flashing across near-abutting walls. The maximum length of groups of small attached dwellings should remain at 30m although lesser lengths would be preferable.

6) These guidelines aim to reduce the differential settlements that may develop over long footings. The separation requirement aims to reduce the impact of the stress overlap from groups of adjacent attached dwellings, which may be constructed by different builders over different time frames and may cause visually obvious tilt if the dwellings are spaced closely together.

7) All attached porches, garages and open garages must be supported by a continuation of the housing rigid slabs. An appropriate clear separation should be included to account for any tilt between abutting garages on adjacent lots that may develop and that the separation is hidden from view by an architectural feature. In addition, allowance will need to be made for relative settlement between the garages by the inclusion of appropriate flashings across near-abutting walls.

8) Timber infills should be placed above and or below door or window openings which are not full height. This applies equally to one or two-storey construction. Arched openings are not recommended internally or externally. Ideally, all internal openings should incorporate full height doors.

9) Party walls between attached dwellings should ideally be of "Drywall" non masonry construction. If masonry party walls are adopted then plasterboard lining must be placed over them. The use of more brittle forms of masonry is not recommended. Full masonry construction and or masonry feature walls should not be adopted except for the party wall situation above. Concrete panel external and party walls coupled with internal stud walls is an acceptable form of construction also.

10) It is recommended that either full height (eaves to footing) openings and/or vertical joints exist in all masonry walls at continuous intervals of no greater than 5 metres.

11) Significant concrete floor cracking due to shrinkage is inevitable. With the deep ribbed rigid slabs recommended for this site there is no evidence to suggest that this type of cracking will affect the long term structural slab performance. However, because it can continue for up to 18 months, it is desirable to delay the placement of brittle floor tiles as long as possible and to use a flexible adhesive and a weak grout.

12) Building structures requiring deep excavations require thorough geotechnical investigation. Standard designs would not be appropriate in this development.

    Spas and cellars, if they are to be considered, must be designed as an integral part of the foundation system to allow for settlement movements at the site. Spas and cellars should be limited to a depth of AHD 2.9M. Lap pools should not be included within the footprint of a dwelling (offset by at least 500mm) and should be limited to a depth of AHD 2.9M. The pool should also be designed to allow for settlement movements.

13) Since the rigid slab footing may tilt, the use of roof downpipes at a maximum spacing of 6 metres is recommended.

14) Service piping should be detailed at its junctions with buildings to accommodate up to about 100 mm of relative total settlement between the supporting rigid slab footing systems and the underlying controlled filling.

15) Service piping trenches located alongside any building should ideally be offset at a lateral distance equal to their depth.

16) Drains, downpipes, guttering and service piping should be installed and maintained to ensure no leakages occur.

17) All servicing infrastructure such as drains, sewers etc shall be located as shallow as possible to maintain the integrity of the fill platform

18) Masonry fences may be supported by 650 mm deep and 400 mm wide with 4 No. bars of F12TM top and bottom strip footings founded at 750 mm in the filling. These masonry fences should be articulated at their junction with the building by full height openings or vertical expansion joints. Pergola or light isolated carports may be supported, via timber posts, on concrete pad footings founded also at 750 mm in the filling.

19) Trees and large shrubs should not be planted or allowed to exist closer to the building than 0.75 times their mature height unless their root systems are isolated from the footings by a vertical barrier.

20) Ground adjacent to building footings should be graded away from the building to prevent the ponding and infiltration of water.

21) Building over easements will need to conform to the building requirements imposed by the relevant authority.

REFERENCES

CMPS&F Pty. Limited, Lynch's Bridge Project Engineering for Residential Development March, 1994 (Report No. SV3425-002A).

Coffey Partners International Pty. Ltd., Preliminary Geotechnical Investigation for Lynch's Bridge Development, Kensington, Victoria, April, 1994.
(Report No. M2579/1-AA).

Mitford Engineering Pty. Ltd., Site Investigation Lynch's Bridge Estate, Kensington, 21/2/93 (Report No. 94/345).

Coffey Partners International Pty. Ltd., Geotechnical Investigation, Lynch's Bridge Development, Kensington, Victoria, September, 1992, (Report No. M2423/1-AA).

Mitford Engineering Pty. Ltd., Site Investigation Smithfield Road, Lynch's Bridge Project Kensington, 16/12/92. (Report No. 92/4851).

D.J. Douglas & Partners Pty. Ltd., Letter to Major Projects Unit, 5th November, 1992, Lynch's Bridge Development, (Project No. 15146).

CMPS&F Pty. Ltd., Lynch's Bridge Project, Overview of Geotechnical Reports, October, 1993. (Report No. SV3425-001).

Mitford, Computer Settlement Studies, Lynchs Bridge Estate, Kensington (Report No. 94/3993).

A S James Pty Ltd, Geotechnical Advice for Builders and Home Owners, Edgewater Estate, Maribyrnong (DRAFT) 15 Oct 2002 (Ref 103342).

GHA Engineers Pty Ltd, Memorandum re Edgewater Maribyrnong River Flats, 20 September 2002.

Coffey Partners International Pty Ltd, Additional Geotechnical Investigation, Redevelopment of Ammunition Factory, Footscray Victoria July, 1996 (M2588/2-AI).

Coffey Partners International Pty Ltd, Redevelopment of Ammunition Factory, Footscray, Victoria, June 1994, (M2588/1-AC).

SITE MANAGEMENT REQUIREMENTS

Being a landowner at Edgewater brings responsibilities such as the following site management requirements.

Note: Non compliance with these site management requirements may result in forfeiture of your compliance bond - Refer to Section 3.6

It is recommended that you inform your builder of the site management requirements that are relevant to them during the construction period of your home.

Allotment Maintenance

Prior to, during and after construction commencing, your allotment must be kept clear of excessive weeds and rubbish and maintained to an acceptable standard. Excavation material, rubbish or builder's waste is to be stored in a covered bin and may not be deposited on adjoining properties, nature strips or in public areas during construction.

Deliveries and Storage

All site deliveries and builders' traffic must enter Edgewater from the designated construction entries.

All building materials, temporary toilets and building equipment must be stored within the property boundaries of your allotment at all times. The nature strip, footpaths, roadways, neighbouring properties and public areas must be kept clear at all times.

You will be responsible to rectify any damage caused through deliveries or by construction vehicles associated with the construction of your house to areas outside your allotment.

Your builder and their sub-contractors are not to park on the adjoining allotments, surrounding public areas or nature strips.

Rubbish Removal

You are responsible for rubbish removal and for keeping the site and adjoining street clean at all times during the construction period of your house and landscaping.

A covered rubbish collection bin is to be provided by the allotment owner during the construction period and kept within the property boundary.

Signage

Builders/tradespersons' signs are permitted on allotments during construction to a maximum size of 2m wide by 1 metre high if required.

Site Security and Safety

During the construction of your new house the building site should be made secure and safe.

Hours of Operation

Compliance with the EPA regulations is required.

Enforcement

These site management requirements will be monitored and enforced by the relevant parties on a regular basis. Where Council's infrastructure and landscaping assets are damaged, Council will require repairs to be carried out to its satisfaction.

SITE COVERAGE TABLE

Lot Number	Lot Area (m^2)	Lot Type	Minimum Private Open Space Requirement (m^2)	Maximum Possible Site Coverage (%/lot area)	Maximum Possible Site Coverage (m^2)	Minimum Permeability (%/lot area)	Minimum Permeability (m^2)
492	266	Terrace Product, 10m Frontage (T10)	53	60	160	20	53
493	310	Terrace Product, 11.5m Frontage (T11.5)	62	60	186	20	62
494	310	Terrace Product, 11.5m Frontage (T11.5)	62	60	186	20	62
495	203	Terrace Product, 7.5m Frontage (T7.5)	41	75	152	20	41
496	135	Terrace Product, 5m Frontage (T5)	40	75	101	20	27
497	135	Terrace Product, 5m Frontage (T5)	40	75	101	20	27
498	135	Terrace Product, 5m Frontage (T5)	40	75	101	20	27
499	203	Terrace Product, 7.5m Frontage (T7.5)	41	75	152	20	41
500	204	Terrace Product, 7.5m Frontage (T7.5)	41	75	153	20	41
501	302	Terrace Product, 10m Frontage (T10)	60	60	181	20	60
502	563	Family Home (FH)	80	60	338	20	113
503	338	Town Home Product, 12.5m Frontage (TH12.5)	68	60	203	20	68
504	338	Town Home Product, 12.5m Frontage (TH12.5)	68	60	203	20	68
505	230	Town Home Product, 8.5m Frontage (TH8.5)	46	70	161	20	46
506	230	Town Home Product, 8.5m Frontage (TH8.5)	46	70	161	20	46
507	338	Town Home Product, 12.5m Frontage (TH12.5)	68	60	203	20	68
508	477	Family Home (FH)	80	60	286	20	95
509	532	Family Home (FH)	80	60	319	20	106
510	256	Waterfront Terraces Product, 9.5m Frontage (WT9.5)	51	70	179	20	51
511	203	Waterfront Terraces Product, 7.5m Frontage (WT7.5)	41	70	142	20	41
512	203	Waterfront Terraces Product, 7.5m Frontage (WT7.5)	41	70	142	20	41
513	203	Waterfront Terraces Product, 7.5m Frontage (WT7.5)	41	70	142	20	41
514	256	Waterfront Terraces Product, 9.5m Frontage (WT9.5)	51	70	179	20	51
515	338	Waterfront Terraces Pdt, 12.5m Frontage (WT12.5)	68	60	203	20	68
516	405	Waterfront Terraces Product, 15m Frontage (WT15)	80	60	243	20	81
517	298	Family Home (FH)	60	60	179	20	60
520	343	Town Home Product, 12.5m Frontage (TH12.5)	69	60	206	20	69
521	203	Terrace Product, 7.5m Frontage (T7.5)	41	75	152	20	41
522	203	Terrace Product, 7.5m Frontage (T7.5)	41	75	152	20	41
523	310	Terrace Product, 11.5m Frontage (T11.5)	62	60	186	20	62
524	310	Terrace Product, 11.5m Frontage (T11.5)	62	60	186	20	62
525	203	Terrace Product, 7.5m Frontage (T7.5)	41	75	152	20	41
526	203	Terrace Product, 7.5m Frontage (T7.5)	41	75	152	20	41

Lot Number	Lot Area (m^2)	Lot Type	Minimum Private Open Space Requirement (m^2)	Maximum Possible Site Coverage (%/lot area)	Maximum Possible Site Coverage (m^2)	Minimum Permeability (%/lot area)	Minimum Permeability (m^2)
527	268	Terrace Product, 10m Frontage (T10)	54	60	161	20	54
528	459	Family Home (FH)	80	60	275	20	92
529	338	Town Home Product, 12.5m Frontage (TH12.5)	68	60	203	20	68
530	338	Town Home Product, 12.5m Frontage (TH12.5)	68	60	203	20	68
531	269	Terrace Product, 10m Frontage (T10)	54	60	161	20	54
532	338	Town Home Product, 12.5m Frontage (TH12.5)	68	60	203	20	68
533	310	Terrace Product, 11.5m Frontage (T11.5)	62	60	186	20	62
534	135	Terrace Product, 5m Frontage (T5)	40	75	101	20	27
535	135	Terrace Product, 5m Frontage (T5)	40	75	101	20	27
536	135	Terrace Product, 5m Frontage (T5)	40	75	101	20	27
537	316	Family Home (FH)	63	60	190	20	63
538	505	Family Home (FH)	80	60	303	20	101
539	203	Terrace Product, 7.5m Frontage (T7.5)	41	75	152	20	41
540	203	Terrace Product, 7.5m Frontage (T7.5)	41	75	152	20	41
541	310	Terrace Product, 11.5m Frontage (T11.5)	62	60	186	20	62
542	310	Terrace Product, 11.5m Frontage (T11.5)	62	60	186	20	62
543	310	Terrace Product, 11.5m Frontage (T11.5)	62	60	186	20	62
544	310	Terrace Product, 11.5m Frontage (T11.5)	62	60	186	20	62
545	496	Family Home (FH)	80	60	298	20	99
546	530	Family Home (FH)	80	60	318	20	106
547	405	Waterfront Terraces Product, 15m Frontage (WT15)	80	60	243	20	81
548	338	Waterfront Terraces Pdt, 12.5m Frontage (WT12.5)	68	60	203	20	68
549	338	Waterfront Terraces Pdt, 12.5m Frontage (WT12.5)	68	60	203	20	68
550	203	Waterfront Terraces Product, 15m Frontage (WT15)	80	60	243	20	81
551	203	Waterfront Terraces Product, 7.5m Frontage (WT7.5)	41	70	142	20	41
552	256	Waterfront Terraces Product, 7.5m Frontage (WT7.5)	41	70	142	20	41
553	256	Waterfront Terraces Product, 7.5m Frontage (WT7.5)	41	70	142	20	41
554	203	Waterfront Terraces Product, 7.5m Frontage (WT7.5)	41	70	142	20	41
555	203	Waterfront Terraces Product, 7.5m Frontage (WT7.5)	41	70	142	20	41
556	338	Waterfront Terraces Pdt, 12.5m Frontage (WT12.5)	68	60	203	20	68
557	457	Family Home (FH)	80	60	274	20	91

DESIGN APPROVAL CHECKLIST

ALLOTMENT DETAILS	
ALLOTMENT NUMBER:	
ALLOTMENT TYPE:	
PURCHASER:	
Phone:	
Address:	
ARCHITECT/DESIGNER:	
Phone:	
Address:	
Documentation Details:	
BUILDER:	
Phone:	
Address:	

ALLOTMENT SITE COVERAGE	Required	Actual
Allotment Area		
Minimum Private Open Space Requirement		
Maximum Site Coverage		
Minimum Site Permability		

HOUSING ELEMENTS	Comments	Approved	Not Approved
Setbacks			
Northern Boundary			
Southern Boundary			
Eastern Boundary			
Western Boundary			
Garage/Carport Location			
Two Storey Construction			
Main Street Elevation			
Building Height			
Minimum Finished Floor Height			
Dwelling			
Garage			
Ground Floor Ceiling Height			
Architectural Character			
Articulation			
External Wall Materials			
External Colours			
Roof Design			
Roof Pitch			
Driveway			
Materials			
Colour			
Ancillary Structures			
A/C Units			
TV & Radio Antennas			
Satellite Dish			
Solar Water Heater			
Swimming Pool			
Clothesline			
Hot Water System			
Electrical & Security Boxes			
Gas & Water Meters			
Flues			
Sewerage Plumbing			
Garden Shed/Pergola			

HOUSING ELEMENTS	Comments	Approved	Not Approved
Front Fencing			
Material & Colour (fence)			
Height			
Pier Dimensions			
Metal Infill Specification & Colour			
Front Side Fence Return			
Driveway Gate			
Side & Rear Fencing			
Height			
Specification			
Colour			
Elements			
Taper			
Landscaping			
Tree Locations & Species			
Retaining Walls			
Overland Stormwater Management			
Hard Paving			
Garden Bed & Grass Areas			
Letter Box			

The above mentioned drawings **ARE/ ARE NOT** approved

Note: Approval subject to building envelope endorsement by Council

Design Coordinator Name:
Signature:
Date:

NOTES

NOTES

FDP 5

LOT TYPE	CODE	No of Lots	MAXIMUM SITE COVERAGE
TERRACES	T11.5 T10 T7.5 T5	9 4 9 6	60% 60% 75% 75%
TOWN HOMES	TH17.5 TH12.5 TH8.5	- 7 2	60% 60% 70%
GALLERY HOMES	G	-	60%
URBAN STUDIO	US	-	75%
WAREHOUSES	W3 W1/4	- -	75% 60%
FAMILY HOME	FH	10	60%
WATERFRONT TERRACES	WT7.5 WT9.5 WT12.5 WT15	8 2 4 3	70% 70% 70% 70%
TOTAL		64	

LEGEND

- THREE STOREY BUILDING ENVELOPE
- TWO STOREY BUILDING ENVELOPE
- SINGLE STOREY BUILDING ENVELOPE
- SINGLE STOREY GARAGE

NOTES:

ALL DWELLINGS MUST BE DESIGNED TO THE 'EDGEWATER HOUSING ESTABLISHMENT REQUIREMENTS'.

- THE BUILDING ENVELOPES SHOWN ON THIS PLAN ARE DESIGNED TO PROVIDE FOR CERTAINTY IN THE DESIGN AND SITING OF YOUR DWELLING. GENERALLY ALL DWELLINGS MUST BE SITED AND DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF ResCode.

FOR HOUSING WITH SIDE ELEVATION TO A ROAD RESERVE BALCONIES, VERANDAHS, PORTICOS OR OTHER FORMS OF ARTICULATION MAY PROTRUDE 500mm.

- EAVES UP TO 600 mm MAY OVERHANG THE BUILDING ENVELOPE WHILE ALWAYS REMAINING WITHIN THE ALLOTMENT BOUNDARY

- MINIMUM DIMENSION FOR A DOUBLE GARAGE IS 6m LONG AND 5.5m WIDE

- MINIMUM DIMENSION FOR A SINGLE GARAGE IS 6m LONG AND 3.5m WIDE

- FINISHED FLOOR LEVELS FOR HOUSING MUST BE A MINIMUM OF 4.1 METRES TO AUSTRALIAN HEIGHT DATUM AND FOR GARAGES A MINIMUM OF 3.8 METRES.

- NO FINISHED GROUND FLOOR LEVEL MAY BE BELOW THE CERTIFIED PLATFORM LEVEL AT THE HIGHEST POINT OF THE LOT.

- ALL PARTY-WALL CONSTRUCTION TO BE COVERED BY PARTY-WALL EASEMENTS.

ENDORSEMENT
MARIBYRNONG PLANNING SCHEME
THESE PLANS ARE ENDORSED AS MEETING THE REQUIREMENTS OF CLAUSE 37, COMPREHENSIVE DEVELOPMENT ZONE SCHEDULE 3 CLAUSE 10
AMENDED F.D.P 5 FEB. 2006
FOR AND ON BEHALF OF RESPONSIBLE AUTHORITY DATE

EDGEWATER
on the maribyrnong

CLIENT
Delfin Lend Lease

CONSULTANT
Bosco Jonson Pty Ltd

DRAWING TITLE: **FDP 5 BUILDING ENVELOPE PLAN**
DRAWING NUMBER: 5852 05AR
REVISION: R
DATE: 14 FEBRUARY 2006
SCALE: 1:1250 (A3 SIZE)
AUTHORISED DATE