

DESIGN PRINCIPLES

MAY 2018

(Stage 52 onwards)



Purpose

These Design Principles (principles) have been formulated by Baw Baw Developments Pty Ltd. (the developer), to maintain the quality of development at Waterford Rise and to protect the value and amenity of the estate for the benefit of its residents. Purchasers undertake to abide by the principles contained herein from the day of sale.

General

These principles are derived mainly from the restrictions created by the applicable Plan of Subdivision and also the Contract of Sale. Other sources, although not exhaustive, include the Victorian Building Regulations and Baw Baw Planning Scheme. The developer does not warrant that any compliance or approval in respect of these principles implies compliance with any statutory requirements. Purchasers and Builders are advised to contact a Registered Building Surveyor or Baw Baw Shire Council direct for statutory approval matters.

The developer may amend these principles at any time.

No Further Subdivision and One Dwelling

The purchaser shall not further subdivide the Lot, nor erect more than one (1) dwelling on the Lot.

Site Coverage, Dwelling and Garage

Site Coverage

The site area covered by buildings should not exceed 60 per cent.

Dwelling Size

Any dwelling (excluding any garage, terrace, pergola or verandah) shall have a minimum floor area of;

- 130m² for lots less than 600m²
- 150m² on lots 601m² and greater

Note 1: In the case of Stages 1, 2, 3, 4, 5 and 6 the following applies;

- 130m² for lots less than 500m²
- 150m² on lots 501m² and greater

Note 2: This provision does not apply to integrated housing developments or terrace allotments less than 500m².

Dwelling Height

The maximum building height should not exceed 9 metres (10 metres in certain cases).

Garages and Parking

The dwelling must have a double garage (integrated or detached) and be built in the same materials as the dwelling.

Note 1: Open carports are not permitted.

Note 2: Car parking must comply with Council's statutory requirements.

Building Setbacks

- No dwelling shall be set back more than 7 metres from the front boundary.

Building Construction, Retaining Walls, Fencing and Façade

Construction

- External walls shall be constructed of materials of which no less than 30% is brick, brick or masonry veneer or other approved texture coated material.
- Roofs shall be masonry or terracotta roof tiles or colour coated steel (excl. white Colorbond® and plain zinc finish) or other non-reflective material.

- Fascia boards, trim and exposed metal work shall be colour coordinated with the dwelling.
- Unpainted and/or untreated metal work is not permitted.
- Incomplete building works must not be left for more than three months without construction being carried out and all building works must be completed (with issue of the certificate of occupancy) within twelve months of commencement.

Retaining Walls

- Any retaining wall within 7 metres of the front boundary shall be constructed of stamped or stencilled concrete, stone, rendered block or masonry and be less than 1.2 metres in height.

Fencing

- No front boundary fencing is permitted.
- Side boundary fences must not be within 5 metres from the front boundary.
- Any side or rear fencing must be constructed of timber, with timber palings, capping and exposed posts.
- The fence height must be 1.8 metres above the natural ground level of the allotment.

Note 1: Sheet steel, compressed board or Colorbond® fencing will not be permitted.

Note 2: The purchaser must not permit excavation within 0.3 metres of any fence erected by the developer that could lead to destabilisation, unless remedied by the addition of concrete to the base of support posts.

Façade

- No dwelling shall be built with a façade identical or similar to any dwelling within five (5) Lots in any direction of the Lot (including those on the opposite side of the street frontage) unless approved by the developer.
- Buildings sited on corner lots are to be designed to address both street frontages.

Note: This provision does not apply to integrated housing developments or terrace allotments less than 500m².

Driveways and Cross-Overs

- The driveway from the road to the garage must be fully constructed prior to occupancy of the dwelling.
- Driveways must be constructed of concrete pavers, coloured concrete, exposed aggregate concrete or stamped or stencilled concrete.

Outbuildings, Services, Utilities and Screening

Outbuildings

- Any outbuilding (eg. shed) having a floor area greater than 20 square metres must be constructed in the same materials as the dwelling.

- No outbuilding may be erected in front of the building alignment of any dwelling constructed on the Lot.

Services and Utilities

- Any roof mounted evaporative cooling unit must be low profile, located below the ridgetline and coloured to match the roof material.
- Any split systems cooling/heating unit must not be visible from outside the Lot.

Screening

The following items must be screened from view from the front of the Lot;

- Any clothes line.
- Any caravan, boat, trailer.

Signage

No signage, including For Sale signage, is permitted until after construction of a dwelling on the Lot.

Ultra-fast broadband (internet)

The developer installs optical fibre to the front of each property, allowing purchasers to connect to services such as the internet, free-to-air TV, Foxtel (pay TV) and digital telephone.

The optic fibre network is provided in conjunction with RedTrain Networks, the fibre wholesale division of CNTCorp, a privately owned Australian company.

Note: Telstra and the NBN are not connected and do not provide services to this estate.

Connection to the optic fibre network takes just four (4) easy steps;

1. Provide your builder with the CNTCorp installation checklist.
2. Cable your home at the frame stage of construction, in accordance with the RedTrain wiring guide.
3. Apply to connect to the fibre-optic network by completing the RedTrain order form (TCA1) and pay the one-off installation fee required.
4. Engage an authorised Retail Service Provider (RSP) to provide the internet and telephone services desired.

Maintenance

- The purchaser must not permit any excessive growth of grass or weeds on the Lot.
- The purchaser must not allow any rubbish to accumulate on the property, unless neatly stored in a bin or skip, or place any rubbish etc. on adjoining land.
- The purchaser must comply within 14 days of any written notice from the developer to clean up the property, failing which developer may attend to same at the land-owners cost.

Landscaping

The purchaser must complete the landscaping of the land between the street frontage and the dwelling within 120 days of the issue of a Certificate of Occupancy.

Note: The developer provides high quality public landscaping throughout the estate, including extensive nature strip trees, landscaped roundabouts, parks, wetlands and shared paths.

Design Assessment

The purchaser must obtain written approval from the Waterford Rise Assessment Panel of the façade and building materials and colours.

Apply to

Shelton Finnis Pty. Ltd.
339 Ferrars Street
ALBERT PARK VIC 3206
Tel. (03) 9948 9999

Preferred submission of plans and colours is via email at waterfordrise@sheltonfinnis.com.au

Attachments

Two (2) legible A3 copies of;

- Site plan (min. scale 1:200);
- Floor plans (min. scale 1:100);
- Elevations from four sides (min. scale 1:100);
- Schedule of external colours and materials;
- External fixtures showing: Evaporative cooling unit, split system cooling/heating.