

River Links Estate Tocumwal Proposed Design Guidelines

Vision:

River Links is new, high quality residential land estate adjoining the 36 hole Tocumwal Golf Course and Bowls Club. The estate boasts a 400m frontage overlooking the 12th fairway, 13th tee and adjoining wetlands and creek. The clubhouse (which is about to undergo a \$7M renovation) is less than a 90 second golf cart ride way from the direct access provided between the estate and the golf course. There are a number of elements that go toward creating the vision of this wonderful new community.

Entry: A dual carriageway entry boulevard off will be located off Hutson Road with large native trees lining the median (and nature strips) in conjunction with a large multi tiered landscaped entry wall and signage will create a prestigious sense of arrive as you enter River Links.

Streetscapes: wider than standard road reserves means there is plenty of room where large native trees will be planted along both sides of every road creating a beautiful streetscape from day one. A 2.5m shared path down one side of every road is perfect for pedestrians, cyclists and golf carts alike.

Dwellings: High quality articulated homes with significant architectural merit are envisaged. Whilst a large part of the volume builders ranges will be acceptable, the bottom end designs with little articulation, no variety of materials and no eaves will not be accepted.

Lot Sizes: Whilst the average lot size is smaller than what has typically been produced in Tocumwal, this will not be obvious when viewed from the surrounding road network and therefore assimilates into the evolving character of the area. Lots along Hutsons Road have a lot size above 1,000m² whilst developer installed feature fencing and landscaping along Babbingtons Road will screen the internal facing lots. The smaller lot size offering are perfect for retirees, holiday makers, first home buyers, investors and golfing and bowls enthusiasts.

Setbacks: Importantly, there will be no boundary to boundary dwellings, with a minimum of 1m setback from the non garage side with lots of sufficient width to ensure every dwelling can have the required minimum of a double garage.

Fencing : the requirement for there to be no front fencing will make the streetscapes feel even more wider and more relaxed

Landscaping: in addition to the high quality developer installed landscaping in the streetscape and reserves, there are obligations for the owner to also create and maintain high quality landscaping within their front setback shortly after dwelling construction is completed.

Purpose

The purpose of these guidelines is to assist in delivering the vision for River Links Estate Tocumwal. Mandatory controls and minimum provisions will be prescribed by either Section 173 agreement (to be lodged on title), Memorandum of Common Provisions (MMCP) or Restrictions of the Plan of subdivision. Other design guideline elements are recommendations which whilst allowing flexibility will still ensure high quality built form outcomes.

All dwelling designs are required to be submitted and approved by the developers Review Consultant (Finnis Architecture) prior to building permit application. The Review Consultant will assess the proposal against both the mandatory provisions and the recommended design guidelines

with the latter being assessed 'on balance' against the overall architectural merit of the proposal and its contribution to achieving the River Links Estate vision as stated above.

Dwelling Construction

- Only 1 dwelling per lot is allowed with the exception of lots 14, 48, 214 & 226 which may contain more than one dwelling and be further subdivided (subject to Council approval).
- Existing buildings may not be relocated onto a lot.

Setbacks / Siting

- Minimum 4m front setback
- Garage side boundary can be zero (for no more the length of garage or 8m maximum)
- 1m minimum side setback on non garage side

Facades

- Innovative architecture with contemporary elements is encouraged with a high degree of articulation to the front façade. Articulation to be provided by a varied roof forms, use of verandahs, porticos and balconies. Minimum of two materials for front façade and a variety of colours is also encouraged.
- Two dwellings of the identical front façade shall not be built within 3 house lots of the original lot. This would include lots either side, opposite and encompassing other street frontages where applicable.
- Corner lots should pay attention to ensure secondary façade provides sufficient articulation as opposed to having blank brick walls with relatively small windows.
- Formal symmetrical designs with mock period styles are discouraged.
- Building form which dominates the streetscape is to be minimized.
- Colours should be from the lighter end of the spectrum with darker tones used as a contrast to assist with articulation. A 'splash' of colour as a highlight is acceptable.
- Dwellings with only plain face brick work will not be accepted.

Roof Form

A variety of roof form is encouraged to add visual interest to the streetscape. Roof forms may include:

- Skillion and hips
- Pitched gable
- Parapets, curved and flat roofs may also be included but should not dominate the built form.

Eaves are required as protection against the elements. Colourbond or galvanized roof sheeting is preferred and whilst traditional roof tiles may be accepted they are not encouraged.

Minimum Floor Areas

For lots under 400m² – minimum floor area is to be 120m²

For lots under 500m² - minimum floor area is to be 150m²

For lots over 500m² - minimum floor area is to be 180m²

Building Height

Maximum allowable under zone or two storeys no greater than 9m (whichever is the lesser)

Landscaping

Landscaping within the front setback must be completed to a professional standard within 3 months of certificate of occupancy. A \$2,500 bond is payable at settlement by the purchaser and is returnable after landscaping of the front setback is completed (and where no damage to nature strip, footpath or crossover has occurred). If the purchaser, builder or their tradesman are responsible for damage to public works during construction then the bond may be used for remediation.

Residents are responsible for maintenance of the nature strip and should ensure that grass is cropped and no more than 100mm in height.

Trees identified for retention on a lot should not be lopped or removed without Council consent.

Fencing

No front fences are permitted.

Side fencing forward of the building line should be no more than 1.2m in height.

Developer will install brushwood fencing along Babbingtons Road abuttal

Lots 142- 153 backing onto the Golf Course should have fencing with a minimum of 80% visual permeability and be no higher than 1.5m.

Any fencing adjoining a reserve should be constructed at full cost by the landowner and at no cost to Council.

Driveways

Construction of the driveway must be completed prior to occupation of the dwelling. Plain concrete driveways will not be accepted. Acceptable materials include:

- Coloured concrete
- Exposed aggregate
- Stencilled or stamped coloured concrete
- Pavers

Driveways should be constructed of a colour/s that compliment the façade of the dwelling.

Driveways must be constructed to allow for a 300mm landscaping strip or garden bed between the side boundary and the driveway.

Outbuildings

Any outbuildings should not be forward of the main building line.

Outbuildings are encouraged to be screened from view with fencing and landscaping.

Ancillary Structures

Structures such as water tanks, clothes lines, TV antennas, satellite dishes and solar panels should not be unduly visible from any street. For corner lots, this means siting of such structures should not occur on secondary street frontage.

Storage

Caravans, boats or trailers with a carrying capacity greater than 1 tonne must not be stored forward of the building line.

Garages

Dwellings must include a double garage under the roofline of the main dwelling.

Garages must not be forward of the main building line.

During Construction

Lots should be kept in a clean and tidy state at all times prior to and during the construction of a dwelling. The lot owner must ensure that:

- A covered builders rubbish bin is available and kept within the lot boundary at all times
- All deliveries only access the lot via the designated crossover for that lot
- No builders or tradesman vehicles to be parked on any nature strip
- No civil or landscape works are damage during construction of the dwelling
- No building materials, temporary toilets or building equipment is stored other than within the boundaries of the lot at all times.
- The boundaries of the lot must be securely fenced with temporary fencing during construction of the lot.