



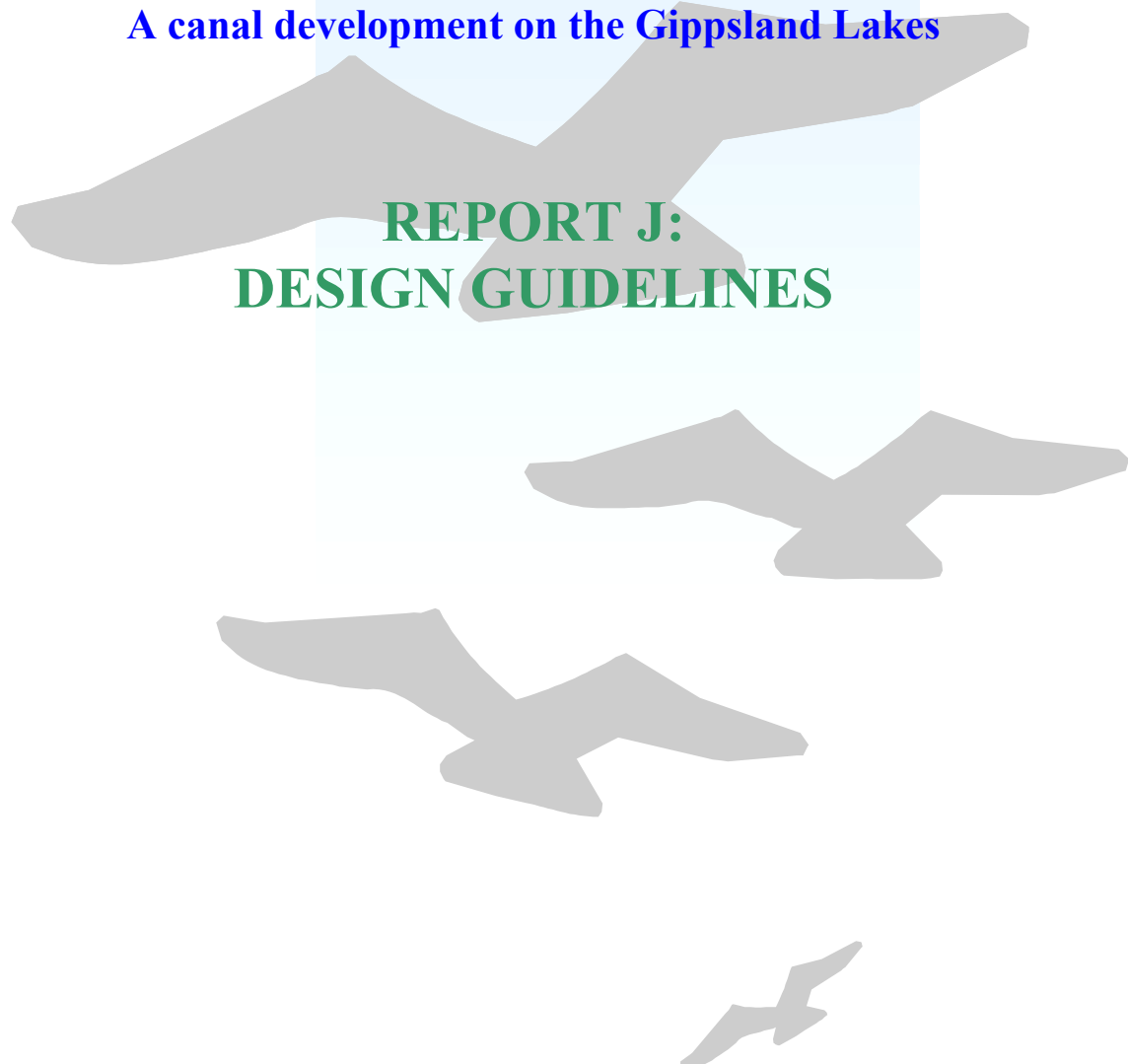
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**ENVIRONMENT EFFECTS STUDY**

**WELLINGTON WATERS**

**A canal development on the Gippsland Lakes**

**REPORT J:  
DESIGN GUIDELINES**



# Wellington Waters Lake Wellington

FILE REF: 9039/B1  
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## Building Guidelines

### General

To ensure that the character of this rural location is preserved, the Developer has endorsed Building Guidelines that apply to allotments which are located at Wellington Waters Lake Wellington. These Building Guidelines are common sense and simply ensure that an attractive residential environment is achieved and maintained for all residents to enjoy – both now and in the future.

It is important that you read and understand the Building Guidelines, and that your Architect / Builder understands all the Building Guidelines and Covenants relevant to the construction of your home.

The Wellington Waters Design Panel will administer these Building Guidelines, which form part of your land purchase contract.

Prior to the construction of any buildings or landscape works, the required drawings / documents shall be submitted to the Wellington Waters Design Panel, c/o Peddle Thorp Melbourne Pty Ltd, Level 28, 140 William Street Melbourne 3000, for review and approval. Subject to compliance with the Building Guidelines, applications shall be processed within 14 days of lodgement.

The requirements of the Wellington Waters Building Guidelines are in addition to those required under Victorian State Laws, Planning Controls and Building Code of Australia (BCA).

### Allotment Subdivision

- Further subdivisions of allotments shall not be permitted. Only one house is allowed on these allotments.
- Homes / dwellings shall be constructed within the designated fill area within each allotment.

### Setbacks (Single Storey Allotments)

All the single storey allotments at Wellington Waters shall have minimum building setback requirements.

The following setback requirements apply to the single storey lots:

- The building line setback from the canal shall be a minimum of 10m.
- The building line setback from the street and side boundaries shall be as required by the Building Code of Australia (BCA) and local planning controls.

### **Setbacks (Double Storey Allotments)**

All the double storey allotments at Wellington Waters shall have minimum building setback requirements.

The following setback requirements apply to the double storey lots:

- The building line setback from the canal shall be a minimum of 10m for Level 1 and 12m for Level 2.
- The building line setback from the street and side boundaries shall be as required by the BCA and local planning controls.

### **Setbacks (Medium Density Allotments)**

The double storey medium density allotments shall have minimum building setback requirements.

The following setback requirements apply to the medium density lots:

- The building line setback from the canal shall be a minimum of 10m.
- The building line setback from the street and side boundaries shall be as required by the BCA and local planning controls.

### **Building Heights (Single Storey Allotments)**

- Homes / dwellings shall be restricted to one storey or level in height, 8m above AHD.
- The height of all sheds and building structures, other than dwellings shall be limited to 8m above AHD.

### **Building Heights (Double Storey Allotments)**

Home / dwellings shall be restricted to 2 levels in height, 12m above AHD.

The minimum floor level of 3m above AHD allows 9m in height for 2 levels.

The height of garage and carport structures other than dwellings shall be limited to 8m above AHD.

### **Building Heights (Medium Density Allotments)**

Home / dwelling shall be restricted to 2 levels in height, 12m above AHD.

The height of garages and carport structures other than dwellings shall be limited to 8m above AHD.

### **Building Floor Levels**

- Homes / dwellings shall have a minimum floor level of 3.0 AHD.
- Sheds and building structures other than dwellings shall have a minimum floor level of 2.0 AHD.

## Home Design

- Homes shall be designed to reflect a unique rural Australian character.
- The incorporation of verandahs, chimneys, hip or gabled roof, etc., is encouraged.
- Roofs to have a minimum pitch of 23° and maximum pitch of 38°. Flat roofs shall not be allowed.
- All dwellings should be designed to create two frontages, being to both the canal and the street.

## House Orientation and Siting

The house shall be designed and orientated on a lot to promote energy efficiency, i.e. the sun to warm the home in the winter and breezes and shade to cool the home in the summer.

The following techniques shall be used:

- Orient houses along north-south / east-west axes to maximise solar controls
- Maximise north-facing windows and minimise west-facing windows.
- Set back walls of houses from northern boundaries.
- Protect windows from direct summer sun and allow access to winter sun.
- Locate windows for cross ventilation.
- Plant deciduous trees to provide summer shading and winter sunlight to windows.
- Living areas of the home to face north.
- Service areas such as kitchens and laundries to be situated on a non-north side of the house.
- Main outdoor living areas positioned on the north side of the house.
- The use of (timber trellis) sun screens for windows, verandahs and courtyards is encouraged.
- Reference should be made to relevant publications regarding solar access and energy efficiency design many of which are available from the Energy Information Centre (Energy Victoria).

## External Building Materials

External cladding to be selected from the following:

- Timber weatherboards
- Corrugated iron
- Copper sheeting
- Masonry with bagged or rendered finish and applied colours.
- Split face coloured concrete block.

Unfinished galvanised or zincalume materials shall be allowed.

Unfinished or finished cement sheet cladding shall not be used.

The selected materials and colours should be of a quality to give long term durability with minimum maintenance.

## Colours for External Building Materials

- External finishes shall be coloured in muted tones, to harmonise with the surrounding landscape character.
- Bright primary colours shall not be used externally.
- Refer to Schedule 1 for acceptable colours.

## **Roof Materials**

The design of dwellings can be complimented by the choice of roof materials.

Acceptable materials include colour bond corrugated or tray deck steel sheeting.

Galvanised or zinalume finished steel sheeting will be allowed.

Terracotta or cement tiles will not be allowed.

## **Sheds and Building Structures**

All sheds and building structures shall be located within the Building envelope and shall be constructed to match the form, colour and design of the home.

## **Garages and Carports**

To preserve the quality of this unique Estate all houses must include accommodation for a minimum of two cars with at least one car capable of being accommodated within a lock up garage or under a carport.

Roller doors constructed of Galvanised or Zinalume finished sheeting will not be allowed.

Garages and carports are not to be fully forward of the main building line, as they tend to dominate and detract from the appearance of the house from the street.

Garages and carports must be of similar roof pitch, materials and colours to that of the house.

## **Fences**

- Allotment fencing to the street front and sides shall be post and wire fencing as follows:
  - 1270mm high.
  - 150mm pine posts @ 7000mm centres painted black.
  - 3 No. timber droppers between each post.
  - 7 No. horizontal wires; (1 No. white wire at the top and 6 No. 2.5mm tensile wires).
  - a strainer assembly at each change of direction of the fence.
- Alternative side boundary fencing shall be designed to match the materials ,style and color of the home.
- Traditional suburban timber paling fences shall not be allowed.
- No fencing is allowed along the canal boundary line.
- All fencing shall follow the general grade / fall of the land.
- Side boundary fences shall be constructed so that no part of the fence extends into the 10m canal building set back.

## **Insect Control**

Fly wire screens shall be provided to all windows and doors to control mosquitoes.

Verandahs with fly wire protection providing a pleasant outdoor environment is encouraged.

## **TV Antenna**

Individual TV antennas shall not be allowed.

Wellington Waters shall provide access to an estate satellite dish.

## **Water Supply and Water Storage Tanks**

Drinking and washing water to be supplied from tanks filled with rain water.

The top of water storage tanks shall not be elevated above 5.5 AHD and are to be located adjacent or under the dwelling.

Water storage tanks shall be constructed and coloured to match and harmonise with that of the dwelling or be screened.

The use of solar powered hot water systems are encouraged.

## **Sewerage**

Each dwelling shall be connected to a sewerage package treatment plant. No septic systems are permissible.

## **Jetty**

Each single storey and double storey allotment may construct one floating pontoon jetty.

Two medium density allotments shall share one floating pontoon jetty.

The Wellington Waters Design Panel shall approve the design of the jetty prior to construction and instalment.

## **Vegetation Management**

When building works are completed rehabilitation on the site should be carried out using species set out in the Schedule 2 prepared by Tract Consultants Pty Ltd.

Trees, vegetation and foliage outside the building envelope must not be removed, destroyed or lopped except with the prior approval in writing of the Wellington Waters design panel.

## **Documentation Required for Approval**

**To ensure that your investment is protected you must submit house plans to the Wellington Waters Design Panel for approval.**

Our approval is required prior to any building works commencing on the allotment whether or not a building permit has already been issued.

There will be no charge for obtaining approval for your house plans from the Wellington Waters Design Panel.

To approve your designs, we require one set of all house plans, drawn to a scale, on A3 size paper. These plans are typically prepared and supplied by your building designer / draftsman / Architect, and are to consist of:

- **A Site Plan:** showing where the home, and other sheds or structures are positioned on the property in relation to the Building Envelope, and to include floor levels, cut and fill lines, paths, driveways, all property fences, retaining walls and landscaping.
- **All Floor Plans:** showing all the rooms in the house, shed or building structure.
- **All Elevations:** showing what the house, shed or building structure will look like from all sides, including height of all walls, angle of roofs, external materials proposed and a schedule of colours.
- **A Cross Section:** showing the heights of the house and any steps that may occur in the floors.
- **A Landscape Plan:** indicating the extent of paved areas, footpaths, garden sheds, trees, lawn, drainage/sewer services and planting. Paving materials and planting/tree varieties are to be specified.

### **During Construction of a House**

It is important that your Builder recognises the following conditions when you enter into a contract to build your house. Local Authorities now have the power to impose fines for breaches of Local Laws affecting the amenity of building sites.

Skips or suitable rubbish receptacles are required on the allotment during construction. The allotment must be kept reasonably clean of rubbish at all times. This presents a more attractive Estate during construction and is in line with Local Laws.

Adjoining allotments must not be used as entry or exit paths without the adjoining owners written permission.

No rubbish or building materials are to be placed on the nature strip. This area is to remain clear for nature strip tree protection, overall streetscape attractiveness and safety to other residents.

Portable toilets are not to be positioned on any nature strip area.

No signage, including builder's suppliers product signage is to be attached to light poles, or nature strip trees or tree bollards.

At completion of construction the allotment and nature strip must be cleared of all building waste and other debris and the surface restored if necessary.

# Schedule 1

## Indicative Acceptable Colours

### *Colorbond Colours*

- Torres Blue
- Gull Grey
- Armour Grey
- River Gum
- Smooth Cream
- Mist Green
- Slate Grey
- Merino
- Stone
- Wheat

### *Porters – Lime Wash*

- Cord
- Bowral Stone
- Sand Stone
- Kurrajong
- Ochre
- Sail Cloth
- Wet Sand
- Verona
- Stone Beige
- Polar Blue
- Capri
- Venetian Green
- San Marino
- Trust Green
- Lucca
- Trezini Blue
- Flagstone
- Lime White
- Wollombi

### *Porters Boncote*

- Spanish Blue
- French Blue
- Blue Gum
- Navy
- White
- String
- Green Smoke
- Fuller's Earth
- Coralline
- Wet Cement
- Drift Wood
- Braid Wood
- Parchment
- Light Stone

### ***Cabots Natural Colors & Stain***

- Natural Timber Colors
  - Weathered Cedar
  - Natural
  - Light Cedar
  
- Forest & Earth
  - Pastel Green
  - Olive Green
  - Camel
  - Forest Grey
  - Smokey Pink
  - Pacific Blue
  - Mushroom
  - Gunmetal Blue
  - Earth Brown
  
- Ranch House Stain
  - Quartz
  - Red Wood
  - Cordovan Brown
  - Silver Birch
  - Sagebrush Grey
  - Hacienda Grey

## **Schedule 2**

### **List of Indigenous Species Suitable for Revegetation**

**Trees:** REFER TO REPORT BY LANDSCAPE ARCHITECT.

**Shrubs:**

**Graminoids:**

**Grasses:**

**Ground Covers:**