

# RIVER GUM RISE



DESIGN GUIDELINES

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## *A Vision for River Gum Rise*

### **A COMMUNITY BUILT AROUND CONNECTION**

These Design Guidelines provide a framework to ensure a consistent, high standard of homes and landscaping that enhances the lifestyle and liveability of the community for residents whilst encouraging a variety of cohesive housing styles, which are in harmony with the streetscape and enhance the natural environment.

The Guidelines are intended to assist you in considering the design of your home and landscaping while facilitating building designs that not only comply with the Building Regulations of Victoria but also promote sustainability and provide energy-efficient outcomes, while protecting the investment you have made at River Gum Rise by ensuring a high-quality design and construction of your family home that enhances the aesthetics of the community.

# Approval Process



- 1 **CHOOSE YOUR LOT** Purchase your selected allotment.

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- 2 **DESIGN YOUR HOME** Ensure your Architect, Builder or Designer understand the requirements of these Guidelines and any restrictions on the Plan of Subdivision.

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- 3 **SUBMIT PLANS FOR APPROVAL** Prepare and submit your design package to the Design Assessment Panel (DAP) via email at – [rivergumrise.dap@arramont.com.au](mailto:rivergumrise.dap@arramont.com.au)

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- 4 **DESIGN REVIEW**

This service is of no charge to you, with the application often made by the builder.

The DAP will use its best endeavours to assess proposals within 10 business days of receiving your fully completed application.

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<b>Application Approved</b>	If your application is approved proceed to Step 5.
<b>Design Not Approved</b>	If your application is not approved, you will need to review the design and re-submit to the DAP as per step 3.

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- 5 **OBTAIN BUILDING PERMIT** Your registered building surveyor will require your home design to comply with the Restriction on the Plan of Subdivision, any applicable Memorandum of Common Provision or Building Envelope Plan and will generally require the approval documentation from the Design Assessment Panel.

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- 6 **COMMENCE CONSTRUCTION**

Construction must commence within 18 months of settling on your land and must be completed within 12 months of construction commencement.

In accordance with your Contract of Sale, your land is to remain well maintained, free from rubbish and debris from the time of settlement and throughout construction.

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- 7 **COMPLETION, OCCUPANCY PERMIT & MOVE IN.** Landscaping on your allotment is required to be completed within 120 days of issue of the Occupancy Permit.

# Sitings & Setbacks



Correct siting and orientation of your home will significantly increase the comfort within your home through the utilisation of passive resources such as sunlight and breeze, while considerations to views, slope, and relationship to the street are integral in developing a consistent neighbourhood character within the River Gum Rise community.

## FRONT SETBACKS

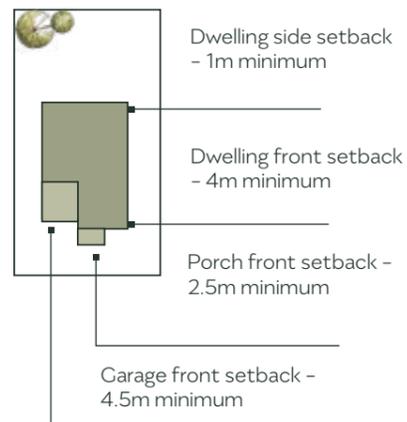
The dwelling (front building line) must be setback a minimum of 4 metres from the front boundary fence. Balconies, porches, verandas, decks and uncovered landings may encroach into the front setback no more than 1.5m.

## SIDE & REAR SETBACKS

Side setbacks must be a minimum of 1.0 metre from at least one side boundary.

Buildings under 4.5m	1.5m rear setback
Buildings 4.5-7.5m high	2m rear setback
Buildings higher than 7.5m	2.5m rear setback

The following may encroach into side and rear setbacks by up to 600mm: a porch, verandah, masonry chimney, pergola, eave, fascia, gutter, sunblind, screen (to extent needed to protect a neighbouring property from direct view), flues, pipes, water tanks, heating and cooling equipment and other services.



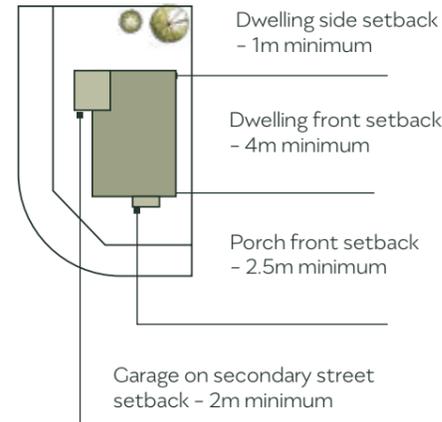
## BUILDING HEIGHTS

Buildings on standard allotments can be built to a maximum height of 9m and must not exceed two (2) storeys.

## CORNER LOTS

On corner lots, houses must address both street frontages and provide the primary address to the front boundary, which is generally the shorter of the two street frontages. Standard front setback requirements apply to front boundaries on corner lots.

Garages facing the secondary street frontage must be set back a minimum of 2.0m from the lot boundary and must be located at the furthest point away from the intersection of streets. On secondary street frontages the dwelling setback is a minimum of 2metres.



## GARAGE SETBACKS

Garages must be stepped back a minimum of 4.5 metres from the front boundary, and a minimum of 500mm from the front building line to provide a visitor car space between the front boundary.

On Sloping homesites and extended driveway homesites, garages and carports may be set forward of the front façade of the house if approved by the DAP.

Siting on Northern and Eastern side of lots is the preferred placement of Garages.

Double driveways may require additional work, and it is the purchasers responsibility to contact Powercor at <https://www.powercor.com.au/contact-us/general-enquiry/> for clarification on potential issues before submitting for design approval

## SITING FOR ASPECT AND ENERGY EFFICIENCY

All homes must face the street. If a lot adjoins more than one street, a home on that lot must face the street designated as the primary street.

Dwellings should take advantage of appropriate access to natural sunlight and living areas should be orientated to face north where possible. West-facing bedrooms should be avoided. Outdoor living areas should be located where they will receive direct access to natural sunlight.

All homes must achieve a minimum 6-star energy rating in line with current building regulations. Consider the materials and design of your home to maximise energy efficiency. Further information on siting and solar access is available [here](#).

## SITE COVERAGE

The site area covered by buildings should not exceed 60%. Buildings include a dwelling, a garage or carport, a verandah and any other roofed buildings such as a garden shed.

LOT SIZE	MINIMUM FLOOR AREA	
300 – 450m <sup>2</sup>	120m <sup>2</sup>	12.91sq
451 – 600m <sup>2</sup>	150m <sup>2</sup>	16.14sq
Over 600m <sup>2</sup>	180m <sup>2</sup>	19.37 sq

## SLOPING SITES

A sloping site is a block of land with a fall of 1m or greater, resulting in slope (incline or decline). This slope can be side-to-side, front-to-rear, or both. The position and level of a home, plus entrances, must be sensitive to the slope of a lot and respect the privacy and amenity of neighbours. This includes excavations adjacent or on the side boundaries.

Split level homes are encouraged. The maximum building height for sloping lots is a metre above the standard at 10m for a two storey dwelling.

# Architectural Character

Home designs in River Cum Rise should complement the individual attributes of the lot, the natural landscape, and the wider community. The appearance of dwellings should reflect quality contemporary design and provide a degree of richness and variety to the streetscape.



## CONTEMPORARY DESIGN

Homes are to be of a modern contemporary design. All historical styles or replica heritage designs are prohibited including Colonial, Georgian, Victorian, Federation, Art Deco, 1950s-1980s brick veneer, and French Provincial.

## SIMILAR DESIGNS

Except for designated integrated housing developments, houses with identical facades may not be constructed in proximity and must be separated by a minimum of five (5) houses in any direction. If more than one application of the same facade design has been submitted for lots within proximity, consent will be given to the first complete application to be received. The minimum variation from the nearby approved facade design is to include: a different entry feature, colour scheme, and window proportions. Any subsequent applications for the same facade will need to incorporate some amendments to ensure diversity and visual interest in the streetscape.

## FACADES

All facades on homes facing primary and secondary streets should be well articulated to reduce the mass of the building by using a variety of materials, textures, and colours. Facades must include two external wall finishes visible from the street (not including windows, doors, garage door, fascia's, barge boards, etc).

Broad flat surfaces extending greater than six (6) metres shall not be permitted. Variable wall setbacks, larger eaves, and continuation of window styles is encouraged.

## BALCONIES, VERANDAS AND PORTICOS

Each home should include an entrance portico, covered porch, or veranda at the front door to create a strong sense of entry. Each entrance porch or portico must have an area of at least 4m<sup>2</sup> and a depth of at least 1 metre. Verandas must have an area of at least 6m<sup>2</sup> and a depth of at least 1m.

## CORNER LOTS

On corner lots, visible walls within the secondary street frontage should be articulated and detailed to the same standard as the front facade of the dwelling. The front facade of a dwelling must return 4m along the secondary frontage, so the dwelling engages with the secondary frontage.

Side fencing on the secondary frontage should not commence within 4m of the front building line so that corner treatments are visible from the street.

Building design elements which integrate the primary and secondary elevation of the dwelling should be provided. This may include wrap-around verandas, feature windows, formwork or panels. External services shall not be visible from either street or public open space frontages.

# Materials & Colours

## COLOURS

Whilst there are no specific mandatory colours, all homes must use an exterior colour palette of muted neutral earthy tones that reflect the natural environment. An example of preferred external natural muted colours is shown below. Bright or fluorescent colours will not be approved.

Rainwater tank, gutter, and downpipe treatments must complement the house's colour and style.

## BUILDING MATERIALS

A variety of materials, colours and finishes should be used on each dwelling to create variation and interest. Walls visible from the street must use at least 2 different materials or colours.

Approved materials or finishes include:

- Masonry and face brickwork, render or bagged finish
- Sandstone, stone, and stacked stone.
- Lightweight cladding panels, fibre cement cladding, weatherboards, hardiplank
- Horizontal or vertical timber cladding.

## WINDOWS AND SCREENING

Dwellings should have well-proportioned windows to street frontages to enhance the overall outlook and facilitate passive surveillance of streets. Double storey dwellings should provide genuine windows to ground and first levels.

Security screens on the front entry door must be contemporary in style and complement the facade colours. Diamond style security screens or similar will not be permitted.

Internal window furnishings which are visible from the public realm should be fitted within 3 months of the Occupancy permit being issued. Sheets, blankets or similar materials for which window furnishing is not their primary use, are not permitted. Any external shutters or roller blinds are not permitted.



## GARAGES

One garage or carport is permitted on each lot, with a maximum width of 6.5m.

Garages must be incorporated into the main roofline of the dwelling to reduce the visual impact the garage has on the façade and streetscape.

The garage door must be constructed of slimline, sectional or tilt panels that complement the overall house design and external colour scheme. Roller doors are not permitted.

Carports visible from the street must be enclosed with brick or rendered block work to match the architectural style of the house and appear as a garage

## ROOFING

A variety of roof shapes are encouraged. Articulated roof shapes with elements such as hips, gables, Dutch gables, dormer windows, verandahs and/or balconies details are preferred with an emphasis on contemporary forms and without period details.

All pitched roofs are to have a continuous minimum 450mm eave along street frontages (primary and secondary). Eaves must return a minimum of 3m from the front façade. Corner lot dwellings must continue the minimum 450mm eave to both street frontages. Double-storey dwellings must include minimum 450mm eaves around the entire perimeter of the second level. Where a dwelling or garage wall is constructed to a side boundary, no eave is required.

Your roof material must complement the style of your home. Acceptable materials include matt finish powder coated metal roofing, matt finish shingle style or low-profile terracotta or recycled concrete tiles.

Your roof colour must be of a muted/earthy tone. Harsh colours such as blue, red, and black are not permitted

External fixtures, such as air conditioner units must not be visible from the street frontage.

Where solar panels are desired, and their optimum location will be visible from a street or public frontage, the panel design is required to be of a low profile and match the roof colour.



# Landscaping

## FRONT GARDEN

The front garden should include a variety of plants, lawn, and garden beds that incorporate ground covers, small to medium shrubs and trees where space permits. Landscaping should be well-designed to suit the style of the residence. The use of drought-tolerant plants, and mature trees where space permits is encouraged. At least 30% of the allotment should not be covered by impervious surfaces.

Mulch to garden beds is encouraged to help moisture retention. Brightly coloured/dyed wood mulches and pebbles are not acceptable.

Lawn areas are to be kept in a neat and tidy manner. The following lawn types are encouraged: Warm season lawn (pre-grown turf), such as Kikuyu species. Artificial lawn which presents as a natural lawn, via colour and height variation.

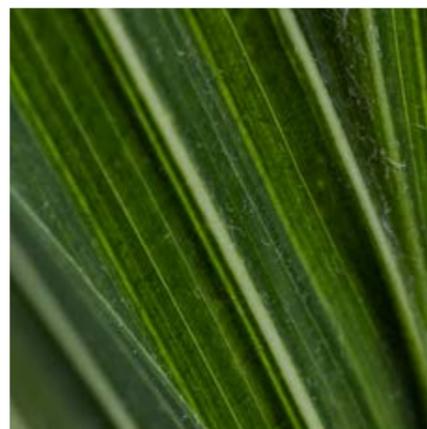
Landscaping to the front of the house is to be completed within 90 days from the issue of an Occupancy Permit, unless this is during the summer period, in which case the garden must be installed by the 30th of April.

## RETAINING WALLS

Any proposed retaining wall must adhere to the following controls:

- Generally, across the site a fill of one (1) metre maximum and a site cut where visible of 1.25 metres.
- Retaining walls constructed of plain concrete, or timber are not permitted in front of the building line or if visible from the street.
- Embankments should not exceed a slope of 1 in 5.
- All retaining walls are to be constructed in accordance with local authorities' requirements and Australian Standards and certified by a registered Professional Engineer.

When undertaking construction works, consideration must be given to the integrity of the adjoining properties retaining walls. Any proposal must be approved by the DAP and subsequently reviewed by a qualified building surveyor.



# External Treatments

## FENCING

Side and rear boundary fencing must be constructed from capped and lapped vertical timber with exposed timber posts. Fencing must be a minimum of 1.8m and maximum of 1.95m. Fences between adjoining lots must finish a minimum of 1 metre behind the front façade. All perimeter fencing must be completed prior to occupation of the dwelling. Any fencing on slopes should be stepped.

The owner is solely responsible for the maintenance or replacement of fencing between an allotment and any adjoining screening reserve or recreation reserve.

## LETTER BOXES

Letterboxes should be contemporary in style and designed to match the house using similar materials and colours. The size and position of the letterbox must comply with Australia Post Requirements. The street number must be clearly identifiable, suitably sized and located, and must not interfere with the overall streetscape. Letterboxes must be erected prior to the house obtaining a certificate of occupancy.

## SIGNAGE

Signs to advertise the sale of a vacant lot are not permitted unless approved by the Developer. One sign only may be erected to advertise the sale of a completed dwelling.

## DRIVEWAYS

Only one driveway will be permitted for each lot. Driveways at the front lot boundary must match the width of the crossover and must not be more than five metres wide.

Driveways should be constructed using materials that blend with or complement the dwelling textures and colours. A plain concrete driveway is not permitted. (Aggregate, stamped or patterned concrete are permitted.)

Driveways are included in the impermeable hard surface area of the front garden and so must be sized to comply with the requirement for all hard surfacing not to exceed 30% of the total area.

## OTHER VISUAL CONSIDERATIONS

The following items should be carefully positioned so that they are not visible from the street or any public reserve:

- Air conditioning, evaporative cooling, and heating units.
- Satellite dishes and antennae.
- External plumbing, water tanks and clothes lines
- Rubbish bins, meter boxes, boats, caravans and trailers
- Swimming pools, spas and associated pumps

## CONNECTIVITY

Builder to provide provisions for Fibre to the Premise (FTTP).

# Construction Timeframes



## CONSTRUCTION

Construction of all dwellings must commence within 12 months of settlement and must be completed within 12 months of their commencement.



## DRIVEWAYS & WINDOW FURNISHINGS

Driveways and internal window furnishings must be completed within thirty (30) days of the Certificate of Occupancy being issued.



## FENCING

Boundary fencing must be completed prior to the dwelling being occupied.



## LANDSCAPING

Landscaping of the front yard, including the nature strip, must be completed within three (3) months of the Certificate of Occupancy being issued, unless this is during the summer period, in which case the garden must be installed by the 30th of April.

# Application Form and Checklist



Please complete this check list and submit to the DAP with your submission documents for approval to:

rivergumrise.dap@arramont.com.au

## ALLOTMENT DETAILS

Lot Number \_\_\_\_\_ Street \_\_\_\_\_

## OWNER DETAILS

Frist Name \_\_\_\_\_ Surname \_\_\_\_\_

Mailing Address \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

## BUILDER DETAILS

Frist Name \_\_\_\_\_ Surname \_\_\_\_\_

Company Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

## CORRESPONDENCE

To be sent to  Owner  Builder

## ATTACHMENTS

- Site Plan (1:200)
- Elevations (1:100)
- Floor plan/s (1:100)
- Schedule of external colours and materials

Note: All documents must be in PDF format and total attachments must not exceed 10MB



Please note that compliance with the Rivergum Rise Design Guidelines is additional to your requirements under local and state government statutory requirements, the Victorian Building Regulations and the National Construction Code of Australia. In case of any inconsistency between the Guidelines and any legislative or planning scheme requirements, the legislative and planning requirements will take precedence over the Design Guidelines.

In its consideration of dwelling designs, the Design Assessment Panel (DAP) may exercise its discretion to waive or vary a requirement where they deem it to be allowable, or beneficial to the development. The Guidelines are subject to change by the Developer at any time without notice, following planning approval by Ballarat City Council. All decisions regarding the Guidelines are at the discretion of the DAP.