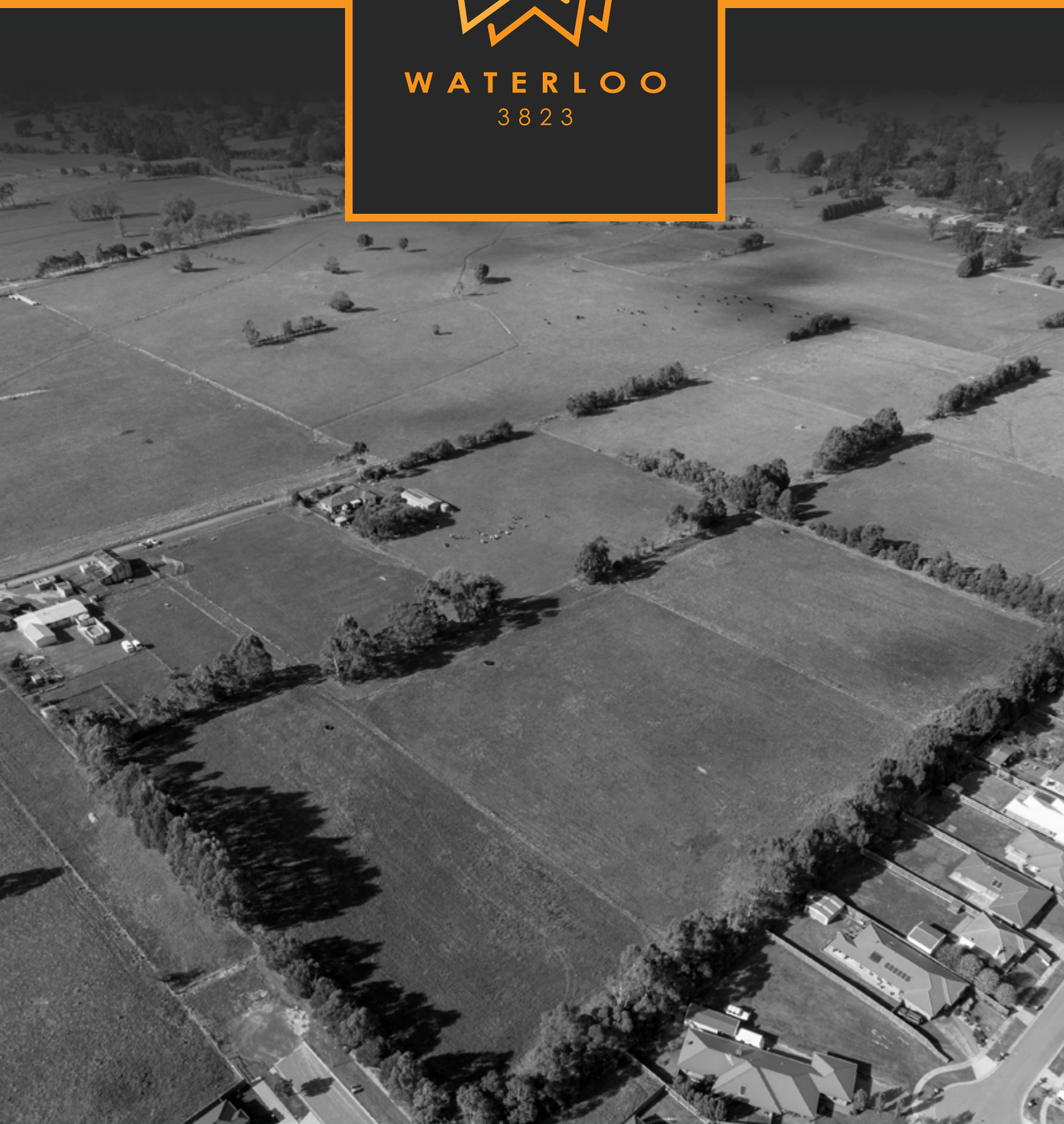




WATERLOO

3823



Design Guidelines V2





Principal

The principal aim of the Waterloo 3823 Design Guidelines is to protect the purchaser's investment, the community of the Waterloo 3823 estate and the sense of community that Yarragon has long been known for.

The Design Guidelines have been created:

- In an effort to protect purchasers lifestyle and investment, guarding it against inappropriate development that may detract from the Waterloo 3823 community.
- To ensure a consistent standard of housing is achieved throughout the estate, ensuring that a variety of housing styles are built in keeping with the harmony of the streetscape.
- To ensure the estate remains in keeping with the character of the Yarragon township, maintaining its country charm.

Intent

The Design Guidelines have been compiled by the Developer with the aim to:

- Encourage a variety of styles within the street.
- Provide a high level of presentation to the neighbourhood;
- Protect the amenity and integrity of Waterloo3823.
- The Developer requires the following standards outlined in the Design Guidelines to be adhered to (unless otherwise approved)

By purchasing a lot at Waterloo3823 you are making a promise, not only to the Developer but also to each of your neighbours and the Waterloo3823 Community, that you will maintain the Developer's vision for Waterloo3823, making it the premium place to live.

The DG will expire 10 years after the title registrations of each stage.



Protecting purchasers lifestyle

Waterloo Design Review Panel (Waterloo DRP)



The Waterloo DRP will assess each design and either provide a notice of approval or specify how the proposed design conflicts with the Guidelines. Designs that substantially comply with the Guidelines may be given a notice of approval with conditions requiring the rectification of minor deviations from the Guidelines. The Waterloo DRP may make suggestions intended to improve the Design.

The Waterloo DRP will use reasonable endeavours to assess Designs in the shortest possible time and generally will provide a response within 10 business days of receipt of a fully completed proposed Design.

In addition to the Design Guidelines, a Memorandum of Common Provisions (MCP) will be registered on the Plan of Subdivision (POS).

The following documents are required for submission to the Waterloo DRP:

- An A3 site plan of a legible scale of the proposed house on the lot, including all dimensions and setbacks from the boundaries and proposed outbuildings, fencing and driveway locations – the proposed house must be the only house to be constructed on the lot.
- Floor plans - detailing the layout of the house indicating all rooms, windows, external doors, external fixtures and nominated floor levels; and
- Full elevations indicating wall heights and all external finishes and colours including garage and door type.

Once you have received approval from the Waterloo DRP, you can then submit your plans to the local council or relevant building surveyor and/or any other relevant authorities.





PROCESS



Waterloo3823 land purchased



Design your dwelling in accordance with the Waterloo DG



Complete Checklist designed to ensure that you submit all of the relevant documentation to fast track your approval process.



Submit plans to Waterloo DRP. Waterloo DRP will endeavour to assess the submission and respond within 10 working days. 2 resubmissions are allowed. Any submissions in addition to this will incur a fee. Resubmissions will delay the process.



Waterloo DRP approval. You can now submit your plans to council for a building permit.



Resubmissions

Should a resubmission be required, please ensure that any alterations or changes are suitably highlighted on the plans or in any accompanying communication. This will help to speed up the processing and assessment. Allowance has been made for two submissions for each Design Approval application. Additional submission will incur a \$500 administration fee. New submissions for a lot that has previously had an application approved will also incur an administration fee for each submission.

Building works must be completed within **eighteen (18) months** from the commencement of the building beginning. Prior to building, your lot must remain presentable, free from weeds and rubbish. Any damage to any footpath, kerb, crossover, nature strip (including street trees) or adjoining lot during construction must be rectified prior to certificate of occupancy.

HANDY HINT

Please note that incomplete submissions are the single greatest cause of delays in obtaining a Design Approval. Check that your submission includes all the required information before lodging it. Complete and thorough submissions take the least time to process, review and approve. See the attached checklist.



DESIGN GUIDELINES

Only one house is permitted on each lot. Further subdividing of the lot is not permitted.

Dwelling and outbuildings will not exceed sixty (60%) of total area size of the lot unless approved in writing by the Waterloo DRP.

ARCHITECTURAL CHARACTER (STYLE)

The front facade must be no less than 6m from the front boundary.

The front façade of the house must incorporate a veranda, entrance, portico or covered porch at the front door to create a strong sense of entry.

Facades must not be identical to or repeated from the facades of other houses within 5 house lots of your lot along both sides of the street. (See below)



BUILDING MATERIALS

The façade must contain at least two of the following materials, unless otherwise approved by Waterloo DRP.

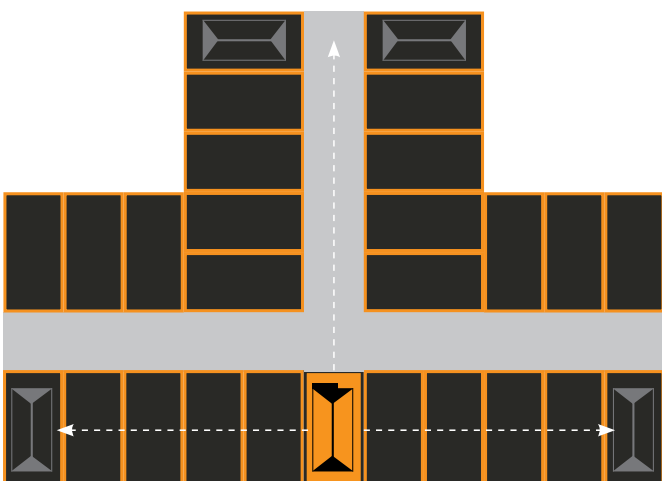
- Brick;
- Stacked stone;
- Sandstone or masonry blocks;
- Weatherboard;
- Lightweight cladding;
- Timber cladding;
- Render; and
- Other material that is approved by the DRP

No house is to be built with any exposed stumps.

No kit or modular homes will be permitted.

Dwelling Siting

Dwellings must be set back a minimum of 1m from each side boundary (wall to fence).





ROOFS

It is required that each home use a combination of hips or gables to articulate the roofline. Roof material must be coloured, masonry slate, terracotta tiles, or colourbond. Other non-reflective materials may be considered.

All roofs must include a minimum 450mm eaves to all sides of the dwelling **including garage.**

A variety of roof forms is encouraged. The final decision regarding roof design will be at the discretion of the Waterloo DRP.

GARAGE

All dwellings must include a double car garage which is constructed of the same building materials as the house.

Garages must be stepped back from the front boundary a minimum of **six and half (6 ½) metre**

Carports are not permitted.

Triple garages will be considered on a case by case basis for lots with extra wide frontages. A third garage will require an additional setback.

SHEDS/OUTBUILDINGS

Any outbuildings must not exceed 5.5 metres in height unless approved in writing by Waterloo DRP.

CORNER LOTS

Houses on corner lots must address both street frontages.

Details to be considered include

- Windows
- Perches/porticos or verandahs
- Eaves 450mm on all sides
- External materials
- Façade articulation and projections
- Pergolas

Appropriate corner lot façade features will be assessed on a case basis by the DRP

DWELLING SITING

Dwellings must be set back a minimum of 1m from each side boundary (wall to fence).



VEHICLE ACCESS

Driveways

Driveways must be fully constructed prior to occupancy. The driveway must be setback from the closest side boundary by at least 400mm for a landscaping strip.

The driveway will match the width of the garage and must taper as it approaches the front boundary so that it generally matches with the width of the crossover. Excessive concreting in the front yard will not be permitted.

Permitted finishes for driveways include

- Exposed aggregate
- Pavers
- Stamped or stencilled surfacing
- Coloured concrete

No commercial vehicle with a carrying capacity of over 1 tonne or any boat, caravan or trailer will be allowed to be parked where they are visible from the street.

LANDSCAPING

Front Garden

Front landscaping must be completed within 90 days from the Certificate of Occupancy.

The Developer considers satisfactory landscaping to include:

- Front yards and nature strips are to include either instant turf or seeded lawn.
- Synthetic grass options and large areas of stone are not permitted.
- At least one semi-advanced trees and planted garden beds
- Nature Strips to be attended to. Any damage caused during construction to be rectified
- Plant species should be selected that minimise the need for watering. This can be achieved by selecting indigenous and drought tolerant plants/shrubs and ground covers.





Letterboxes

- Letterboxes must complement the dwelling in terms of materials, colour and style, and must be erected within 3 months of the Occupancy Permit.
- Single post-supported letterboxes are not permitted.

Fencing

In most cases fencing will be delivered by the developer prior to settlement. Any additional or replaced fences, excluding front fences, must be constructed of solid timber hardwood post, treated pine timber palings with gable lipped capping 1950mm high.

Front fences can be constructed but must be complimentary to the dwellings facade.

Colourbond fencing is prohibited.

Water Tanks

Each dwelling is required to install a water tank of no less than 2000 litres for reuse purposes.

Signage

Signs, advertising, products or businesses including land for sale signage will not be permitted on residential lots apart from those created by the Developer or its agent.

Land 'For Sale' signage will not be permitted.



Miscellaneous

Ground mounted items such as heating and cooling units, rubbish disposal containers, water tanks, cloths hoists and washing lines must be screened from public view and must not be visible from the street or any public reserve.

The following roof-mounted items are to be positioned so that they are not visible from the street.

- Air conditioning units;
- Evaporative cooling units;
- Heating systems;
- Satellite dishes;
- External plumbing;
- Water tanks;

Evaporative cooling units for your house must be:

- A low profile "contour" type unit;
- The same colour as the roof;
- Placed a minimum of half way to the rear of your house; and
- Placed below the ridge line.

Waterloo DRP reserves the right to add or change any of the Design Guidelines conditions from time to time.





Waterloo3823 Design Guidelines

Application Form

Email: plans@waterloo3823.com.au

Your Lot

Lot Number: Street :

Land Owner Details

Full Name

Postal Address

State..... Postcode

Phone Mobile

Email Address

Your Builders Details

Contact Name:

Company Name:

Postal Address:

Daytime Phone:

Mobile Phone:

Email Address:

Other Details

Home Design Name:

Façade Type (if applicable)

All plans to be provided in an A3 size and of legible scale: **(Please tick and attach)**

- Site Plan Floor Plan Roof Plan
- Materials and colour schedules





WATERLOO
3823





For further information please email:

plans@waterloo3823.com.au

1300 38 3823