



DESIGN PRINCIPLES

12th AUGUST 2022

INTRODUCTION

Sanctuary at Waterford Rise (the Sanctuary) is the final land release by Baw Baw Developments Pty Ltd (BBD) within the Waterford Rise Estate and located adjacent to the Strachan Park Wetlands and Two Towns Trail. You're invited to join us in creating this special precinct and discover the harmony of solitude, connectivity and unparalleled access to the local community this site provides. Your oasis awaits in Warragul's premier address, Waterford Rise.

PURPOSE

These Design Principles (principles) have been formulated by BBD to ensure the vision of the Sanctuary is fully delivered through to and including the built form housing it will comprise. In doing so, the principles will help protect the value and amenity of the Sanctuary for the benefit of its residents, whilst striking a balance in homebuyer design flexibility complementary to the character of the site. Purchasers undertake to abide by the principles contained herein from the day of sale.

APPROVAL PROCESS

1. Design your home with your builder, ensuring it conforms with the principles.

2. Prepare your Design Approval submission package (see table below for required documents) and submit it via email to; waterfordrise@sheltonfinnis.com.au [Shelton Finnis Pty. Ltd. 339 Ferrars Street, ALBERT PARK VIC 320]

Design Approval documents

- Roof plan(s) and elevations showing the location of all ancillary items such as evaporative cooling units, split system cooling/heating etc. (A3)
 - Floor plan(s) (A3).
 - Site plan(s) (A3).
 - Landscape design plan(s).
 - Annotated colour and material schedule with samples.
3. The Design Review panel at Shelton Finnis will assess the package and advise you of its acceptance or if changes are required.
 4. Apply for a Building Permit and any other relevant approvals. Once issued, build your new home.

GENERAL

These principles are mainly derived from the restrictions created by the Plan of Subdivision and the Special Conditions in your Contract of Sale. Other sources, although not exhaustive, include the Victorian Building Regulations and Baw Baw Planning Scheme. BBD 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 for advice on statutory approval matters. BBD may amend these principles at any time.

NO FURTHER SUBDIVISION & ONE DWELLING

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

NO ROOMING HOUSES

The purchaser shall not erect a dwelling designed to be used as a Rooming House..

SITE COVERAGE, DWELLING & 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 150 m².

Dwelling height

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

Garages & parking

- Double garages are required.
- Double garages must not exceed 6.5m in width.
- Garages can be integrated or detached and must be built in the same materials as the dwelling.
- Garages must be a minimum of 840 mm behind the main building line.
- The garage door must be electric sectional, tilt or panel lift. Roller doors are not permitted.
- Open carports are not permitted where visible to the public.

BUILDING SETBACKS

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

BUILDING DESIGN

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.
- Fascia boards, trim and exposed metal work shall be colour co-ordinated 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.

Roofing

- A minimum roof pitch of 20 degrees is required unless it is a skillion or curved roof.
- Flat roofs are permitted, however must be accompanied by parapet walls.
- Roof coverings must be constructed of low profile roof tiles or pre-finished metal roof sheeting.
- Roof coverings must adopt natural earthy tones. Colours resembling red or terracotta will not be permitted, nor plain zinc finish, white colorbond or other-reflective material.

Eaves

- All roofs must include minimum eaves of 450mm to the street frontage and the eave must return and continue a minimum 1m along the connecting return walls.
- Where a parapet wall is constructed visible to the public, eaves are not required.
- Eaves are required to the entire upper storey of double storey homes unless a parapet wall is included.
- Eaves are required to return the full length of the home when facing a secondary boundary.

Front facade

- 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.
- The entry of the home must be either recessed from the main building line or must project forward. An entry door flush with the main building line is not permitted.
- Piers/pillars used on the façade must not be constructed of fibre cement sheeting.
- All entry doors must include a side light window or have a minimum 20% glazing.

- Front façade material must continue a minimum 1m along the adjoining side elevation on non-corner lots and a minimum of 3m on corner lots.
- Lightweight infill is not permitted above windows and doors on elevations visible to the public.
- Unpainted and/or untreated metalwork and reflective glazing is not permitted.

Retaining walls

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

Fencing

Front boundary (street facing)

- no fencing is permitted.

Side boundary

- must be 1.7 metres high above the natural ground level of the allotment and constructed of timber, with timber palings, capping, plinth and exposed posts.

Princes Way, Motel & Tarwin Street boundaries

- must be 1.9 metres high above the natural ground level of the allotment and constructed of timber, with timber palings, capping, plinth and exposed posts.

Reserve/Open-space boundary

- Tubular steel fencing in Flat Top profile, black in colour at a height of 1.2 meters.

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.

Corner Lots

- Corner elevations must address the secondary street by incorporating design features that match and compliment the front elevation.
- Corner treatment must continue on that elevation for a minimum of 3m to:

- o Single storeys
- o Ground floor of a double and
- o The entire first floor of a double storey home
- Blank walls are not permitted

DRIVEWAYS & 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 exposed aggregate, concrete pavers, coloured concrete, stamped or stenciled concrete, stone or brick.
- Natural coloured concrete or painted concrete are not permitted.

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.

Visual amenity and screening of Services & Utilities

- Any roof mounted evaporative cooling unit must be low profile, located below the ridgeline and coloured to match the roof material.
- Any split system cooling/heating unit, clothes line, caravan, boat or trailer must be screened from view from outside the Lot.

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 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 (provided with your Contract package).
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.
- A minimum number of 15 garden plants must be planted within the front yard.

Note: The developer provides high quality public landscaping throughout the estate, including the nature-

strip trees, landscaped roundabouts, parks, wetlands and shared paths.