



North Course

METUNG - GIPPSLAND LAKES

North Course – Stage I Building Design Guidelines

Protecting Your Investment

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AlbCon
PROJECT DEVELOPER

GUIDELINES FOR CONSTRUCTION, SITING OF, EXTERNAL ALTERATION AND ADDITIONS TO BUILDINGS AND STRUCTURES ON “NORTH COURSE”, METUNG

“North Course”
Low Density Residential Fully Serviced Allotments

These Guidelines are designed to protect the interests of all owners of property in the development. The subject land forms part of a quality residential land precinct.

For the protection of the purchaser’s interest it is desirable that certain controls be implemented in relation to: the nature and type of construction; the preservation of the environment; the aesthetic appearance; and the general amenity of the development in addition to compliance with the Schedule requirements. Design of buildings, landscaping, fencing, paving, and all the elements of a high quality living environment, should be guided to establish visual continuity and compatibility throughout the development.

I INTRODUCTION

“North Course”, Metung is a Low Density Residential development owned by North Course Pty Ltd, which has initiated these Guidelines, for the benefit of existing and new land owners. The guidelines are attached to each allotment through a protective covenant on title of each lot on the North Course plan of subdivision.

The covenant allows for each lot to be developed and used only for the purpose of a dwelling and associated outbuildings in accordance with these Guidelines and the Low Density Residential Zone provisions.

2 DESIGN CONFORMITY

The design, external finish and siting of the single dwelling with outbuildings (and external alterations and additions to buildings) and landscaping at North Course are required to comply with the principles and details set out within these Guidelines. Lot owners and their designers should take account of the requirements prior to lodgement of an application for a building permit with a building surveyor.

3 BUILDING GUIDELINES

3.1 Building Envelopes

A Building Envelope Plan has been developed by North Course and it identifies the setback requirements for buildings and outbuildings upon these low density residential allotments. It is acknowledged that future lot owners may wish to vary the configuration of these building envelopes, dependent upon their intended built form outcome.

Should a purchaser wish to seek endorsement of an alternative Building Envelope Plan they will need to seek formal endorsement from Council. Any variation to the Building Envelope Plan must maintain the minimum setback from the internal road of 7.0 metres.

The Building Envelopes do not prescribe height restrictions. Buildings and some other improvements including but not limited to water tanks, outbuildings, swimming pools, gazebos, eaves and hot water services, as specified by these Guidelines must be located within the building envelope. Pool fences and retaining walls may be constructed outside the Building Envelopes.

3.2 Soil and Water Management

The development and use of the land, including the construction of civil works and buildings and associated structures must comply with best practice requirements for soil and water management, and erosion control, with the objective being the protection of the subject land, adjacent land and the Gippsland Lakes waterways at all times and into perpetuity.

3.3 Building Types, Materials and External Surfaces

All structures including dwellings, outbuildings and sheds must be constructed only of new materials and located within the appropriate building envelope areas detailed on the Building Envelope Plan.

Garages and/or carports which are incorporated into the roofline of the dwelling, or are of an integrated design to match the dwelling, may be incorporated into the "Dwelling Building Envelope". Sheds and large outbuildings are otherwise to be located within the "Shed Building Envelope".

3.4 Building Form and Architectural Style

Simple clear forms will be preferred for all structures. Unduly fragmented or flamboyant forms will not be preferred where they impact on adjoining properties or the amenity of the subject land when viewed from offsite. Sun protection of walls, openings and terraces shall preferably be achieved by eaves, roof overhangs, verandahs, pergolas or other structurally integrated elements of the building.

The Guidelines require that the construction of dwellings shall conform to the following:

- Buildings should be designed to minimise erosion and fire hazard.
- Buildings should be designed with floor levels and roofs that correspond with prevailing ground slopes and vegetation.
- Eaves, pergolas, decks and shading devices should be used to soften the interface between buildings and surrounding vegetation.
- Split level buildings shall be encouraged on sloping land to reduce the overall height above natural surface level of the building.

3.5 Building Height

Building height is not limited by these Guidelines but rather is governed by the East Gippsland Planning Scheme, its zones, schedules, overlay and provisions.

3.6 Building Regulations

Notwithstanding controls imposed through approved building envelopes and other matters specifically dealt with within these Guidelines, the provisions of the Building Regulations will apply to all development on the lots. It is the responsibility of the landowner to ensure that all statutory requirements are met.

Particular attention is drawn to the following provisions:

- Overall site coverage of buildings;
- Provision of car parking;
- Overshadowing of recreational private open space with adjoining dwellings; and
- Provision of private open space.

3.6.1 Sheds

- o Have a combined area no greater than 200m²;
- o Have a wall height no greater than 3.5 metres and a maximum overall height no greater than 4.5 metres;
- o Minimum setback of no less than 15.0 metres from the golf course boundary on lots 5-30 (Refer to Building and Shed Envelope Plan).

3.7 Energy Rating

It is the responsibility of the land owner to ensure that the statutory requirement for Energy Rating is achieved at the time of applying for a building permit.

3.8 External Finishes and Colours for Dwellings

The objective is to provide a level of finish and colours which complement the natural environment of North Course. They should blend in and complement the colours and textures of the immediate natural environment and take account of durability and weathering characteristics. The following list of suitable finishes and colours for dwellings and associated garages and carports are considered desirable but not definitive:

3.8.1 Walls

- o Bagged brick or masonry painted in colours suited to and sympathetic with the immediate natural environment.
- o Rendered brick, masonry, board, foam or similar structural external material painted in colours suited to and sympathetic with the immediate natural environment.
- o Stone or quality look-alike stone products.
- o Timber and/or composite weatherboards – treated or painted in colours suited to and sympathetic with the immediate natural environment.
- o Glass – (non-reflective).
- o Sheeting Materials – Harditex, Matrix, expressed sheet and similar manufactured sheeting materials suitably coated and painted.
- o Colorbonded metal in corrugated patterns – horizontally placed.

3.8.2 Roof

- o Colorbonded Metal – in colours and finishes suited to and sympathetic with the immediate natural environment and which do not have detrimental impact from reflection of light.

- o Zincalume will be considered only where it can be demonstrated that it has no detrimental impact from reflection of light.
- o Glass – or Polygal, Laserlight, Sailcloth and similar products.

3.8.3 Trim

- o Timber, aluminium, sheeting materials and steelwork in colours suited to and sympathetic with the immediate natural environment.

3.8.4 Colours

- o As noted in sections 3.8.1, 3.8.2 above, the walls and roof of dwellings and associated garages and carports should be selected to blend in and complement the colours and textures of the immediate natural environment.
- o Colours should be selected to avoid creating undue detrimental impact from reflection of light.
- o Large expanses of wall or roof in bright, glossy or reflective colours are not appropriate.
- o The uses of accent colours on selective feature elements of a dwelling are considered to be appropriate.

3.9 External Finishes and Colours for Sheds

3.9.1 Shed Walls and Roof

- o Sheds constructed within the Shed Building Envelope may be constructed of any of the materials stipulated for dwellings and associated garages and carports above.
- o Sheds may also be constructed wholly, or in part, of colourbond metal in corrugated patterns horizontally placed.
- o Infills from walls up to gable and skillion roof lines may be in different orientation and are encouraged to be of different colour to main wall colour.

3.9.2 Shed Screening with Landscape

- o Sheds must be landscaped and planted out in order to thoroughly screen them from the street, from the golf course, and from the adjoining lot if set back from the side boundary. Plants used within the screening process should be fast growing species – see Section 4.2

3.9.3 Shed Colours

- o Sheds are to be finished in neutral colour tonings which match those Colorbond colours identified in the list below. Strong, dark and reflective colours should not be used in order to avoid giving undue prominence to sheds on the lots
- o Allowed colours should closely match these Colorbond colours:

For Wall Colour:

Evening Haze
Paperbark
Shale Grey
Dune
Cove
Windspray

For Roof and Gable/Skillion Infill Colour:

As per wall colours plus darker colours of
Gully
Wallaby
Jasper
Mangrove
Basalt
Woodland Grey

3.10 Service Areas

In the interests of property amenity and value for all owners, the following must be located within the approved building envelopes and be reasonably concealed from public view from the street, reserves, adjoining allotments and the golf course:

- Areas used for the purpose of drying or airing clothes;
- Water storage tanks. Water storage tanks shall additionally be mounted at or below ground;
- Refuse storage areas; and
- Air-conditioning units.

Boats, Caravans, Recreational Vehicles and Trailers parked on-site must also be reasonably concealed from public view – preferably within a garage or shed.

3.11 Vehicle Driveways / Paved Areas

Vehicle driveways and other paved areas exposed to public view should be constructed of clay brick, masonry pavers, crushed stone, stone sheeted bitumen, hot mix, exposed aggregate concrete or formed gravel surface. Where a concrete driveway is desired, the owner should consider softening the concrete finish by incorporating light charcoal or light sand colour in the concrete.

Adequate drainage and erosion protection measures must be incorporated in line with requirements for soil and water management.

Vehicle access to each lot will be taken from the new internal roadway. North Course will provide the driveway crossover from the street to the allotment's road reserve boundary in a formed gravel finish. The driveway crossover will be constructed at the location identified for each lot in the engineer's plan contained within the contract of sale. Owners who acquire their allotment prior to the construction of their driveway crossover may advise North Course of their preferred alternative position for the driveway crossover. North Course will seek to accommodate the Owner's preference, subject to approval from the East Gippsland Shire Council for the alternative location prior to the time of construction of the driveway crossovers.

3.12 Alterations and Additions

The Guidelines (as amended) shall also apply to all external structural alterations and additions to external surfaces of buildings and structures on the development.

3.13 Requirement for Occupancy Permit

No allotment of the development shall be occupied for residential purposes either temporarily or permanently until an Occupancy Permit is issued for the dwelling erected on the site.

3.14 Temporary Construction Structures

Shipping containers, ATCO huts and similar temporary and/or transportable structures may only be located on an allotment during the construction of the main dwelling and must at all times be located within the building envelope designated for the allotment. Temporary construction structures must not be used for accommodation purposes. Temporary construction structures must be removed from the allotment prior to occupation of the dwelling.

3.15 Builders' Site Refuse Guidelines.

All Lot owners shall ensure that any builder of a residence on a lot complies with the Builders' Site Refuse Guidelines contained in Schedule 1 of these Guidelines.

4 LANDSCAPING

4.1 General

To enhance the amenity of North Course and to improve the aesthetic environment, owners of lots shall be required to landscape their properties within 12 months of entering into occupation and obtaining an Occupancy Certificate.

North Course encourages the use of native species of trees and shrubs; however other varieties are also permitted in certain applications. It is desired that some indigenous trees shall be planted on each site particularly on the setback areas defined by the Building Envelopes.

4.2 Sheds

Sheds are required to be thoroughly screened from the golf course and from adjoining properties where they are set back from the side boundary. This screening should include plants which will quickly generate a vegetation screen of some 5 to 10 metres in height. Some suggested suitable plants are listed below, but owners may select other plants with similar properties:

Some suggestions for screening tree and shrub species include: Pittosporum spp; Melaleuca spp; Callistemon spp; Hakea spp; climbing plants on wire trellis.

4.3 Slope Management

Maintenance and landscaping of all ground slopes shall be the responsibility of the lot owners.

Treatment of the ground slopes incorporating terracing and or retaining walls, including proposed landscaping, should take account of erosion management techniques, should maintain vegetative cover on slopes and should provide measures to avoid any erosion of the subject land during and following construction.

Where a retaining structure is required to support a swimming pool or to form a terrace, such structure should preferably include sloping landscaped or stone pitched banks as a means of level transition and shall deal with drainage to avoid erosion.

4.4 Maintenance prior to construction

Maintenance of the site prior to construction of the dwelling shall be the responsibility of the lot owners who shall be required to ensure that grass height does not exceed 200 millimetres at any time and that the lot is maintained to the satisfaction of North Course Pty Ltd. During the fire season, vacant lots need to be maintained at lowest possible grass heights and with a minimum of fire fuel of any kind.

If the Lot owner chooses to maintain their Lot themselves, and such maintenance is not being carried out in a timely manner, North Course Pty Ltd shall be entitled to engage a subcontractor for the purpose of effecting the required grass cutting or maintenance works and the lot owners shall reimburse North Course Pty Ltd for any expenses reasonably incurred by North Course Pty Ltd in so doing.

5 **FENCES**

In principle it is considered that a parklike appearance is appropriate and that solid fences be kept to a minimum subject to the requirements of screening service areas, pools and other outdoor living areas for the provision of private open space. The use of screen planting to assist in defining boundaries is most desirable.

To achieve the parklike appearance, plain-wire style boundary fencing has been installed by North Course on side and rear boundaries.

Wire netting or wire mesh fences are encouraged for creating dog yards. Such fences are preferred to be set back from boundaries and screened where they are visible from neighbouring properties.

Front boundaries to the internal road are preferred to be left unfenced. Where the owner seeks greater screening cover than planting alone can provide, fences will need to be setback at least 5 metres from the front boundary and significant planting incorporated into the setback area to soften the fence.

Where a solid fence is sought, the preferred materials shall be brush panel, stone or horizontally fixed hardwood or treated pine boards of 75mm x 20mm with 10mm spacings. The planting of landscaping to soften such fences will be required within the solid fence setbacks - being a minimum of 2 metres from any side or rear boundary and 5 metres from the street.

6 **LIABILITY**

North Course Pty Ltd and its successors and associated companies and the Responsible Authority, shall each be free from any liabilities and claims for damages and/or suits of any kind as a result of or arising out of the enforcement or implementation of all or any of these Guidelines or any matters associated with the same.

Covenant on Title

The following covenant shall be inserted into the Transfer of Land:

"The Transferee with the intent that the benefit of this covenant shall until the 31st December 2030, be attached to and run at law and in equity with the whole of the land comprised in Plan of Subdivision Number PS721701X/S1 (other than the land hereby transferred) and that the burden therefore shall be annexed to and run at law and in equity with the land hereby transferred and each and every part thereof and that the same shall be noted and appear on every Certificate of Title for the said lot and every part thereof as an encumbrance affecting the same DOTH HEREBY COVENANT with the Transferor and other registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision (other than the land hereby transferred) that the Transferee will not:

- o permit the land hereby transferred or any part thereof to be used for the purpose of commercial breeding or boarding of or training kennels or cages for cats, dogs or birds, or the keeping of poultry, or for the grazing of horses, or for the parking, garaging or servicing of any motor vehicle in excess of five tonnes gross vehicle mass except for the purpose of loading or unloading of goods unless the vehicle is a construction vehicle engaged on construction works thereon or unless the vehicle is a boat, caravan or similar vehicle of any gross vehicle mass and is screened from view from the roadways, golf course, and adjoining properties;
- o construct, place or externally alter or allow to be constructed, placed or externally altered on the land hereby transferred any building or structure (including fences and landscape structures) other than in accordance with:

The "Guidelines for construction, siting of, external alteration and additions to, buildings and structures on North Course, Hardys Road, Metung – Low Density Residential Fully Serviced Allotments " - issued 25 June 2014 or as amended from time to time.

- o Construct, place or externally alter or allow to be constructed, placed or externally altered on the land hereby transferred any building or structure (including fences and landscape structures) other than in accordance with:

The requirements for location of structures as detailed in "The Approved Building Envelope for Dwellings, Sheds and Fences on North Course, Hardys Road, Metung" – issued 25 June 2014 or as amended from time to time.

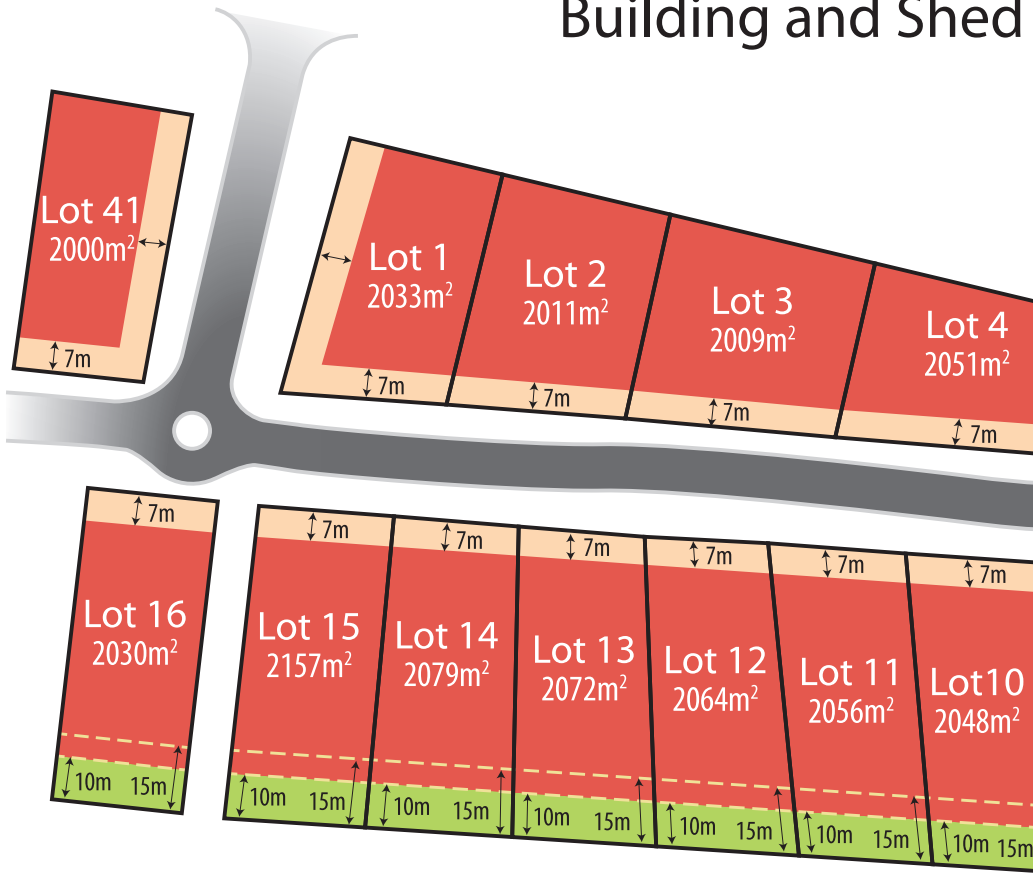
- o permit or authorise any part of the land hereby transferred to be used for the purposes of the drying of clothes, storage of garbage, or housing of gas, fuel or water tanks, or location of airconditioning systems, or similar uses unless such areas are reasonably screened from public view and from the golf course."

Schedule I

Builders' Site Refuse Guidelines

1. All owners have an obligation to keep the whole of "North Course" tidy.
2. It is the owner's responsibility during the construction phase of a residence or shed on a lot to inform their builders of the contents of these Builders' Site Refuse Guidelines.
3. All building materials and fittings must be stored within the property boundaries of a lot at all times and no building materials are permitted to be stored on the nature strip of a lot.
4. Builders must provide an appropriate builder's skip on each lot for the storage of all site refuse generated by that lot and keep all such site refuse within such skip.
5. The builders on a subject lot are required to be diligent in the control of all site litter and to protect adjoining lots and roadside verges from use by on-site construction workers and sub-contractors associated with that subject lot.
6. The owner must ensure that a sign is erected on the lot during the construction phase of the residence or shed specifying the builders' obligations in relation to these Builders' Site Refuse Guidelines. This sign must be endorsed by the builders to confirm that they are aware of their responsibility under the guidelines.
7. An owner and its builder must comply with any litter notice issued specifying breaches of the Builders' Site Refuse Guidelines and rectify such breaches, failing which an owner and its builder will be exposed to prosecution by East Gippsland Shire Council under the Litter Control Act.

Building and Shed



Golf Course Design Controls Lots 5-16



7m set back from road

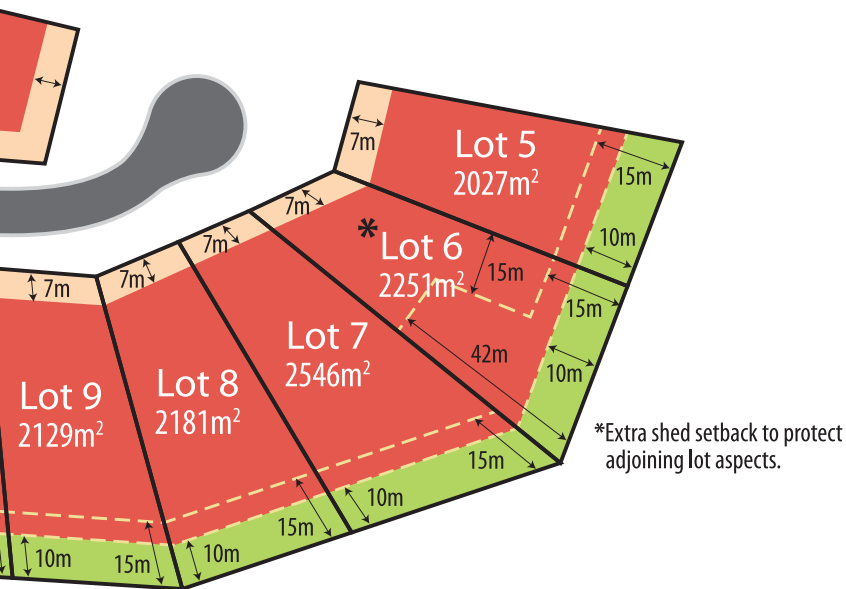


Building and Shed Envelope





Golf Course Frontage
minimum set back to house 10m
and 15m to shed.

Envelope Plan – Stage 1



North Facing Design Controls Lots 1,2,3,4 & 41

-  7m set back from road
-  Building and Shed Envelope.

