

DESIGN GUIDELINES



springridge
WALLAN • VICTORIA

REAL QUALITY REAL CHOICE

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01.0 INTRODUCTION

Springridge have prepared these Guidelines to ensure that the homes built in the estate are of modern designs devoid of undesirable ornamental and historical elements.

A minimum standard of landscaping is prescribed to complement your home and streetscape. The Guidelines also aim to provide additional protection of privacy for each lot. These provisions will ensure added value for your investment in Springridge.

02.0 DESIGN

Springridge encourages a diverse range of contemporary homes. To ensure consistency the following design criteria applies to homes at Springridge:

- Historical reproduction styles, kit and demountable homes will not be permitted.
- Arches, arch windows and doors, applied decorative or ornate moldings must not be used.
- Elevations facing the street must be articulated; in particular double storey designs must avoid large sheer wall panels by varying the setback, use of entry porch, balconies, verandah or pergolas and/or a change in material to create visual interest.
- A facade may be fully clad in face brick at Springridge, however to provide quality articulation the front façade must include a variation of brick colour or pattern, or introduce an alternative material.

ROOF FORM

Differing roof forms are permitted. To allow for different contemporary styles and add variety to the streetscape. Acceptable roof forms for Springridge are:

- A traditional pitched or gable roof. These traditional roof types must have a minimum 450mm eave continued throughout (with exception of the garage). Eaves may be cut back where ResCode clause 54.05-1 natural light requirements to habitable room windows is difficult to be achieved on lots 12.5m wide or less.
- Skillion or mono-pitch. A skillion roof must have a minimum pitch of 15 degrees, however an alternative pitch may be assessed on merit.
- Flat roof that is concealed behind a parapet wall.

PARAPET WALLS

Parapet walls must be continuous and extend around the sides. Parapet walls to the front of a traditional pitched roof will not be permitted.

STREETSCAPE VARIATION

To ensure variety along the streetscape no house with the same front façade and front section of roof is permitted within 5 lots of each other on either side of the street.

03.0 SITING

SETBACKS

The following setbacks apply:

The front boundary setback : minimum of 5.0m, unless specified otherwise in the covenant of your title.

Porches under 3.6m in height may encroach up to 1.0m into the front setback.

Side boundary setback :

- Lots wider than 12.5m : 1.5m minimum
- Lots 12.5m and under : 1.2m minimum

Rear boundary setback : 3m minimum.

The setback from a side street boundary : 2.0m minimum.

A garage is permitted on one side or rear boundary.

These setbacks do not override existing or future Building Regulations, which must still be adhered to.

SITE EARTHWORKS

To ensure that houses remain a strong feature along the streetscape and are not buried behind excavation, the maximum cut at the front section of a single storey house must not exceed 1.0m.

To provide a cohesive streetscape, the cut or fill located along a side boundary must not exceed 1.0m.



04.0 MATERIALS AND COLOURS

GENERAL

To achieve consistency and balance to the streetscape, textures and tones must compliment the natural landscape. Stark contrasting black and white colour schemes are not permitted, and we recommend the variation of softer greys and charcoals instead. The DRC have provided a list of acceptable materials and colours to be used. These colours depict the Springridge palette, however you can choose alternative materials and colours provided they are generally in keeping with the essence of these, for DRC consideration.

EXTERNAL WALLS

The following list of external wall materials and finishes set a benchmark for the Springridge palette. You may choose to use alternative materials and finishes and the DRC will review these in the view that they are of a similar quality response:

- Rendered, bag and paint, and face brickwork;
- Fibre cement should generally have a flush rendered finish. Exposed joints will be assessed on their merit.
- Weatherboards and metal cladding;
- Render or bag and paint finish must utilise neutral colour toning. Bright and reflective colours will not be permitted on entire facades, however they may be included as small feature elements. Coloured feature elements will be assessed on the merit of blending and complimenting the streetscape without excessive contrast .
- The use of natural stone for feature walls is encouraged.

We recommend that face brick colours be selected from the following tones as a guide of acceptable tones and colours. Similar or equivalent materials from other suppliers may also be submitted for DRC approval.

All other colours will be subject to DRC approval.

Supplier: Boral

Escura Smooth Face



Pearl Grey



Jute



Choc Tan

Nuvo Aspire



Boulder



Coco



Mangrove



Mist



Moss



Storm

Nuvo Fusion



Victorian Blue



Domino



Midnight Hue

Elan Gallery



Labassa



Glenfern

Horizon Riverside



Beaumonde



Brown Terrain

Elan Signature



Rouge



Grey Nuance



La Mesa

Horizon Naturals



Eldorado



Mocha



Brushwood



Sienna

Woodstock Pioneer



Port Phillip



Argyle



04.0 MATERIALS AND COLOURS

Supplier: Selkirk



Goldfield Haze



Ironstone



Honestone

Supplier: Austral

Access



Ash



Fawn



Chestnut

Symmetry



Grey



Tan

Dynasty



Cognac Illusion



Brushed Leather



Majestic Grey

Harvest



Buckwheat



Cotton



Linseed

Homestead



Kilarney



Melbourne 76mm Series



Auburn



Como



Greythorn

ROOF

Springridge permitted roofing materials are:

- Concrete or terracotta tiles and,
- Colorbond metal roofing.
- No red roof tiles will be permitted.
- A colorbond metal roof must not be creme, beige, red or blue in colour or tone.

Flat slate-like roof tile profiles are encouraged.

Roof plumbing must be similar or complimentary in tone.



Examples of approved roof colours

WINDOWS

Reflective film or mirrored glass is not permitted.

DRIVEWAYS

The driveway should be of charcoal coloured concrete or similar. Plain coloured concrete will not be permitted.



Examples of approved driveway colours

OTHER

Fascia, gutters and downpipes should be Woodland Grey or a dark charcoal colour. Otherwise a colour that compliments the home will be assessed on merit.



05.0 HOUSE SIZE

The minimum size of your home is related to your block size. This is covered in the covenant area of your title.

The maximum site coverage is 60% as per ResCode regulations and will form part of the assessment of the DRC.



06.0 GARAGES

Lock up garages must be provided for at least one car.

To avoid the garage dominating the streetscape, garages must be setback 1.0m behind the front wall of the home and a minimum 5.0m from front boundary.

Carports will be assessed on their merit.

Garage door widths (if more than 1 garage door) should be no more than 6.0m in total. Front garage doors are to be of sectional overhead or tilt type design. Roller doors are not permitted to the front elevation. Ranch style garage doors with arched windows will not be permitted.



Examples of approved garage doors



Examples of not approved garage doors

07.0 OVERLOOKING

BLOCKS 18M WIDE AND GREATER

Where there are no houses on the adjoining lots, a degree of overlooking into future residents must still be considered for the privacy of future owners. Generally, all habitable room windows and rear or side facing balconies at first floor level must be screened from overlooking if they are within 6.5m of the boundary.

Obscure film may be used and later removed if it is later determined that there is no overlooking once the adjoining dwelling is completed.

BLOCKS LESS THAN 18M WIDE

Overlooking requirements to be in accordance with ResCode.

08.0 PLUMBING

All plumbing other than downpipes and rainwater goods must be concealed. Plumbing associated with water tanks should be colourbond or painted to match the downpipes.

09.0 LETTER BOXES

Letterboxes must be DRC approved prior to installation.

Letterboxes must be no larger than 600w x 600d x 1500h and constructed to Australia Post standard. Small metal 'budget' letterboxes are not encouraged.

Letterboxes must be located within your lot boundary.



Examples of preferred letter boxes

The design and location of your letterbox must be provided with your landscape plan application. They must be DRC approved prior to installation.

10.0 SECURITY GRILLES AND SHUTTERS

Security grilles and steel shutters over windows are not permitted. Timber venetian shutters that are located inside the home are acceptable, however timber shutters on the exterior must be approved as part of the design approval prior to their installation.



11.0 STEEL GARDEN SHEDS, PERGOLAS AND OTHER STRUCTURES

A steel garden shed of no more than 10m² in area and no higher than 2.2m is permitted. It must be of colourbond finish to match or compliment the dwelling.

Setbacks and location:

STEEL GARDEN SHEDS

- Steel sheds of the dimensions noted above may be located 1.0m from a side or rear boundary.
- They must not be located in close proximity to the front garden where they will be visible from the streetscape and must be located in the rear garden area.
- Larger shed/workshops will be assessed on their merit at the time of application and will generally need to be constructed with materials and finishes to compliment the house.

PERGOLAS:

- Unroofed pergolas must be setback at least 1.0m from the side and rear boundaries.
- A roofed pergola must be located in the setback.

VERANDAHS AND OTHER STRUCTURES:

Verandahs and other building structures (other than sheds) must be setback at least 1.0m from the side and 2.0m from the rear boundary.

12.0 DRIVEWAY

Only one driveway is permitted. The driveway must be no more than 4m wide at the boundary.

13.0 FENCING

Fencing shall be built in accordance with the requirements specified in the covenants of your title.

FRONT FENCE/GATES

No fencing is permitted on or within 5.0m of the front boundary. Front fencing or side gates that run between adjoining lots must be set back a minimum of 1m behind the relevant front façade of the home.

SIDE FENCING

Side boundary fences must not extend forward of the front façade adjacent to that side boundary fence and must be in alignment with the front fence/gates.

14.0 SATELLITE DISHES

Satellite dishes greater than 1.0m in diameter must be mounted on the ground at the rear of the dwelling.

15.0 AIR CONDITIONERS / EVAPORATIVE COOLERS

Roof mounted evaporative coolers must match the colour of the roof and must be mounted no higher than the ridge of the roof.

External condensers of split air conditioning units must be mounted away from public view or be appropriately screened, including their piping and cabling.

Window mounted air conditioning units are not permitted.

16.0 SOLAR WATER HEATERS AND SOLAR PV PANELS

All solar water heaters must have detached storage tanks. Roof mounted storage tanks will not be permitted.

Solar PV panels should be mounted directly on the roof. Solar PV panels mounted on frames will be assessed on their merit.



17.0 RAINWATER TANKS

Rainwater tanks must be located away from direct public view and should be no more than 2.2m high.

To comply with Council requirements, water tank must be plumbed to toilet or laundry. This must be shown on house plans for DRC approval. The capacity must comply with the specifications listed in your covenant of title.

18.0 SIGNS

Builder and tradesperson signs must be no more than 0.5m² each. A maximum of three signs is permitted per lot and must be removed at completion of construction. All other signage must be approved by the Developer.

19.0 LANDSCAPING

Minimum planting and lawn areas are based on lot sizes as follows:

400 – 599m²

- 5 Trees (300mm pots) including 3 native/indigenous trees.
- A minimum of 2 native/indigenous trees must be provided in the front garden.
- 50 Shrubs in mulched bed (140mm pots) including 60% native/indigenous shrubs.

600 – 799m²

- 7 Trees (300mm pots) including 5 native/indigenous trees.
- A minimum of 3 native/indigenous trees must be provided in the front garden.
- 60 Shrubs in mulched bed (140mm pots) including 60% native/indigenous shrubs.

> 800m²

- 9 Trees (300mm pots) including 6 native/indigenous trees.
- A minimum of 3 native/indigenous trees must be provided in the front garden.
- 70 Shrubs in mulched bed (140mm pots) including 60% native/indigenous shrubs.
- Landscaping works to the street frontage must be completed within 6 months of house completion. (Certificate of occupancy)

Terracing of the front garden must be dealt with in a site sensitive manner. A retaining wall at the front boundary shall not exceed 1m in height and be separated by a garden bed of at least 1.5m width to the next terrace/retaining wall. We recommend battering back to the natural ground line from this point back towards the dwelling.

Only natural or black tan bark may be used in garden beds located in public view.

The grassed area of a front garden must not exceed 70% of the soft landscape area

Nature strips are to be maintained by the individual lot owner.



STAGE 5D NORTHERN PLANTATION LAND

The north boundary of lots 582 to 593 (inclusive) includes a 10m wide landscape buffer zone nominated in the Section 173 Agreement in the contract of sale as the “Northern Plantation Land”. Refer to the indicative map below. This landscape buffer zone is planted and fenced by the Developer in accordance with Council requirements to benefit the owners of lots in Stage 5D. The owner of these lots, and subsequent purchasers, must maintain the landscaping and plantation within this area including:

- The replacement of dead vegetation with the same or substantially the same indigenous species. Refer plant schedule below.
- The removal of pest and the control of disease
- The removal of all rubbish

Owners must not:

- Remove trees or plants within the zone
- Perform construction of any type including outbuildings, retaining walls, pools and additional fencing, paving, decks and so on.
- Remove or replace the fencing along the north boundary of these lots with fencing other than the specified Northern Plantation specified wire fencing.
- Provide private access from the property on the north boundary to Government Road via a gate, driveway, crossover or paving.

Owners of these lots wishing to sell their property must ensure that the above requirements and responsibility is passed on to the future owner of the property.

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	MATURE (WxH)	POT SIZE
TREES				
AC	Acacia dealbata	Silver wattle	4m x 6m	Tubestock
AM	Acacia melanoxylon	Blackwood	6m x 20m	Tubestock
CS	Casuarina stricta	Drooping she-oak	4m x 10m	Tubestock
EC	Eucalyptus camaldulensis	River red gum	12m x 30m	Tubestock
EL	Eucalyptus leucoxylon	Yellow gum	10m x 20m	Tubestock
EM	Eucalyptus melliodora	Yellow box	15m x 30m	Tubestock
EA	Eucalyptus microcarpa	Grey box	12m x 25m	Tubestock
SHRUBS				
AA	Acacia acinacea	Gold-dust wattle	2m x 5m	Tubestock
AP	Acacia paradoxa	Hedge wattle	2m x 4m	Tubestock
AY	Acacia pycnantha	Golden wattle	3m x 5m	Tubestock
BM	Banksia marginata	Silver banksia	5m x 7m	Tubestock
BS	Bursaria spinose	Sweet bursaria	3m x 6m	Tubestock
HS	Hakea sericea	Silky Hakea	2m x 4m	Tubestock



Note: the plant mix has been randomly planted at a general rate of 1.1m/2

 10m existing planting landscape buffer





20.0 DUAL OCCUPANCY / MULTI UNIT DEVELOPMENT

To encourage diversity in dwelling types at Springridge, some lots have been identified for Dual Occupancy or Multi Unit Development, subject to planning approval from the Shire of Mitchell.

Designated lots are those that do not have single dwelling restrictions in their title.

Multi unit development or lot sizes under 300m² requires approval from both the DRC and the Shire of Mitchell. Generally, ResCode provisions take precedent but the design intent of these guidelines must also be adhered to for approval by the DRC.

21.0 APPROVAL PROCESS

You must electronically submit drawings to the DRC for review and approval.

DESIGN REVIEW AND FORMAL APPROVAL

A full package of drawings is required for a formal design review. Send the following information via email to the DRC in pdf format (A3 for drawings and A4 for written documents). The DRC will assess your package against the Design Guidelines and upon compliance provide you with written confirmation and a return set of your plans stamped approved.

List of documents required for lodging your application:

1:200 site plan- show:

- Note site levels/contours, cut and fill areas
- Services and solar panels, satellite dish
- Rainwater tank (including capacity)
- Driveway and paving
- Retaining walls (note their height and material)
- Fencing
- Outbuilding, pergola and shed

1:100 floor plan- fully dimensioned and with FFL's noted

1:100 elevations- show:

- Natural ground line
- Note the external materials
- Show the solar panels, services and A/C or Evaporative cooling unit

1:100 sections – show:

- Natural ground line
- Proposed retaining walls
- Denote the maximum building height

External materials and colours schedule for the following:

- Wall finishes
- Roof, gutters and downpipes
- Windows and doors
- Rainwater tank (including capacity)
- Garage door
- Driveway

1:200 Landscape Plan- show:

- Water tank
- Retaining walls
- Plants (shrubs, trees, garden beds and grass areas)
- Letterbox design and location
- Driveway and paving
- Clothes line
- Screening
- Outbuilding/shed/pergolas etc
- Provide a plant schedule/ table noting plant species, pot sizes and the number of each plant type.

Upon compliance, these plans will be endorsed and constitute formal developer's approval for a Building Permit to be issued.

All applications for preliminary review and formal approval must be submitted to:

Springridge DRC

drc@springridge.com.au, telephone 0417 201 833

The DRC will endeavor to respond to all applications within 10 business days.

(Design Guidelines written November 2017)

SPRINGRIDGE SALES AND INFORMATION CENTRE

Open Saturday – Wednesday, 12pm – 5pm

Springridge Boulevard off Northern Hwy, Wallan

Melway Ref: 646 A5

CALL 1300 854 127