

## Rivulet Estate Design Guidelines

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### Architectural Attributes

#### 1. Siting and setbacks

The siting of new home and how it relates to other houses in the street is an important criteria in delivering an appealing streetscape. All houses must be sited in accordance with the following requirements:

- 1.1 The dwelling (front building line) must be setback a minimum of 4 metres from the front boundary, except for lots of between 250 and 300 square metres opposite or abutting the passive or active open space area or local centre where the front setback may be reduced to 3 metres, subject to Council planning approval.  
Eaves, gutters, fascias, verandas, porches, porticos and balconies may encroach 1.5m into the setback (i.e. setback 2.5m from the front of the boundary).
- 1.2 For dwellings and garages that are not built on or within 200mm of the side boundary, they must be set back a minimum of 1.0m from the side boundary.
- 1.3 Side setbacks must be a minimum of 1.0 metre from at least one side boundary.
- 1.4 The following permitted encroachments into the approved side and rear setback 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, domestic fuel tanks, water tanks, heating and cooling equipment and other services.
- 1.5 Where a lot is on a corner, the side street elevation of the dwelling must be setback a minimum of 2m.  
Eaves and gutters may encroach 1.5 metres into the side setback.
- 1.6 Garages must be stepped back a minimum of 450 mm from the front building line.
- 1.7 Garages must be setback a minimum of 4.45 metres from the front boundary.

All dwelling designs within Rivulet Estate are required to ensure all ceiling and building heights comply with Ballarat Council Planning Scheme.

Compliance with the above statutory requirements will be assessed by Building Surveyor.

#### 2. Architectural Character

To ensure the consistency of Rivulet Estate character and streetscape, the following sets out the form of housing styles permitted:

- 2.1 All homes are to be of a modern contemporary design. Period styles, such as Edwardian, Federation and Georgian, are not permitted.
- 2.2 Period detailing, such as quoins, corbelling, fretwork and lacework are not permitted.

### 3. Roof Design

Roof designs at Rivulet Estate are an important element in creating the character of the area. The following sets out what roof elements are permitted:

- 3.1 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.
- 3.2 Unless otherwise specified, all roofs must have a minimum eave width of 450mm where visible from the street, including to the secondary street frontage for corner lots.
- 3.3 On single storey dwellings, eaves to the frontage of the dwelling must return and continue a minimum distance of 3m along the return wall.
- 3.4 Walls constructed on side boundaries (zero lot line) will be exempt from the eaves requirements unless otherwise directed.
- 3.5 Corner lot dwellings must include eaves to both street frontages as stated above and if a double storey dwelling is proposed it must include eaves around the entire perimeter of the second level.

### 4. Corner Lots

Dwellings located on corner lots are in a prominent position within the estate, as such they are required to provide façade articulation to both the primary and secondary street frontages, so that the façade ‘wraps’ around the corner and becomes a feature in the streetscape.

With housing located on corners the following restrictions apply:

- 4.1 The proposed dwelling design must address both street frontages with façade articulation for a minimum length of 4 m from the front of the dwelling or the length of the first habitable room, whichever is greater.
- 4.2 The articulation of the secondary street frontage visible from the street, must include a minimum 2 features replicated from the primary façade.

These elements may include but are not limited to:

- Entry features, such as porticos, verandahs, pergolas and piers etc.
- Building materials and colours
- Windows and doors or similar proportions
- Roof projections, ie. Gables or hips
- Eave Line

### 5. Colour Scheme

External colour schemes for the dwelling, outbuilding, driveway and hard landscaping surfaces that are visible from the street are to adopt a colour palette of muted neutral earthy tones and materials which will enhance the streetscape and reflect the natural environment.

An external colour schedule is to be submitted for approval and must include all colours and materials used on the outside of the dwelling by manufacturer/range/colour for approval.

The following sets out the requirements for colours to key elements of new home:

- 5.1 Any proposed façade colours must be of muted, neutral or earthy tones.

- 5.2 Proposed colour schemes are to include light and dark contrast colours within façades to provide highlights to each home and avoid flat, or all dark façades, that lack a variety of colours and textures.
- 5.3 Bright, feature or fluorescent colours will not be approved, unless they are deemed complementary to the design and palette of the dwelling.
- 5.4 Roof colours are to be dark grey tones only and be non-reflective.
- 5.5 Water tank, gutter and down pipe treatments must complement the house colour and style.

## **6. Building materials**

When selecting materials for the home, there are a number of criteria need to follow:

- 6.1 A maximum coverage of 80% (not including doors or windows) of 1 material to the external walls facing the street.
- 6.2 The façades must include two external wall finishes visible from the street (not including windows, doors, garage door, fascias, barge boards etc.)
- 6.3 Materials other than brick which are permitted include:
  - Stacked stone
  - Stone
  - Sandstone or masonry blocks
  - Weatherboard (Painted)
  - Lightweight cladding
  - Rendered foam infill above garage (complimented by render to balance brickwork of garage)
  - Timber cladding
  - Render
  - Cement Sheet infill are not permitted to face street frontages.
- 6.4 External windows and doors must not contain leadlight features or reflective glass.
- 6.5 Aluminium sliding windows and doors must not be used on the front façade or on corner treatments visible from the street.
- 6.6 No dwelling is to be built with any exposed stumps.
- 6.7 Where the dwelling incorporates a masonry façade, the window and door lintels must be finished in the same wall finish. Lightweight infill panels will not be approved.
- 6.8 The roof material must complement the style of that house.
  - Acceptable materials include:
    - Matt finished powder coated metal roofing or similar in dark grey tones;
    - Matt finished shingle style or low profile concrete or terracotta tiles in dark grey tones

## **7. Garages and Carports**

All dwellings must have a garage in line with the following:

- 7.1 Lots with frontages equal to or greater than 12.5 metres must incorporate a double car garage, which is constructed of the same building materials as the dwelling.
- 7.2 Lots with a frontage less than 12.5 metres must incorporate (as a minimum) a single car garage, which is constructed of the same building materials as the dwelling with an additional area available on the lot to park a second car.
- 7.3 Lots with a frontage greater than 18m are permitted to have triple garages. Triple garages must comprise either one double and one single garage element or three single garage elements with a column /pillar dividing at least two of the elements, to reduce the visual prominence of the garage.

- 7.4 All garage doors to the front façade or any elevation that faces the street must be a sectional overhead door, panel lift door, or a tilt-a-door that is complementary to the external colour scheme of the house. Use of two single garage doors in lieu of one double garage door is acceptable. Roller doors must not be used where visible from the street.
- 7.5 Carports are not accepted.
- 7.6 Garage roller doors are not permitted.

## **8. Outbuildings and Screening**

- 8.1 Of 20 m<sup>2</sup> or less are to be constructed of colorbond metal sheeting or a similar finish and in a colour to complement the exterior of the dwelling.
- 8.2 Of more than 20 m<sup>2</sup> are to be constructed of the same building materials and roofing materials and in the same colour as the dwelling on the lot, and must ensure the outbuilding does not encroach upon the dwelling's minimum secluded private outdoor space requirements.
- 8.3 Outbuildings are to be located at the rear of the lot and not be visible from the street.
- 8.4 The maximum height of any outbuilding must be 3.6m at the ridgeline, measured from ground level.
- 8.5 The maximum height of any perimeter wall, excluding the gable infill, must be 2.4m, measured from ground level.
- 8.6 The following items are to be positioned so they are not visible from the street or any public reserve:
  - Air Conditioning Units
  - Evaporative Cooling Units
  - Heating Systems
  - Satellite Dishes
  - External plumbing
  - Clothes lines
  - Water Tanks
  - Antennae
  - Rubbish Bins
  - Swimming Pools
  - Spa pumps
  - Meter boxes
  - Window roller shutter or security screens
  - Solar hot water tanks (panels are exempt)
  - Boats/caravans/trailers
- 8.7 Photovoltaic solar cells are strongly encouraged, however consideration should be given to positioning them to minimise their visual impact from the street, while maximising their efficiency.
- 8.8 Evaporative cooling units for home must be:
  - 8.8.1 A low profile 'contour' type unit
  - 8.8.2 The same colour as the roof
  - 8.8.3 Placed a minimum of ½ way to the rear of new home.
  - 8.8.4 Placed below the ridge line.
- 8.9 Trucks or commercial vehicles (exceeding 1.5 tonnes), recreational vehicles and caravans must be screened from public view when parked or stored on the allotment.

## 9. Driveways

- 9.1 The driveway must be constructed of stamped, patterned or exposed aggregate concrete. The colour of the driveway should be in a muted tone that enhances the streetscape. Plain or colour concrete is not permitted.
- 9.2 Driveway must be set minimum 0.5 metres off the side boundary to allow for a planting strip along the side boundary of the property.
- 9.3 Only one driveway is permitted per allotment.
- 9.4 The driveway shall not be wider than 6.0 metres for double garages and 3.5 metres for single garages, splayed from a single crossing width of 3m at the front property boundary.
- 9.5 Driveways must be constructed within 60 days of the issue of the Occupancy Permit.

## 10. Landscaping

- 10.1 Letterboxes must be of a contemporary masonry design, which complements the dwelling in terms of materials, colour and style, and be located on the site or landscape plan. Letterboxes with period style details or single post supported letter boxes will not be approved.
- 10.2 A semi-mature canopy tree (greater than 2.5m in height) must be planted in an appropriate location in the front garden and located on the landscaping plan.
- 10.3 Landscaping to be completed within 90 days from the issue of an occupancy permit.

## 11. Fencing

Consistent style and positioning of fencing throughout a community forms a common link which enables the streetscape to interact as a whole and emphasises individual characteristics of each dwelling.

- 11.1 Side and rear boundary fencing must be constructed from capped timber palings with exposed posts.



*capped timber palings with exposed posts*

- 11.2 Side and rear boundary fencing must not be exceeded 1.8m in height, constructed using 125mm x 75mm posts with 2.4m post spacing.
- 11.3 Side boundary fencing must stop at least 0.5m behind the front façade. Fencing is not permitted along the side boundaries in the front yard.
- 11.4 Side boundary fencing must return at 90° to abut the dwelling or garage at least 1.0m behind the front façade (return fence). These fences including any gates, must be

constructed from capped timber palings with exposed posts to match the boundary fencing, or from a complementary timber style such as merbau slats. Return fences /gates must be set back to allow access to meter boxes.

11.5 Comer lots: Fencing along a side boundary which abuts a road must not extend for more than 65% of the total length off the lot or be setback a minimum of 4.0m from the dwelling front façade ( whichever is greater).

11.6 Comer lots: Fencing along a side boundary which abuts a road must be painted or stained.

11.7 If painted: a neutral colour must be used. A second colour may be used on fence posts if preferred (must be a darker tone than the rest of the fencing).

11.8 Fencing treatments on lots with direct open space or reserve interface on the side boundary should be the same as comer lots.

11.9 Fencing along the front boundary is strongly discouraged.

11.10 Fence must be completed prior to occupancy.

## **12. Recycled Water**

12.1 Builder to provide third pipe provisions to the dwelling for future Recycled Water use.

## **13. Fibre**

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

## **14. Water Tank**

14.1 No dwelling shall be constructed on each lot described as the burdened land, unless:

- it has a rainwater tank that is 2 Kilolitre or larger installed; and
- the roof of the dwelling drains to the rainwater tank; and
- rainwater from the rainwater tank is the primary supply for all toilets and outdoor usage provided, however, that a mains water system can be used when rainwater is unavailable.

## **15. Addition**

15.1 Not to permit or allow the Land hereby transferred to become or remain in an unsightly, untidy, unclean or unwholesome condition or appearance or be used in any manner which constitutes an annoyance, nuisance or disturbance to the registered proprietor or proprietors and occupiers for the time being of the land comprised in the Plan.

15.2 Not to further subdivide the Land hereby transferred.

15.3 Not to use or suffer to have used or permit the Land to be used for the carrying out of any noxious or offensive trade within the meaning of the Health Act 1958 (as amended) or for the keeping or maintenance of:

- (a) Greyhounds; or
- (b) Poultry; or
- (c) Pigeons or Pigeon lofts; or
- (d) Dog boarding kennels; or
- (e) Cat boarding kennels; or

15.4 Not to erect or allow to be erected on the Land whilst it is still vacant any advertisement, sign or hoarding of any nature whatsoever which advertises the Land or any other land as being for sale without first obtaining written approval from Linkage Group Pty Ltd.

15.5 Not to construct or allow to be constructed on the Land any dwelling unless the construction of the dwelling is completed not more than twelve months after the date of the issue of a building permit and landscaping of the area in front of the building line and fencing is completed within six months of the issue of the Occupancy Permit.