



*Design Controls  
& Covenants*

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# 1 Design Controls

## 1.1 Compliance and Refundable Bond

- 1.1.1 A refundable compliance bond of \$5,000 will be applied at settlement for the purchase of each lot as specified in the contract. The bond is additional to the listed price of each lot.
- 1.1.2 The land owner at the time of compliance approval is responsible for the bond and will receive the refund once all Design Controls and Covenant conditions are met to the satisfaction of the Yarrah Design Controller.
- 1.1.3 An application to refund the compliance bond may be applied for once final occupancy certificate has been granted by the authority and once all Design Controls and Covenants have been met.
- 1.1.4 If the land owner fails to comply with the Design Controls and Covenants, the bond will be used to undertake corrective measures to the street facing landscape, the land owner is to not prevent such work from taking place. Where the corrective measure is more than the bond amount, the land owner agrees to being charged for the additional corrective expense within reason. If the owner complies but fails to apply for a refund within 12 months of final occupancy certificate the bond is forfeited in favour of the vendor.
- 1.1.5 A landscaping plan is to be submitted for conditional approval from the Yarrah Design Controller prior to Development Approval or Comply and Development Certificate being issued.

## 1.2 Street Facing Landscapes

- 1.2.1 Landscapes visible from the public realm to be complete within 6 months of occupation.
- 1.2.2 The verge is to be cleared of all building and materials after construction. Where disturbed the verge is to be topsoiled, levelled and re-grassed. Any street trees and footpaths damaged during construction are to be reinstated.
- 1.2.3 Car parking on the front yard turf and/or garden area is not permitted. No parking slots are to be created in lieu of gardens.
- 1.2.4 The front garden is to have some form of defined boundary using either a form of edge strip or low-wall, hedging or fencing.
- 1.2.5 The front garden area is to comprise of at least 20-30% planted garden bed. The remaining area can consist solely of or a combination of turf, mulch, gravel or hardscape.
- 1.2.6 Synthetic lawn or artificial turf in any form is not permitted to any street facing landscapes.
- 1.2.7 At least 2 trees a minimum of 45 litres are to be planted in street facing landscapes.

## 1.3 Fencing

All fencing facing the Public Realm must meet the following requirements:

- 1.3.1 Fencing must be completed prior to occupation.
- 1.3.2 No side fences forward of the building line unless above a retaining wall or as part of a front fence.
- 1.3.3 Side fences above retaining walls must match front fence type.
- 1.3.4 Front fence including side return fence must be finished and include piers or other articulated elements.
- 1.3.5 Side boundary returns must be 1m behind the building line.
- 1.3.6 Fencing to side streets must have at least 25% of its length articulated behind the boundary for 500mm with a planted hedge to the setback section and include obvious piers.
- 1.3.7 Park facing and River corridor facing fencing must incorporate obvious piers and can include no more than 20% screening fence. The remaining 80% must be at least 50% open above 600mm. Refer to the 'River and Park Facing Fencing Control Plan' for details.
- 1.3.8 Standard Colorbond is not permitted as a side fence, return fence or front fence. Colorbond Miniscreen may be considered.
- 1.3.9 No Colorbond is not permitted for boundary fence adjacent to open-space or the river corridor unless as specified in the 'River and Park Facing Fencing Control Plan'
- 1.3.10 Rail corridor boundary fence shall be supplied by the developer in accordance with the fence control plan.
- 1.3.11 All internal boundary fencing must be Colorbond Miniscreen in Riversand.

## 1.4 Retaining Walls

- 1.4.1 Retaining walls facing or visible from street facing public realm cannot be more than 1.0m high. A stepped wall with a 400mm planted step can be incorporated to allow wall height to 1.5m. These dimensions cannot be averaged or exceeded. Alternatively, a retaining wall to 1.5m high is allowable if setback 0.6m from boundary and suitable screen planting is used on the street facing side to break-up the retaining wall form.
- 1.4.2 Retaining walls facing open space cannot exceed 1.5 metres if they are within 6 metres of the park boundary. Any wall over 1 metre must have screen planting between it and the park to break-up the retaining wall form.
- 1.4.3 Any retaining walls imposed by the high side design outcomes must be finished to low side neighbours.
- 1.4.4 Acceptable retaining wall materials for walls facing or visible to the public realm are: finished concrete sleeper, rendered and painted concrete block, finished cast concrete, stacked stone, timber walls with maximum 1.2m between verticals, and split block stacked walls.

- 1.4.5 Pine sleeper or unfinished block retaining walls are not permissible in the front garden or side garden of corner lots.
- 1.4.6 Retaining walls facing or visible from public realm must be completed prior to occupation.
- 1.4.7 Retaining under any walls built to the boundary must be integral with the house (the house wall must extend down). These walls must extend to 200mm below the likely slab level of the low side block or further if required for engineering.

## 1.5 Homes addressing the Street

- 1.5.1 Low side homes must have their FFL within 0.6 of the adjacent kerb level as measured at the mid point of the block. Alternatively an increased front setback with landscaping to provide a green edge can be considered.
- 1.5.2 The garages of high side homes must be set at a level to ensure that the driveway gradient does not exceed 1 in 6 between the front property boundary and the garage door.
- 1.5.3 Ensure the underside of decks and suspended sections of homes are screened with finished materials complementary to the house.

## 1.6 Driveway & Garage Door

- 1.6.1 Driveway locations have been nominated on the Lot Disclosure Plans. Lots with upright curves must maintain the driveway location. Lots with layback curve may move the driveway location to suit but shall give attention to services, trees and pre-existing driveways and avoid clashes.
- 1.6.2 The driveway is to be constructed prior to occupation.
- 1.6.3 Maximum 5m wide driveway width for a double or larger garage, 3m wide for a single garage.
- 1.6.4 Driveway materials are to be concrete, pavers or asphalt - no loose or gravel driveways.
- 1.6.5 Driveways are to be built through the footpath where supplied.
- 1.6.6 The garage door is not to be wider than 5.1 metres. Exceptions are allowed if the garage width is not more than 50% of the house frontage.
- 1.6.7 Triple garages are allowed only with an additional 0.6m setback to the third garage and on frontages 20m or larger.
- 1.6.8 Garage doors are to be set back 400mm behind the building line or recessed within a frame to optimise shadow line.

## 1.7 Prominent Front Door & Frontage

At a minimum the house frontage shall have:

- 1.7.1 A minimum 1.9 sqm covered area over and beyond the front door.
- 1.7.2 The covered area shall be a minimum of 1.40 metres deep.

- 1.7.3 A front door and path to and from the letterbox.
- 1.7.4 The front door and path shall face and be visible from the street.
- 1.7.5 One living space that looks or appears to overlook the streetscape.

## 1.8 Built Form

- 1.8.1 » Building colours, materials and finishes are to be from a predominantly neutral palette of colours, except for architectural features.
- 1.8.2 » Development on corner lots is to be designed so that housing addresses both street frontages, in order to promote a strong and legible streetscape character and support surveillance of the street.
- 1.8.3 » Setbacks to corner truncations shall be treated as if the lot did not have a truncation.
- 1.8.4 » Projections permitted into side and rear setbacks include eaves, sun hoods, gutters, down pipes flues, light fittings and electricity or gas meters, rainwater tanks and hot water units.
- 1.8.5 » Pergolas and other landscape features/structures are permitted to encroach into the rear setback.
- 1.8.6 » Building facades within the articulation zone and secondary frontage elements should consist of a range of the following elements:
- articulation or steps;
  - entry features;
  - awnings;
  - eaves and sun shading;
  - window to habitable space;
  - balcony or window box treatment;
  - recessing or projecting architectural elements;
  - verandahs;
  - bay windows or similar features.
- 1.8.7 » Zero lot dwellings (i.e. those that have one or more walls abutting the boundary with the next lot) are permitted within the R1 General Residential Zone provided that:
- Any wall that adjoins the boundary has a maximum length of 20m or 35% of the length of the boundary, whichever is lesser;
  - There are no openings in the wall that adjoins the boundary;
  - The Development Application demonstrates that there will be no unreasonable impacts on the adjoining property in terms of solar access and overshadowing.
  - Built to Boundary walls only occur on the low sides of the lot, or where lots are flat to the south or west sides. Built to boundary walls that face to each other are to be discouraged.

## **1.9 Acceptable materials**

- 1.9.1 Unfinished materials (timber not coated or painted, galvanised or uncoated metal, concrete/concrete block not rendered/bagged or painted, external cladding boards not painted) are not allowed to any portion of a house.
- 1.9.2 Highly reflective materials such as reflective window glazes and zincalume cannot be used.

## **1.10 Patios and Verandas**

- 1.10.1 Homes that front to streets with parks opposite require a roofed patio or veranda of at least 9sqm to the street / park frontage on the ground or first floor.
- 1.10.2 Homes that back onto parks require a patio or veranda of at least 12sqm facing the park. Alternatively, a living space that overlooks the park with at least 10sqm of glass openings facing the park from the living space.

## **1.11 Eaves**

- 1.11.1 All dwellings are to have eaves to all street facing walls, unless they are parapet walls. Fixed glass, windows or doors (excluding garage doors) within parapet walls that face to the street, or north and west facades of the house should incorporate shading elements that complement the parapet style of the dwelling.
- 1.11.2 A minimum 450mm eave is required.

## **1.12 Ancillary Structures**

- 1.12.1 Ancillary structures including sheds, heating and cooling plant, hot water systems, satellite dishes, clothes lines and water tanks must not be located where they are visible from any street frontage. Ancillary structures suitably screened will be considered.

## **1.13 Building Easements**

- 1.13.1 Construction within easements is prohibited unless advised by the relevant authority, Yass Valley Council. All enquires are to be directed to Yass Valley Council at (02) 6226 1477
- 1.13.2 Some construction types may be permissible with approval from the authority including fencing and hard surfaces.
- 1.13.3 Caution within all building easements should be taken not to hit underground services located within the easement. Dial before dig and cable location services should be used prior to any excavation works.
- 1.13.4 Services located within the building easement are indicated on the Lot Disclosure Plan, are subject to final works, survey and approval.

## **1.14 Groundwater Extraction**

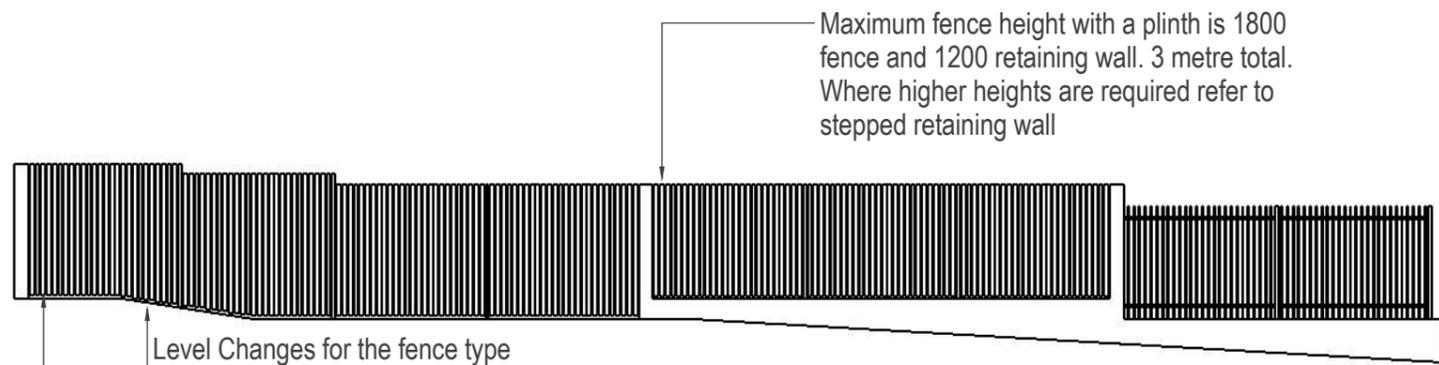
- 1.14.1 Groundwater extraction is not permitted.
- 1.14.2 Drilling or boring in any way for groundwater extraction is not permitted.
- 1.14.3 No bores, pumps or other groundwater extraction equipment are to be setup or installed on any lot.
- 1.14.4 All groundwater licence enquires are to be directed to the Department Planning, Industry & Environment (DPIE).

## **1.15 Termite Treatment Barrier**

- 1.15.1 All lots adjoining the rail corridor, 78 Laidlaw Street and 80 Laidlaw Street are to have a termite treatment along the adjoining boundary for the full length of the property boundary.
- 1.15.2 The termite treatment shall be a termite rod or equivalent treatment that provides a continuous barrier for the full length of the adjoining lot boundary including back and/or side boundaries.
- 1.15.3 The boundary termite treatment for applicable lots is to be supplementary to any termite related control stipulated by building codes and government legislation.

## **1.16 Other**

- 1.16.1 A transportable home is not permitted to be erect or place or allow to remain on Lot, unless it has been submitted for conditional approval from the Yarrah Design Controller prior to Development Approval or Comply and Development Certificate being issued.
- 1.16.2 Ancillary structures, outbuildings, sheds, garage, and shipping containers can only be placed on the allotment at the same time as the construction of the primary dwelling.
- 1.16.3 A trailer, camper, caravan or the like to remain on the Lot, unless it is suitably garaged or screened from all public land, roads and lot holders.
- 1.16.4 A Lot owner may not allow to accumulate on the lot any rubbish, car bodies, machinery or other material which is undesirable or unsightly in the opinion of the Yarrah Design Controller.

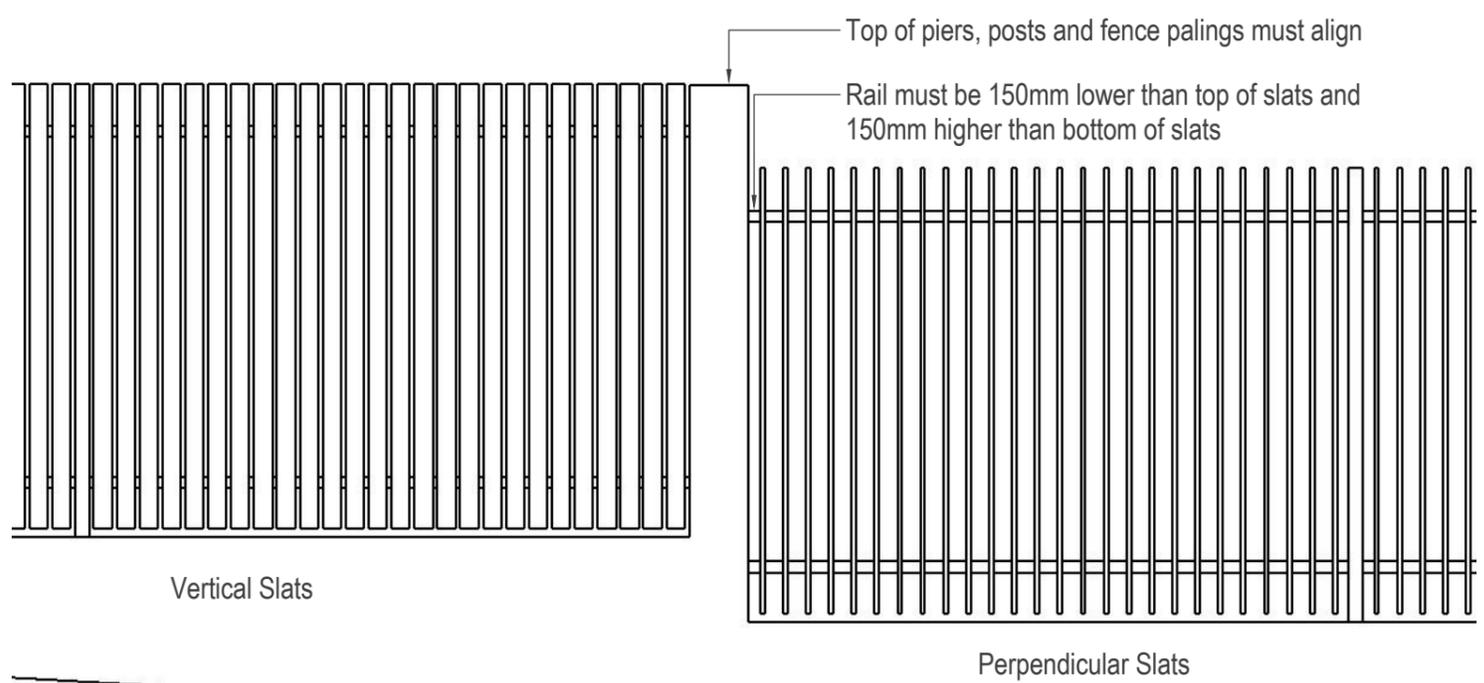


Maximum fence height with a plinth is 1800 fence and 1200 retaining wall. 3 metre total. Where higher heights are required refer to stepped retaining wall

Level Changes for the fence type with no plinth do not require a 200x200 post

Maximum fence height with no plinth is 1900mm.

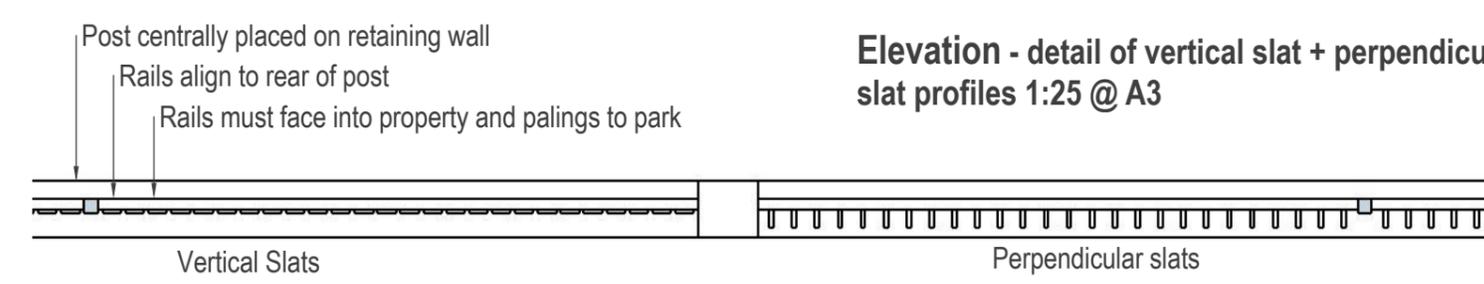
**Elevation - showing fence without retaining, vertical slat and perpendicular slat profiles 1:100 @ A3**



Top of piers, posts and fence palings must align  
Rail must be 150mm lower than top of slats and 150mm higher than bottom of slats

Vertical Slats

Perpendicular Slats



Post centrally placed on retaining wall  
Rails align to rear of post  
Rails must face into property and palings to park

Vertical Slats

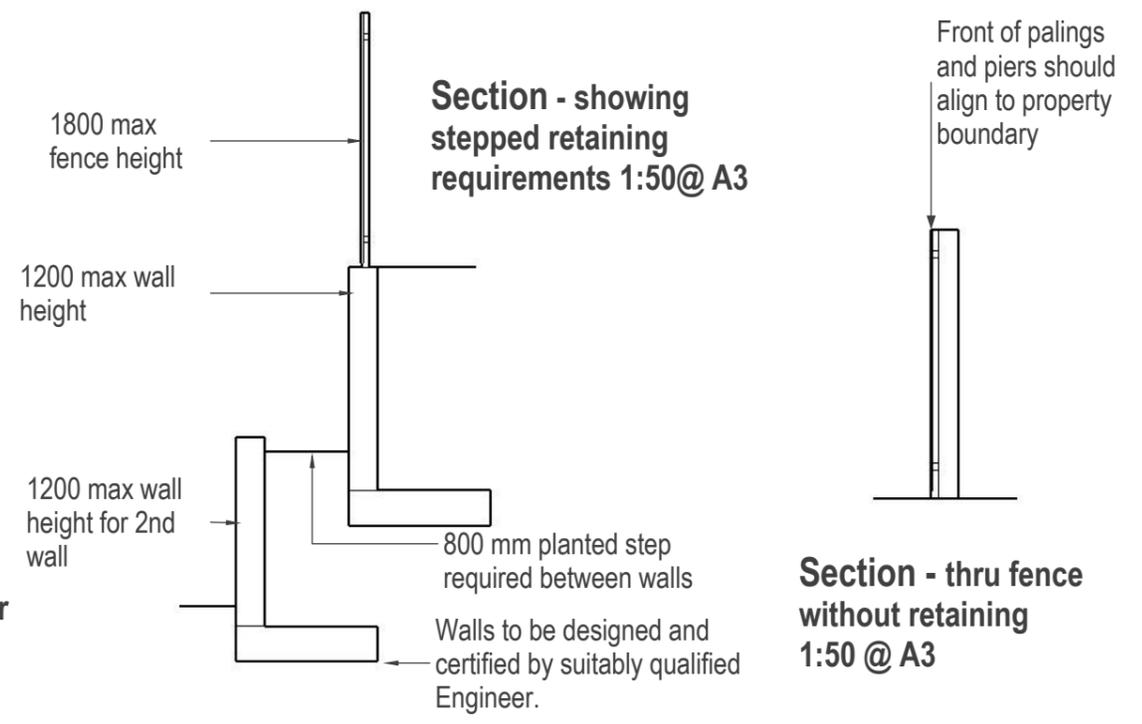
Perpendicular slats

**Elevation - detail of vertical slat + perpendicular slat profiles 1:25 @ A3**

**Plan - detail of vertical slat + perpendicular slat profiles 1:25 @ A3**

**NOTES**

1. Fence is to be 65 x 16 powder coated aluminium slats at 81mm centres placed either as vertical slats or perpendicular slats on 40x40 powder coated aluminium RHS rails fastened with brackets to 50x50 powder coated aluminium SHS posts with 210x210mm masonry or 200x200mm timber posts at all level steps, corners, changes in direction, corners, and front building line step downs. Posts can be either flange fixed or fixed into pre located PVC sleeve within concrete filled block wall.
2. The retaining wall is to be painted and rendered concrete block to a maximum height of 1.2 m with allowance for up to 2 walls with a landscape step in between. The wall requires engineering design and must ensure that the footing does not extend beyond the property.
4. All fence elements must be powdercoated Windspray satin, the rendered retaining wall, masonry piers and 200x200 timber posts must be painted to match. For durability the rear of the retaining wall must be waterproofed.
5. The vertical slat fence is intended for use where privacy is required. The perpendicular slat fence is intended for use where a view from the house/yard to the park/river is desired. Any single run of fence can only contain either vertical slats or perpendicular slats. Either fence type can be used to any park fronting edge. Where a view is desired with some private sections a perpendicular slat fence is recommended with hedge planting behind.
6. On side fences a pier should be located on the front building line and the fence section forward of this line must be no higher than 1250mm.
7. The top of the fence must be level and the fence must step as required and shown. Raked fences are not permitted. The maximum level difference of any step in the fence is 400mm.
8. The preferred panel length is 2122 to allow for manufacture efficiencies. All material sizes and thickness of RHS and SHS elements should be agreed with the fence supplier as structurally sound prior to ordering. All slats and posts must have colour matched end caps.



**Section - showing stepped retaining requirements 1:50 @ A3**

**Section - thru fence without retaining 1:50 @ A3**