

Riverbend PARK

Building Information

Overview

Riverbend Park is uniquely located beside the Werribee River adjacent to Riverbend Historical Park. The adjacent residential area is well established with quality homes and gardens. Riverbend Park lots are planned to complement the adjoining neighbourhood.

Riverbend Park lots do not have building envelopes or prescriptive building guidelines. This aims to extend the neighbourhood character of individuality and high quality of dwellings in the adjacent river front areas and encourage architectural variety.

There are some planning authority covenants on title and small number of commonplace restrictions that apply to all lots to ensure the street appeal of the estate.

Covenants on Title

Only one dwelling per lot is permitted.

The dwelling or other building on lots 11-22, 26-29 and 31-33 must have a minimum of one metre setback from one side boundary, except with written permission from City West Water.

Fencing on lots 7,16,17,25 & 33 must have 25% slatted transparent fencing abutting adjoining parkland.

Building Restrictions

Dwelling minimum sizes, excluding garages, verandahs, balconies and alfresco areas are: 80 square metres on lots 500 square metres or less and 100 square metres on lots greater than 500 square meters.

Roller shutters must not be installed on any window or door visible from the street.



Fences

Individual lot owners are solely responsible for the construction and maintenance of fencing between adjoining lots. Fences are to be completed within 45 days of the certificate of occupancy being issued.

Garages

Garages must suitably house two motor vehicles, entry to the garage is to be from the front of the lot. On a corner lot the garage must be constructed on the side abutting the adjoining lot.

Roller doors are not permitted when visible from the street. Garage entry doors must be sectional or tilt doors.

Landscaping

Riverbend Park open spaces shall be landscaped to a high standard. Quality landscaping of each dwelling will enhance neighbourhood character, in turn that enhances an areas desirability and increases property values. It is expected that Riverbend Park residents will quickly establish quality gardens for their new dwelling.

Purchasers must not allow the nature strip or yards to become unkempt or untidy. Riverbend Park maintains the right to rectify this aspect of property stewardship at the cost to the purchaser should this become necessary.

Variations

The relocation of a crossover to suit a proposed design may be permitted with the approval of Wyndham Council planning and at full cost to the purchaser. Alternative layouts for garages may be considered provided the design does not diminish streetscape appeal.