



Wallara Waters

W A L L A R A

Design and siting guidelines

AMENDED JUNE 2019

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These Guidelines deal with the planning and development of the vacant residential land lots at Wallara Waters.

1. Introduction

Wallara Waters is a unique residential community carefully planned to complement the natural environment.

1.1 Purpose

The principal aim of these Guidelines is to create a coherent vision for the Wallara Waters community. Developed to enhance the lifestyle and investment of purchasers, the Guidelines are designed to help ensure all homes at Wallara Waters are built to a high standard whilst encouraging a variety of housing styles and compatibility with the streetscape.

The Guidelines will assist in providing you with peace of mind and help protect your investment.

1.2 The value of design

Each individual house design should contribute to the surrounding environment and to the estate in a positive way.

Owners are encouraged to construct innovative and appropriate designs that address sustainability issues and present a cohesive residential image for the estate.

Building envelopes have been designed for all allotments over 300sqm to ensure homes are appropriately sited with setbacks and height controls to help limit overlooking and overshadowing. These can be found within the Memorandum of Common Provisions (MCP) in your Contract of Sale. Lots under 300sqm will require a planning permit from Mitchell Shire Council. The owner or owner's builder is responsible for obtaining the planning permit.

1.3 Operation

The Design Assessment Panel (DAP) will comprise an architect or designer and a representative of the developer.

All proposed building works including houses, garages, outbuildings and fencing are required to be approved by the DAP in relation to these Guidelines prior to seeking a Building Permit.

In considering designs, the DAP may exercise its discretion, in limited circumstances, to waive or relax a requirement. However, covenants or restrictions on the Plan of Subdivision cannot be changed by the DAP.

The Guidelines are subject to change at any time without notice. All decisions regarding these Guidelines are at the discretion of the DAP.

1.4 Timeliness of application

We recommend obtaining your house plan approvals and Building Permit promptly as this will provide you with the most flexibility with your design. Once houses have been built adjacent to your block the Building Regulations will then be applicable and may impact your proposed house design.

1.5 Construction of your home

Incomplete building works must not be left for more than three months without work being carried out and all building works must be completed within 12 months of their commencement. To help establish pleasant streetscapes, your landscaping works should be completed within six months of Certificate of Occupancy.

2. Approval Process

The following steps illustrate the process in order to construct a house at Wallara Waters.

Step 1 – Awareness

Homes must be designed in accordance with the Guidelines. Preliminary advice may be sought from the DAP at the time of purchase to ensure that concept designs will meet the requirements of the Guidelines.

Step 2 – Submission

Designs are to be submitted in duplicate to DAP for approval as follows:

- House floor plans (1:100 scale)

- Elevations from four sides (1:100 scale)
- Roof plan.
- Site plan (1:200 scale) showing:
 - Setbacks from all boundaries
 - Building envelope
 - Existing contours
 - Proposed finished floor levels and site levels
 - External features including driveways, paths, fencing and outbuildings.
 - Landscaping
- Schedule of external materials
- Completed check list (refer Appendix A of Guidelines).

Step 3 – Approval

The DAP will promptly approve plans that comply with the Guidelines. If all documents have been submitted and meet compliance, allow approximately 10 working days for approval.

Step 4 – Re-submission

Plans that do not comply with the Guidelines will be returned with the areas of non-compliance highlighted. Amended plans can be resubmitted for approval.

Any alterations made to the resubmission, other than the initial non-compliance, should be highlighted on the plans or on an accompanying letter.

Step 5 – Building permit

After approval from the DAP, you must then obtain a Building Permit from the Shire of Mitchell or a private building surveyor. A 6 Star Energy Rating certificate will need to be obtained before applying for a Building Permit.

Note: Design approval from DAP does not exempt the plans from any building or statutory regulations. Separate approval must be obtained from the relevant authorities. Approval by the DAP does not infer compliance under the Building Code of Australia, ResCode and other applicable planning or building regulations.

Step 6 – Construction

Once a Building Permit has been obtained, and all legal and conveyancing requirements have been met, construction of your house may commence.

3. Siting and orientation

3.1 Considerations

Careful siting of houses and garages is important for a number of reasons:

- Ensuring best visual presentation from the street
- Maximising the benefits of solar access
- Promoting energy efficiency
- Minimising overlooking and
- Respecting the privacy and amenity of neighbours.

3.2 Land use

One dwelling only is permitted per allotment. Dual occupancy and further subdivision are not allowed. This excludes those lots designated for multiple dwellings or medium density housing. Refer to the Plan of Subdivision for details of the expiry of this condition.

3.3 House orientation

Houses must face the primary frontage and present an identifiable entrance to the street.

In the case of any lot where more than one boundary abuts a road, the shortest of the boundaries which abuts a road is the primary frontage. Where there is a splayed corner on a lot, that part of the boundary which is created by the splay (i.e. the corner section) shall be disregarded.

Where possible, houses should be sited so that habitable rooms and private open spaces face northwards to receive maximum solar efficiency.

3.4 Building envelopes, setbacks from front, side and rear boundaries

Building envelopes

Building envelopes have been prepared for the lots in each stage at Wallara Waters and are contained within the Plan of Subdivision.

The construction of buildings or associated buildings, including garages, must be contained within the building envelope specified for that allotment and in accordance with the profile diagrams.

3.5 Setbacks

The following setbacks for houses and garages must be met:

i. The front street

The front street setback is designated on the specified building envelope for each allotment. All houses must be set back from the main street frontage by the minimum distance indicated in the building envelope incorporated into your Plan of Subdivision. Garages must be sited within the building envelopes and garage entrances must be a minimum of 5.5 metres from the primary street boundary. That's unless these are otherwise specified on the building envelope plan.

ii. The side and rear boundaries

The side and rear setback is designated on the specified building envelope for each allotment. All houses must be set back in accordance with the building envelope incorporated into your Plan of Subdivision. Where an allotment permits building to the boundary on either side, the relevant setback must be applied to the opposite side.

3.6 Site coverage

Buildings must not occupy more than 60% of the lot, regardless of the extent of building area outlined in the building envelope.

In calculating site coverage—eaves, fascia and gutters not exceeding 600mm in total width, as well as unroofed swimming pools, terraces, patios, decks and pergolas may be disregarded.

Roofed areas of terraces, patios, decks and pergolas are to be included in overall calculations.

4. Built form

4.1 Architectural style

At Wallara Waters, high standards of house design will be required and a variety of styles is encouraged.

Designs should be responsive to the individual attributes of the lot, having regard to any slope or vegetation.

Designs that break the front of the dwelling into distinct visual elements will be supported. The inclusion of projections integral to the design and style of the dwellings such as verandahs are encouraged. Further enhancement can be achieved through the use

of detail and shade in the form of pergolas and extended eaves.

Houses with identical facades may not be constructed in close proximity and identical houses must be separated by a minimum of four houses in any direction. Excluded are multiple dwellings and medium density housing.

4.2 External materials

The materials of the walls and roofs of houses will have a major impact on the visual quality of Wallara Waters.

The use of a combination of finishes is encouraged for the purpose of achieving a degree of individuality and interest.

Thoughtful selection of materials will achieve a degree of visual harmony between houses.

For these reasons, purchasers are requested to submit roof and wall materials for approval, based on the following criteria:

- At least 50% of the external walls (excluding windows) of all dwellings (including garages and carports) must be constructed of brick, brick veneer, stone, masonry or masonry veneer.
- The external walls of all other usual outbuildings must be constructed of brick, stone, rendered concrete, concrete sheet, timber or coloured non-reflective metal.
- All roofs must be constructed of masonry or terracotta or non-reflective metal roofing material.

4.3 Dwelling size

The minimum dwelling size is stated as a restriction on the Plan of Subdivision.

Site coverage shall be in accordance with the Building Regulations.

4.4 Energy efficiency

A home that takes advantage of the sun's free warmth and light, along with the inclusion of many starred appliances and systems, will help to save energy.

Well-designed homes reduce the demand on heating and cooling. Any style of house can be energy efficient. Energy smart homes have a combination of features which work together to ensure you achieve the highest degree of comfort with minimum energy use.

Homes at Wallara Waters must achieve a 6 Star Energy Rating in accordance with the Victoria Home Energy Rating System.

A 6 Star Energy Rating certificate will not be required prior to DAP

approval; however a certificate will be required prior to obtaining a Building Permit.

It is recommended that the minimum Energy Rating be checked with the relevant authority at the time in case there has been a revision of the standard required by the authority.

4.5 Garages and carports

The garage and family car(s) have a significant impact on the streetscape. The design and location of garages should endeavour to make them an integral and unobtrusive part of the house.

All homes must allow for double garage car accommodation where the primary frontage of the allotment is 12.5m or greater.

Garages must be constructed within the building envelope and to these requirements:

- Where the building envelope is set back 4 metres or more from the primary frontage, the garage must be sited a minimum of 5.5 metres from the primary frontage.
- Where the building envelope is set back 3 metres from the primary frontage, the garage must be sited a minimum of 5 metres from the primary frontage. The only exception are specific instances where the building envelope allows that a garage must be set back at 3 metres or 5 or more metres from the primary frontage.

Garage openings must not occupy more than 40% of the width of the primary frontage. That's unless the dwelling is two or more storeys and on an allotment with an area between 250-300 sqm. In this case the garage opening must not exceed 30% of the area of the front facade of the dwelling. This area will be measured from a two dimensional elevation plan of the facade excluding the area of the roof of the dwelling.

Where a garage is located on a side boundary, it must not be built forward of the building envelope.

It is preferable for garages to be constructed under the main roof of the house. If garages are free standing and/or visible from the street, they should match the roof form and be constructed of the same materials as the house. The garage door is a major visual element of the streetscape and doors facing the street must be of a colour that complements the house. No roller doors are permitted to the front facade. Where the sides of the garages are constructed facing a street, these may be softened by landscaping or alternatively by the inclusion of a window (or windows) in that side wall. Carports can only be constructed if they are not visible from the street.

4.6 Fibre to the home

Telecommunications infrastructure within the development is provided by the NBN Co via Fibre to the Premises (FTTP). The design of dwellings should make provision to be wired for this technology. This includes specific wiring, conduits and other works that may be required to take advantage of and use the fibre optic network. Visit <https://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments/design-build-install/cabling.html> for a copy of the recommended cabling guidelines. These should then be discussed with your builder.

The services provided by the NBN Co with the fibre optic network include telephone and broadband internet.

NBN Co is a wholesaler, so residents need to contact their preferred Retail Service Provider (RSP) to organise internet and phone services. Alternatively, visit the NBN website (<http://www.nbnco.com.au/connect-home-or-business/check-your-address.html>) to view a list of available RSPs.

Once an RSP has placed an order, an appointment will be made for NBN to install the internal end user equipment (NTD) to complete the installation process. (Please note – some RSPs may also book an additional appointment to install their own router/wireless equipment).

To assist with getting your home ready sooner, once a stage is in service with fibre, any resident with a home under construction, at lock up, or post lock up stage may arrange for a pre-install of the NBN equipment prior to moving into the premises. A pre-install will ensure a fast and easy connection to the NBN, generally within 24 hours.

Additional information and a request for a pre-install can be located at https://www1.nbnco.com.au/ntd_pre_install/ (Please note – a pre-install must be requested by a person with the authority of the owner).

5. External considerations

5.1 Access and driveways

Driveways are a major visual element at Wallara Waters and should be constructed using materials that blend with or complement the dwelling textures and colours.

Only one driveway will be permitted for each lot, unless there are special circumstances which will be considered by the DAP and will be subject to Council approval.

If a new driveway is constructed to match the house design, the existing driveway must be removed at the time the new driveway is constructed.

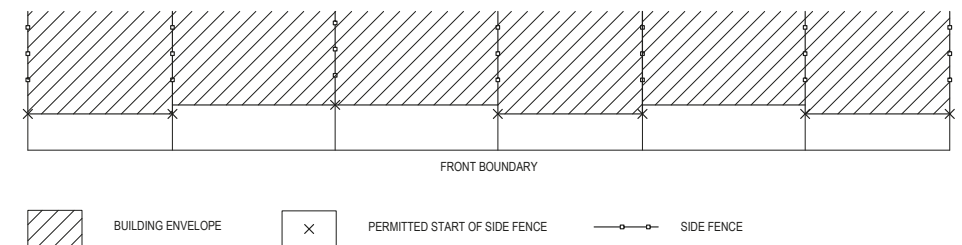
Driveways to all lots must be set back a minimum of 0.5 metre from the side boundary to allow for landscaping along the length of the driveway.

Recommended paving materials include stone, brick, exposed aggregate or coloured concrete. All driveways must be completed prior to anyone moving into the house.

5.2 Fences

The objective of the DAP is to provide a degree of uniformity throughout the estate and thereby avoid an untidy mix of various fence standards, colours and types.

To enhance the park-like character of the estate, no front fencing will be permitted. On side boundaries, no fencing is permitted between the primary frontage and the front of the building envelope that is the closer to the primary frontage of the adjoining allotments.



All side and rear fences are to be constructed of timber palings. A timber cap is to go across the top to a height between 1.8 and 2.0 metres including capping (excluding a screen required for overlooking purposes).

5.3 Water saving initiatives

Wallara Waters is committed to saving water and encourages the use of recycled water.

It is envisaged that recycled water will be made available to the estate. All homes will be required to install suitable plumbing to provide recycled water to the toilet and for irrigation and external uses as permitted by Yarra Valley Water. Please speak to your builder about this.

All residents are encouraged to consider other water saving initiatives in the home including:

- Front loading washing machine (AAAA rating or greater)
- Dishwasher (AAAA rating or greater)
- Garden with native plant species, or other appropriate drought tolerant plants
- Rainwater to infiltrate into the garden as opposed to draining out to the stormwater system
- Garden irrigation drip system (rather than sprayers).

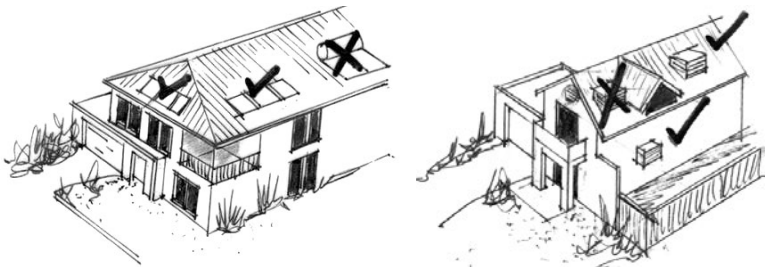
5.4 General

External fixtures must achieve the following objectives and the location must be noted on plans to be submitted to the DAP:

Clothes-lines, garden sheds, external hot water services and ducted heating units must not be visible from the street.

Solar Water Heaters are permitted and, where possible, are to be located out of view from the primary frontage and the street abutting them.

The solar panels shall be located on the roof, not on a separate frame, and the storage tanks detached and located out of view from the street frontage.



Air-conditioning units

Both refrigerated and evaporative air-conditioners must be positioned so that they are not visible from the primary frontage and the street abutting them. They must be painted to match the colour of the roof, be low profile units and installed as low as possible below the roof ridgeline towards the rear of the house.

Wall mounted air-conditioners must be located below the eaves line, screened so they are not visible from the primary frontage and the street abutting them and suitably baffled to reduce noise.

Television antennae must be located within the roof of the house or below the roof ridgeline and not visible from public view.

Satellite dishes will only be approved if they are not visible from the primary frontage and the street abutting them.

Rainwater tanks must not be visible from the primary frontage and the street abutting them

External plumbing (excluding stormwater drainage downpipes) must not be visible from abutting streets and, in the case where lots front onto parkland, must not be visible from the park.

Rubbish and recycling bins should be stored out of view from the street. Bins are to be retrieved from the street and stored away in accordance with local bylaws.

Advertising signage is not permitted on any residential lot except when the lot is being sold after:

- the expiration of five years from the registration of the Plan of Subdivision, or
- completion of a dwelling, whichever occurs first.

5.5 Landscaping and tree protection

General guidelines

The garden design will require careful thought to ensure that the appropriate plants are selected for the particular lot conditions.

The objective is to achieve a cohesive blend of indigenous vegetation and other elements, integrating street, parkland and private gardens so that the streetscape presents as one landscape.

Landscape design and plant selection should minimise the need for garden watering. No tree or shrub with a mature height greater than 3 metres should be planted closer than 2 metres to the house. Purchasers should make their own enquiries with the Shire of Mitchell and obtain a list of allowable vegetation.

Front gardens

All landscaped areas between the primary frontage and the dwelling should be established within six months of the issuing of the Occupancy Permit to ensure that a good presentation is achieved for the local community.

Front and side nature strips are Council-owned land however the maintenance responsibility rests with the allotment owner or tenant. Any street tree located within a nature strip cannot be removed without Council approval.

After settlement, you become responsible for the maintenance of your allotment, even if no construction has begun, and we recommend keeping the allotment neat and tidy to avoid any possible Council Infringement Notices being issued to you.

Embankments

Embankments should not exceed a slope of 1 in 5.

Retaining walls are preferred to steep embankments and should be kept to a maximum height of 900 mm – a number of small terraces are preferred.



Appendix A: Design Guidelines Checklist

Lot No:

Street Address:

Owner's Name:

Preferred Contact No:

Owner's Address:

Builder's Name:

Contact Name:

Contact No:

Signature of Owner/Builder (Please circle)

Date / /

Documentation required to be submitted for approval to the Wallara Waters Design Panel.

1. Site Plan

Including dwelling, carports, garages and outbuildings.
Including dimensioned setbacks from all boundaries.

2. Floor plans fully dimensioned

House only.

3. Elevations fully dimensioned

Front, rear and both sides.

4. Schedule of external materials

Walls and roofs of house and outbuildings.

5. Fencing

Location, height and materials of all boundary fencing.

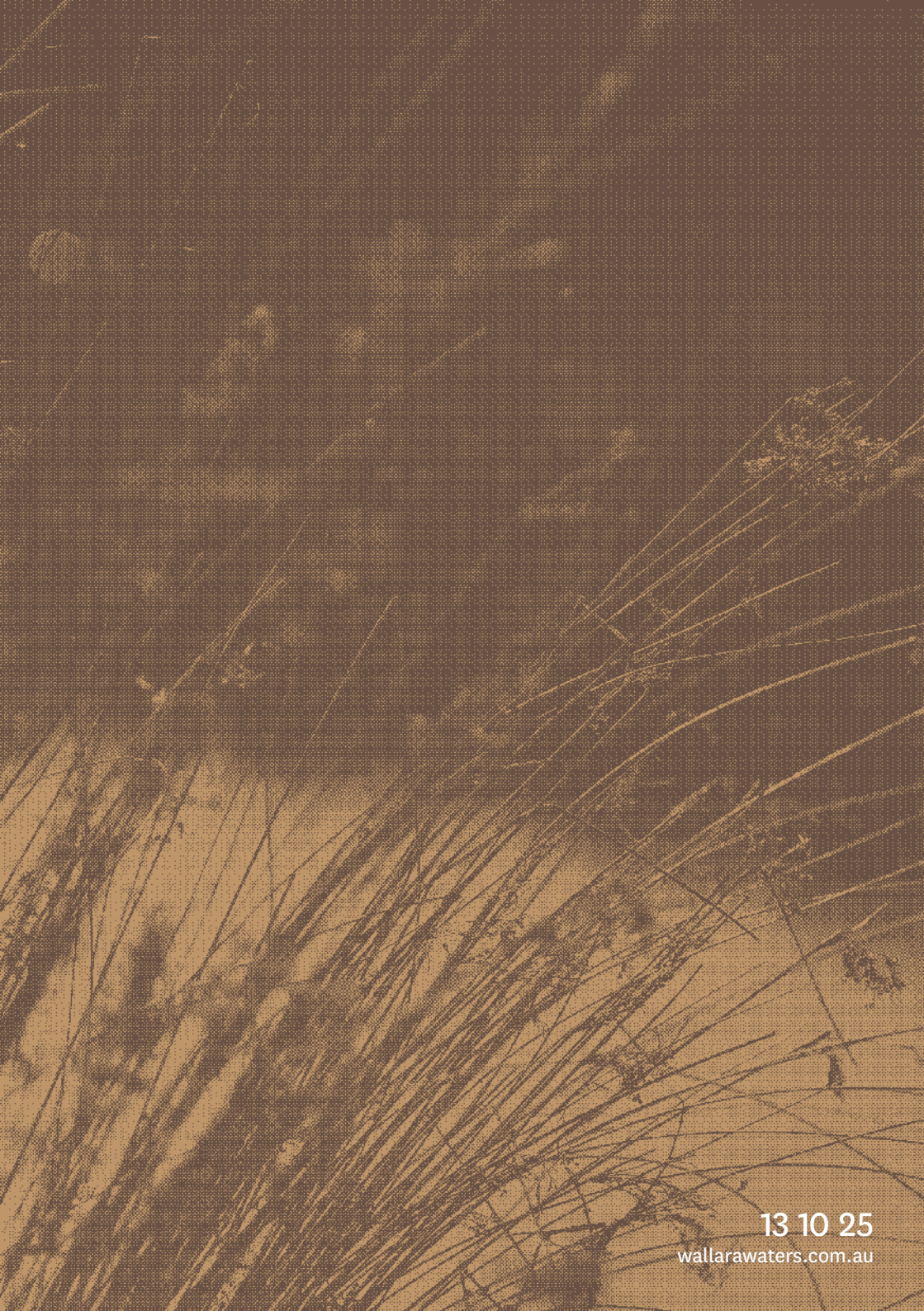
6. Landscape plan and planting proposal

Each box is to be ticked.

Applications cannot be assessed until all of the above information is available.

Please submit the above documentation via email: FPA.Approvals@frasersproperty.com.au
or by post: Frasers Property Australia, Level 9, 484 St Kilda Road, Melbourne 3004

A copy of this form must be included with the lodgement of plans for approval.



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