



WILLOW SPRINGS

R O C K B A N K

# Design Guidelines

FEBRUARY 2022



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1.0

# Vision

Willow Springs is a community where new traditions mix with the old. Where young families make new traditions to pass onto next generations. The houses to be built here will help deliver this vision.

They will be a diverse mix of high-quality contemporary homes, encouraging good human connection and embracing modern living. While individual in design, they'll sit comfortably next to each other in the street to make attractive, liveable neighbourhoods.

Willow Springs will be a place where families will want to live, generation after generation.



2 . 0

# Introduction

Willow Springs will be a quality urban development that will create a living environment centred around the community.

These Design Guidelines outline the requirements that builders and buyers need to follow and the standards to be met before approval by the Developer's Design Review Committee. The Guidelines help ensure the vision for Willow Springs becomes real. They also help protect each purchaser's investment, now and in the future.

The Guidelines describe important principles and parameters that must be considered in conjunction with the Building Envelope details and the Plan of Subdivision Restrictions for each lot. They do allow flexibility within these controls to ensure that Willow Springs delivers on all fronts.

These requirements are in addition to, and not in lieu of, any State or local government planning or building approval requirements. It is the responsibility of the property owner (or their nominated agent) to check the current planning and building requirements relevant to the property being built on, to ensure the proposed design meets all legislative requirements



### 3.0

# Implementing the Design Guidelines

The purpose of the Willow Springs Design Guidelines is to ensure all homes are designed and constructed to a high standard. This will provide you confidence that yours and your neighbours home will settle harmoniously within your dream estate.

These Guidelines sets out all the requirements needed to ensure that street vistas, dwelling design, and boundary setbacks are correctly maintained.

All new buildings must be designed and constructed in accordance with the Design Guidelines, as well as the Plan of Subdivision and Memorandum of Common Provision which is available at **[builders.willowspringsland.com.au](http://builders.willowspringsland.com.au)**.

Prior to construction commencing for your home, all drawings must be submitted for approval to the Design Assessment Panel. Once approved by the Design Assessment Panel (DAP), a building permit can be applied for.

Please note, Design Assessment Approval is not required for the following:-

- Swimming Pools and spas
- Small structures under 10m<sup>2</sup>
- Unroofed pergolas, decks and shade structures. Note; shade structures are not permitted forward of the front building line.



# Approval Process

All documents must be submitted via email to the Willow Springs Design Assessment Panel.

**willowsprings@kosaarchitects.com.au**

General enquires should be addressed to the email above or telephone 03 9853 3513. It is recommended that preliminary discussions should be made regarding two storey dwellings, particularly on corner blocks.

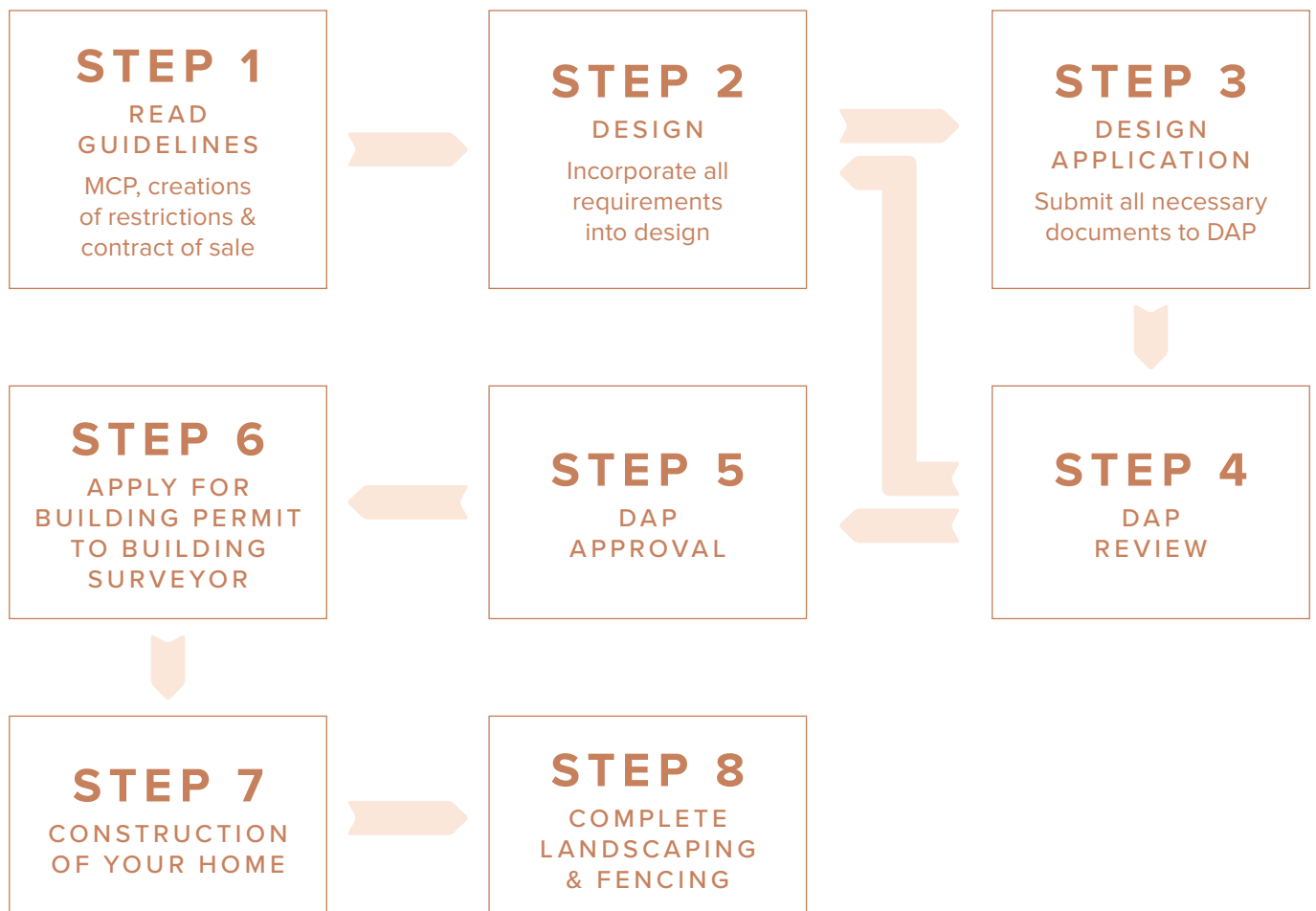
The drawings must be to scale and show the following;

- Site plan showing existing and proposed levels, the position of the driveway, fencing and site setbacks from boundaries;
- Floor plans showing all dimensions;
- Elevations showing materials and dimensions;
- External Colour schedule / materials; and
- Landscaping plan – front area only unless the home is on a corner block.

***Do not include drawings for internal details and internal elevations of kitchens and fitout items.***

Approval from the Design Assessment Panel does not infer compliance under the Building Code of Australia or any Building Regulations. The DAP and the Developer are not responsible or liable to any person for any loss, damage, or injury arising either directly or indirectly for any non compliance with these Design Guidelines or approval.

The Design Assessment Panel will assess the proposed submission and either advise as to what may be required to gain approval and or approve the submission generally within 10 business days.



## 5.0

# Construction

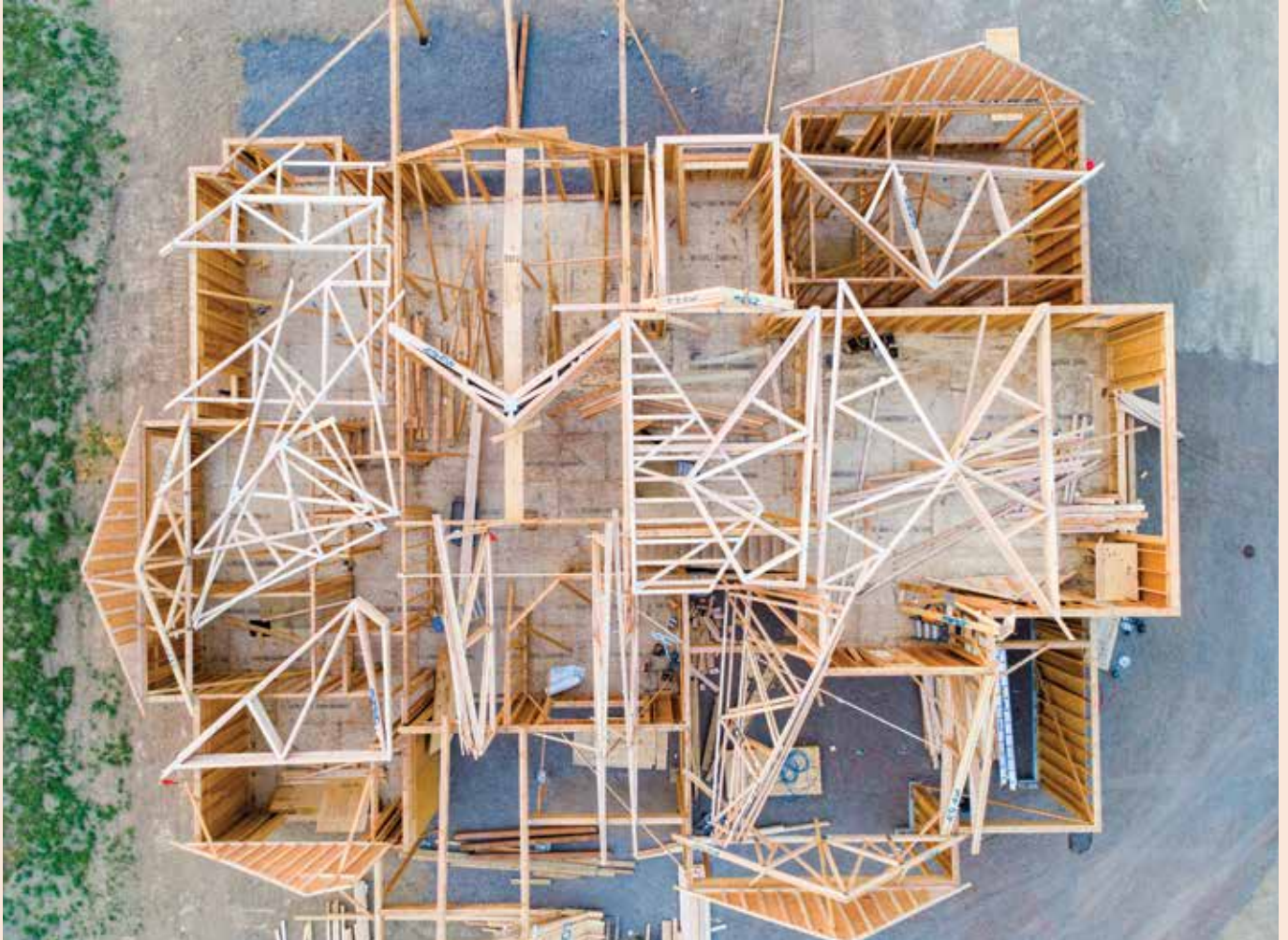
Once a building permit is obtained from either a private building surveyor or the Municipal Building Surveyor, the construction of your home can begin.

Please note that concessions cannot be made to regulatory items that are addressed in the MCP, Building Envelopes plans or Creation of Restrictions on the Plan of Subdivision. For example, where the Design Guidelines stipulate a minimum setback, consent from Council cannot be sought to alter the minimum setback.

No encroachments of easements, connections, etc. are permitted.

Construction must commence within 12 months from date of settlement and be completed within 24 months.

Incomplete building works must not be left for more than 3 months.



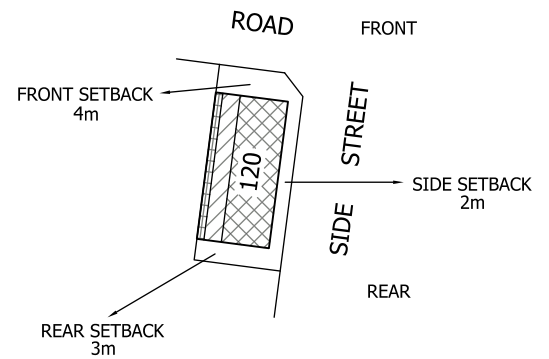


## 6.0

# Siting & Design of Your Home

All homes are required to be sited within the designated building envelope for your lot. In general, other than those lots covered under the Small Lot Housing Code the following applies:

- Front setback – 4 metres
- Side setback – 1 metre single storey and 1.8 metres for two stories, garages may be built to the boundary
- Rear setback – 3 metres for both single and double stories
- Corner site setback – 2 metres
- Garages are to be setback a minimum of 5.4m from the principal street frontage and be located behind the predominant wall of the dwelling.



Example of Building Envelope Plan in the Memorandum of Common Provisions (MCP).

## 6.1 ENCROACHMENTS

**Side, side street and rear:** the following may encroach in the specified setbacks by up to 500mm, noting gutters are not a measured item.

- Porches, verandahs, porticos and eaves
- Water tanks and appliances such as heating units
- Landings
- Screens for the purposes of overlooking

**Front:** the following may encroach in the specified setbacks by up to 1500mm, noting gutters are not a measured item – Porches, verandahs, porticos and eaves to a maximum height of 3.5 metres.

Note: no carports are permitted to be viewed from the front street elevation.

## 6.2 HOUSE ORIENTATION

All homes must face the street frontage and present a well-designed articulated dwelling. Sheer two storey walls are not accepted.

The dwelling must orientate where it can maximise solar efficiency. Dwellings that do not consider solar orientation will not be accepted i.e. having no habitable rooms facing north.

Habitable rooms should be located on the primary facade to provide a clear view to the primary streetscape.

Corner dwellings should include a habitual room with a clear view to the secondary streetscapes.

Side street elevations must be considered in the same way as the main street frontage and have multi-faceted design and materials.

## 6.3 HOUSE SEPARATION

The dwelling must not be replicated in design within three lots of each other in any direction as viewed from the street.

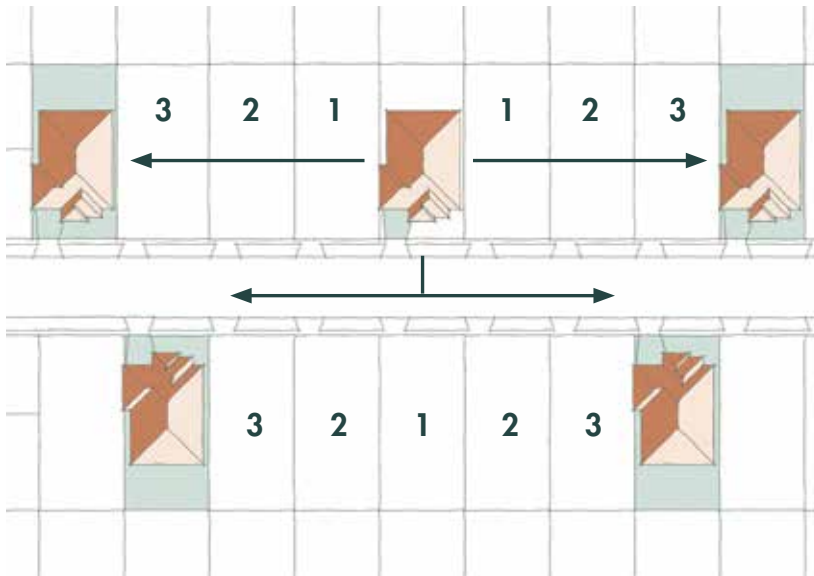


Diagram: example built form variety



## 6.4 HOUSE DESIGN

All homes within Willow Springs must be of a contemporary design and not be a faux replica of a period style such as French provincial, Victorian, Colonial, Federation, Art Deco, and Georgian style architecture.

The design of the home must have more than one material, while a fully rendered home must have at least two colours to assist in the articulation of the home. A two tone render scheme shall be considered as two materials. Dwelling facades must incorporate a maximum of 75% total wall coverage (excluding windows/openings) of any one material or colour.

Bright or fluorescent colours are not supported, unless they are deemed complementary to the design and palette of the dwelling.

All ancillary items such as balconies, posts, verandahs, porticos, pergolas, balustrades, downpipes, gutters and other minor architectural details must be of a similar colour tone of the selected facade colours.

The introduction of other materials such as vertical or horizontal cladding is strongly encouraged to break up the massing of the dwelling.

Where the dwelling incorporates a masonry facade, the window and door lintel and surrounds must be finished in the same masonry, noting the use of light-weight infill panels is not permitted. This is applicable to all sides of the building facade.

Articulated roof designs are encouraged, this assists in the overall streetscape appearance, high parapet walls with roofs hidden behind are discouraged. Roof pitch must generally be a minimum of 22 degrees, with flat roof elements a minimum of 10 degrees pitch, unless otherwise approved by the DAP.

All roofs must incorporate a minimum eave depth of 450mm to the street and reserve frontage/s, unless otherwise approved by the DAP.

Corner lots must continue the same theme from the front facade to the side street elevation to at least 50% of the length of the home.

Front entries should be clearly visible from the street and should include protruding elements such as a verandah to reinforce the dwellings sense of address.



## 6.5 GARAGES

Garage door openings must not exceed 40% of the width of the allotment's frontage, unless subject to following exemptions:

- For single storey homes with a frontage under 12.5m, a single garage is required with a maximum garage door width of 2.6m.
- For two storey homes with a frontage on or greater than 8.5m and less than 10.5m, a single garage is required with a maximum garage door width of 2.6m.
- For two storey homes with a frontage on or greater than 10.5m and less than 12.5m, a double garage with a maximum door width of 4.8m may be permitted where the majority (minimum 70%) of the upper floor area directly above the garage area is comprised of a habitable room with large scale windows and/or balconies that provide a clear view to the streetscape.
- For two storey homes on front loaded allotments, garages that exceed 40% of the width of the allotment's frontage are strongly discouraged. Notwithstanding, they will only be permitted where the width of the garage doors do not exceed a width of 50% of the allotments frontage and where the majority (minimum 70%) of the upper floor area directly above the garage area is comprised of a habitable room with large scale windows and/or balconies that provide a clear view to the streetscape.

The garage door must be panelled and must be a colour which complements the dwelling.

Carports are not permitted.

All garages must be stepped back from the main building line by at least 1m.

Garages may be built to the boundary.

No roller doors are permitted.

Extended width garages may be considered providing the garage door width does not exceed 40% of the width of the block. Triple width garages may only be considered on lots greater than 18 metres wide.

When designing the garage, consideration of the placement of trailers, boats and ancillary equipment should be made to ensure that they are not parked in view from the street frontage. The architectural character of garages should adopt the same roofline as the dwelling.

Each dwelling should have a single crossover.

For corner dwellings, garages must not be located on the corner where the primary and secondary frontages meet.

## 7.0

# Landscaping

All front yards must be landscaped within three (3) months of the occupancy permit being issued, unless landscaping is provided by the developer.

Landscaping must incorporate the following:

- Natural turf. No artificial or fake grass is to be used in view of the public realm.
- A minimum of 1 advanced tree.
- An array of ground covers, plants and shrubs to present to the streetscape, the use of gravels, mulches and the like are to be used as part of the garden beds and not the dominant feature.
- All landscaping must be maintained at all times including nature strips.
- Driveways may be constructed out of coloured concrete colour or exposed aggregate only. Plain grey concrete driveways is not permitted.
- Any pathways associated with the front landscaping must match the material used in for the driveway.
- Driveways must be offset from the title boundary by a minimum of 500mm where this strip is to be planted out as per the above.
- Driveway widths at the title boundary must be no wider than 5 metres, the design of the driveway must allow for easy access to the garage.

## 7.1 LANDSCAPE MATERIALS

Grass lawn (pre-grown turf) must be a warm season turf variety. The lawn should be maintained and regularly edged to present neatly. Grass is to be installed on a minimum 100mm depth of suitable topsoil.

Minimum 200mm depth of suitable topsoil is to be installed to all garden bed areas. Garden bed areas are to include an 80mm depth of mulch to retain moisture within the soil and suppress weed growth.

Impermeable hard surface materials must not exceed 40% of the front garden area including driveways and front footpaths.

A minimum softscape area of 60% of the total front garden area is to be installed. The softscape should consist of turf, garden beds and permeable surface materials including decorative stone, aggregate or pebbles.

At least 30% of the softscape area must consist of planted garden beds.

## 7.2 PLANT SPECIES

All plants are to be selected from the plant species list derived from Council's Landscape Design Guidelines. Plant species to be used in front gardens are to be hardy, appropriate to the site and have reasonable drought tolerance to reduce the need for irrigation.

The use of prohibited weed species is not permitted.



# Sustainability

## 8.1 WATER TANKS

All homes other than medium density and small lot housing Code lots are to have a 2000 litre water tank installed to be connected to toilet, laundry and garden irrigation. The roof design should allow a minimum catchment area of 40m<sup>2</sup> to the water tank. The tank must be placed on a concrete plinth and cannot be located on an easement or title boundary or be visible from the primary street frontage.

## 8.2 PHOTOVOLTAIC PANELS

The installation of solar panels is encouraged. The panels must be located to enable the most efficient collection of solar energy. Any installation of panels should consider the future incorporation of solar batteries and the location of the batteries. The location of batteries and invertors should be positioned out of public view.

## 8.3 SOLAR HOT WATER SERVICES

The provision of solar hot water heaters and heat pumps with separate solar panels mounted on the roof are encouraged.

Roof top mounted storage units are not permitted.

## 8.4 ENERGY, EFFICIENCY & LIGHTING

All dwellings are encouraged to be designed and built to achieve a 10-20% reduction in greenhouse gas emissions in line with relevant rating tools such as Green Star (GBCA), NABERS and AccuRate.

It is encouraged that all internal light fittings such as downlights, pendants, wall lights, etc. allow for compact fluorescents or LEDs.

External light fittings must not result in excessive light spill.



## 9.0

# Ancillary Building Items

## 9.1 LETTERBOXES

Letterboxes should be designed to compliment the home using similar materials and colours. Single post pressed metal letterboxes are not permitted.

## 9.2 PLUMBING & EXTERNAL SERVICES

All external plumbing including spa motors, are to be concealed from public view. Downpipes are exempt.

No exposed plumbing wastes are permitted from two storey dwellings.

## 9.3 AIR CONDITIONING & EVAPORATIVE COOLING UNITS

Air conditioning condensers must be located at ground level, if mounted on the roof they must be screened from view.

Evaporative coolers must be low profile and located below the roof ridge line towards the rear of the dwelling, they must be colour matched to the roof. On corner blocks they must be located away from street view.



## 9.4 CLOTHES LINES & DRYING AREAS

Clothes lines and drying areas should be shown on the drawings and they must be located away from the public realm.

## 9.5 ALUMINIUM ROLLER SHUTTERS TO WINDOWS

The use of aluminium roller shutters to windows that face the public realm is not permitted.

## 9.6 WINDOW FURNISHINGS

Internal window furnishings which can be viewed from the public realm must be fitted within 3 months of the Occupancy Permit being issued. The use of sheets, blankets and the like are not permitted.

## 9.7 TELEVISION ANTENNAS & SATELLITE DISHES

Willow Springs shall be afforded with fibre connection from OptiComm, as such there should be no need for antennas or satellite dishes. If required these must be located clear from view from the public realm.

## 9.8 SIGNAGE

Signage is not permitted on residential lots.

Signage during the construction of the home is exempt but must be removed when the Occupancy Permit is issued.

Signage for the purpose of advertising a home-based business is not permitted.

## 9.9 GARBAGE BINS

Garbage bins that are stored at the front of property should be screened from the public realm by an integrated enclosure, screen or fencing appropriate to the design of the dwelling.

## 9.10 DRIVEWAY

Only one driveway is permitted per allotment.





10.0

# Fences

No front fences are permitted.

All fences must commence at least 1 metre behind the main building line. This includes wing fences and gates.

All fences are to be the following; COLORBOND® steel with LYSAGHT NEETASCREEN infill panels. The infill panels, posts and rails must all be Monument in Colour at a height of 1.8m and return to the sides of the dwelling a minimum of 1m behind the main building line.

On corner lots, fencing on the secondary street boundary must return to the sides of the dwelling a minimum of 4m behind the main building line. Fencing must be COLORBOND® LYSAGHT MINISCREEN infill panels. The infill panels, posts and rails must be Monument in colour and a height of 1.8m.

Low masonry retaining walls not exceeding 0.8m which complement the facade of the building may be permitted.

11.0

# Building Regulations & Envelopes

Building regulations 73, 74, 75, 76, 79, 81, 82, 83, 84 & 85 are superseded by the Approved Building Envelopes.

To be read in conjunction with Building Envelope Profiles and Plan of Subdivision for relevant stage.

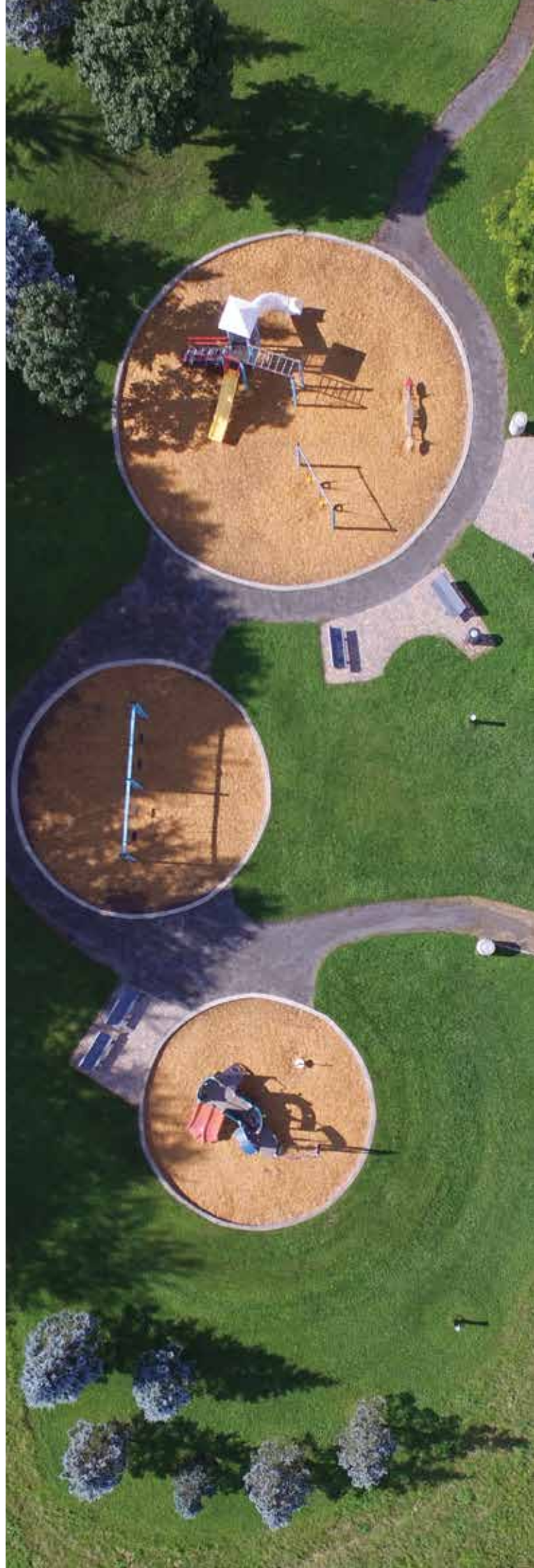
12.0

# Construction Management

The lot owner must not allow the accumulation of any rubbish, including building materials, spoil from excavations etc to accumulate and spread from the site.

The lot owner is responsible for the maintenance of the kerb and channel, footpath, crossover and nature strip both during construction of their home and thereafter.

The lot owner agrees to maintaining the front yard including the nature strip, kerb and channel and crossover thereafter.







SALES OFFICE

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PROJECT ADDRESS

520 GREIGS ROAD, ROCKBANK

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