

Narooma Rise

Design Guidelines





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01

Welcome to the community

Congratulations and welcome to Narooma Rise, the lifestyle location to call home, right on the banks of the mighty River Murray.

Narooma Rise is a beautifully crafted community being developed in the heart of the Rural City of Murray Bridge. Centrally located, overlooking, and embracing the mighty River Murray, Narooma Rise sets the benchmark for premium living, offering over 250-allotments within a character filled and beautiful setting.

These Design Guidelines act as a safeguard for your investment and asset, providing you with the tools to make selecting your future home a breeze. Design Guidelines promote well-thought, diverse development outcomes which achieve a consistent standard of housing and amenity throughout the Narooma Rise community.

Approval Process

Allotments purchased within Narooma Rise have an encumbrance attached to the Certificate of Title. This requires all development on site including dwellings, outbuildings, landscaping, fencing and ancillary structures requiring Design Guideline approval from the Encumbrance Manager prior to seeking Development Approval from the Rural City of Murray Bridge.

The Design Guidelines shall be considered in conjunction with the relevant development plans of the Rural City of Murray Bridge. Applicants are encouraged to submit draft plans to the Encumbrance Manager should they have any concerns regarding the appropriateness of the proposed development.

The following documentation shall be submitted to the Encumbrance Manager for Design Guideline approval (scaled and dimensioned):

- Site plan(s) showing the location of the dwelling and any ancillary structures, garage and driveway cross-over locations, bench levels, finished floor levels, retaining walls, setbacks.
- Floor plans (1:100)
- Elevations (1:100)
- External materials, finishes and selections.
- Landscaping and fencing plan

Design Guideline approvals to be lodged by email to:
design@naroomarise.com.au

The Encumbrance Manager will then undertake the assessment, liaising with the owners and designers where required, before providing written approval with a stamped set of plans.

Design Approval Process

- Preliminary design review
- Submit plans to Encumbrance Manager
- Design Guideline approval
- Lodge Development Approval with Rural City of Murray Bridge
- Development Approval
- Commence construction
- Completion of home



03

Things to know...

Building time

Vacant lots purchased within Narooma Rise shall be substantially commenced construction within 12-months of taking ownership of the allotment, noting:

- Construction to be completed within 12-months of commencement.
- Front yard landscaping to be completed within 6-months of occupation of your home.

Subdivision and amalgamation of allotments

- Allotments must not be further subdivided.
- Amalgamation of adjoining allotments (i.e., double allotment) will be reviewed and approved by the Encumbrance Manager.

Dwellings per allotment

One dwelling per allotment is permitted. Dual occupancy and granny flat type additions to be reviewed and approved by the Encumbrance Manager.

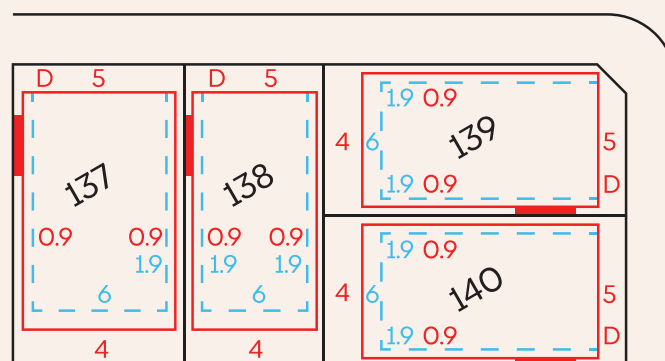
04

Planning your home

4.1 Building Envelope Plan

A Building Envelope Plan (BEP) has been prepared for each allotment within Narooma Rise. The BEP details:

- Minimum setback requirements from the street boundary (or boundaries, where an allotment has more than one street frontage).
- Minimum setback requirements from side and rear boundaries
- Minimum building setback requirements for single and double storey dwellings.
- Location of the garage or carport along with driveways and cross-overs.
- Permissible on-boundary construction of garages/carports.
- Location of easements (if applicable)



	Denotes 3m Wide Drainage Easement
	Denotes 4m Wide Sewer & Drainage Easement
	Denotes garage can be built on boundary
D	Denotes double driveway location
S	Denotes single driveway location
	Single Storey Setback (distance from boundary or tie line shown)
	Two Storey Setback (distance from boundary or tie line shown)

4.2 Setbacks

Dwellings are to be designed and sited in accordance with the relevant Building Envelope Plan and as further expressed below. Please note the following may encroach beyond the setbacks referred to in these guidelines:

- Entry porch/portico
- Fascia's, gutters, eaves and roofing elements up to 0.5m
- Verandas, balconies, landings, steps or ramps not exceeding 1.0m in height.

Primary Street Frontages

Dwellings must be designed and oriented to provide visual interest and passive surveillance of the street. Dwellings shall be setback at least 5m from the front property boundary unless otherwise depicted on the BEP. Garaging must be sited and designed to minimise the visual dominance relative to the dwelling by:

- A maximum opening width of 6m
- A setback of at least 0.5m behind the main façade of the dwelling.

Side boundary setbacks

For detached dwelling allotments, the side boundary setbacks are 0.9m (minimum) for single storey dwellings and 1.9m (minimum) for the upper level of a two-storey dwelling.

Garages/carports are permitted to be built on the side boundary (zero lot line), where indicated on the BEP. Walls built on zero lot lines must not exceed a maximum length of 11.5m.

Rear boundary setbacks

Single and two-storey dwellings should be setback from the rear boundary as per the BEP provided for each stage.

Corner allotments

Dwellings on corner allotments shall address both street frontages ensuring quality urban design outcomes and passive surveillance.

4.3 Site Coverage

The roof area of dwellings, verandas, garages, carports, and outbuildings should not exceed 60% of the total site area (excluding terrace/row type dwelling allotments).

Site coverage should provide sufficient space for:

- Pedestrian and vehicle access
- Vehicle parking
- Storage and clothes drying
- Private open space and landscaping

4.4 Private open space

Dwellings should provide private open space in accordance with the following:

For allotments **less than 300m²** in area, 24m² located behind the building line shall be provided.

For allotments **more than 300m²** in area, 60m² located behind the building line shall be provided.

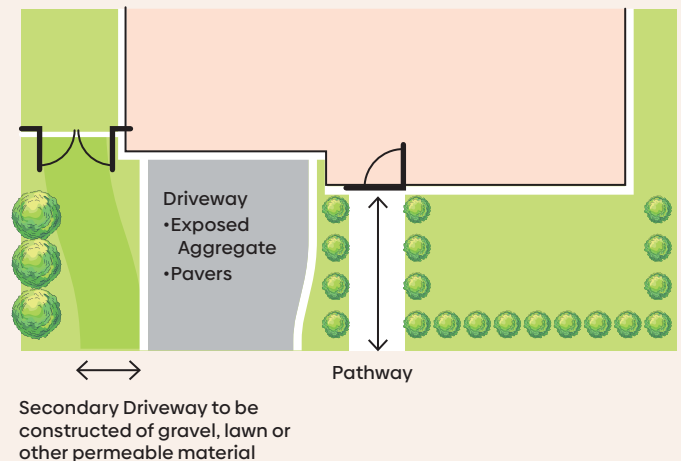
4.5 Vehicle parking and access

Two onsite car parking spaces per dwelling shall be provided, one of which is undercover (garage/carport). Additional car parking spaces may be uncovered and located on the driveway immediately in front of the garage or carport.

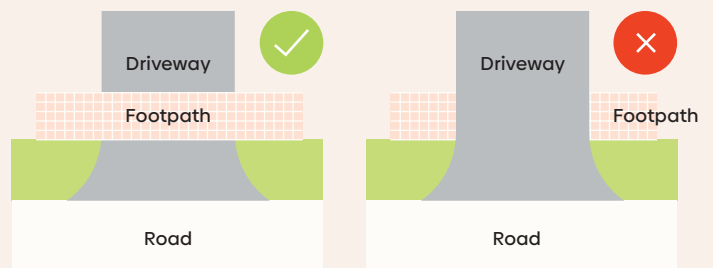
Driveway locations are indicated on the building envelope plan and one crossover per street frontage is permissible. Driveways should have a maximum width of 4.0m for single garages and 6.0m for double garages.

Driveways for corner allotments may be off the primary or secondary street frontage unless services are prohibitive.

Where vehicular access (i.e., recreational vehicles) is desired from the front to the rear of the allotment, this may be provided via a drive-through garage/carport or a secondary driveway. Secondary driveways will be assessed on merit by the Encumbrance Manager and should not dominate the street frontage with hard surfaces. The secondary driveway shall differ in material from the primary driveway and may be constructed out of grass, gravel, or permeable type materials.



Driveways and crossovers must be constructed of either exposed aggregate concrete, coloured/textured concrete or textured unit pavers. Where footpaths are provided, driveways must abut both sides of the footpath and not cut through the footpath. Care and protection must be taken of footpaths and crossovers during construction.



4.6 Building on Sloping Sites

The developer or Narooma Rise will undertake retaining and benching of allotments where depicted in the staging plan. The gentle gradient of Narooma Rise may require additional retaining and earthworks to be undertaken to fully utilise certain allotments.

These guidelines prescribe techniques that will provide good design outcomes for earthworks and retaining walls.

Retaining front and rear yards

The extent of cut and fill shall be kept to a minimum, with anything over 1.0m in height to be retained. Retaining walls in front yards shall not exceed 1.0m in height and shall incorporate screening landscaping immediately in front of the retaining wall. Steeper sloping sites may require a 'stepped' retaining wall approach. A horizontal distance of 1.0m (minimum) shall be provided between walls to enable planting of screening landscaping.

Retaining walls in rear yards shall not exceed 1.5m in height and shall incorporate screening landscaping immediately in front of the retaining wall. Steeper sloping sites may require a 'stepped' retaining wall approach. A horizontal distance of 1.0m (minimum) shall be provided between walls to enable planting of screening landscaping.

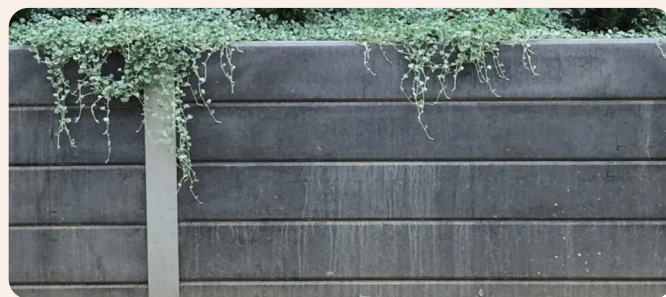
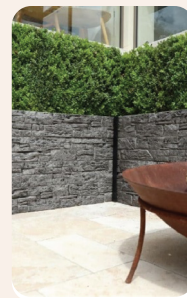
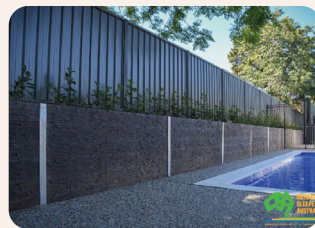
Materials

Retaining walls forward of the main building line shall be constructed of quality materials including rendered masonry, patterned concrete sleepers, rock, interlocking blockwork and shall be designed with colours to visually integrate and complement the dwelling on site. Timber sleepers must not be used to retain soil. Plain concrete sleeper retaining walls may be used behind the main building line in areas not visible from public view.

Front of dwelling examples:



Rear of dwelling examples:



Split level homes

Split level home designed are encouraged on sites with steeper slopes. Split level home designs work with the slope of the land to minimise cost through the reduction of retaining walls required and create more appealing homes externally and internally. Sites which are recommended to be constructed of split-level type construction will be nominated on the staging plan.

4.7 Privacy

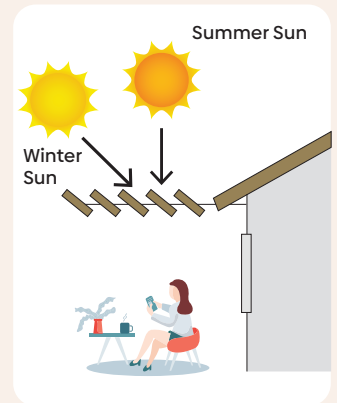
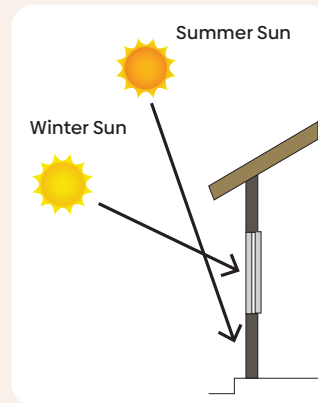
Overlooking from upper-level habitable room windows and external balconies, terraces and decks to neighbouring habitable room windows and the useable private open space shall be minimised by:

- Permanently fixed translucent glazing in that part of the window below 1.5m above floor level.
- Window sill heights of a minimum of 1.5m above floor level
- Permanently fixed external screens, including wing wall, solid or translucent panels and planter boxes to restrict site lines.
- Mature trees and shrubs can help screen private outdoor living areas.

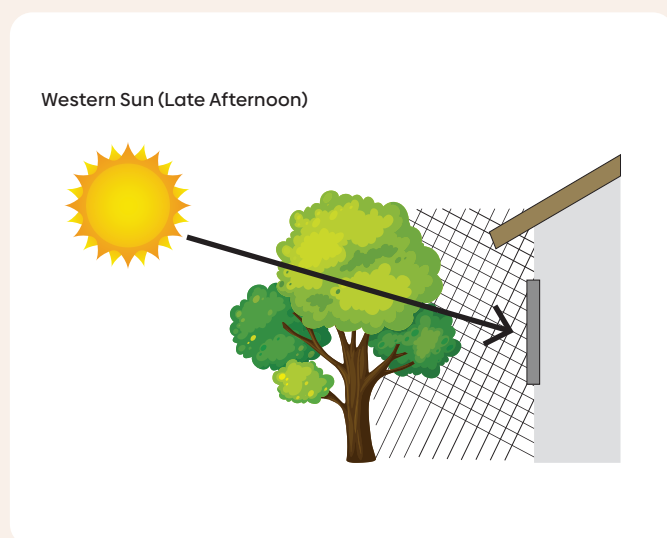
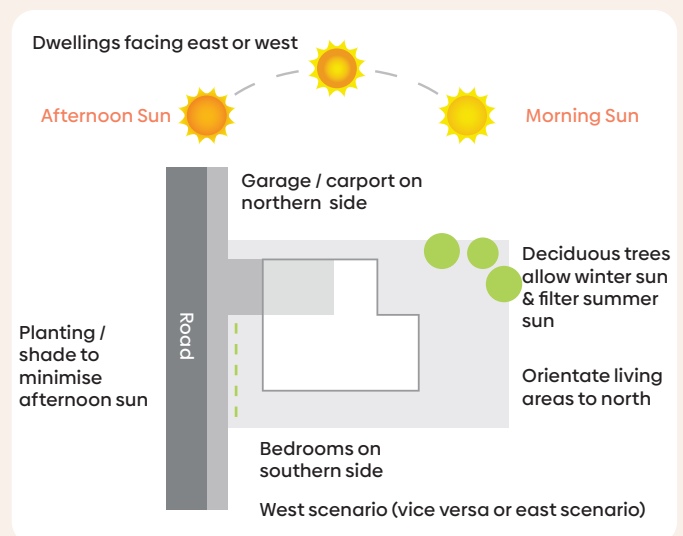
4.8 Solar Orientation & Energy Efficiency

All new residential dwellings must achieve a 6-star energy rating (using any recognised rating system, e.g., NatHERs, First Rate). A 6-star energy rating can be achieved using a range of energy efficient design features including but not limited to:

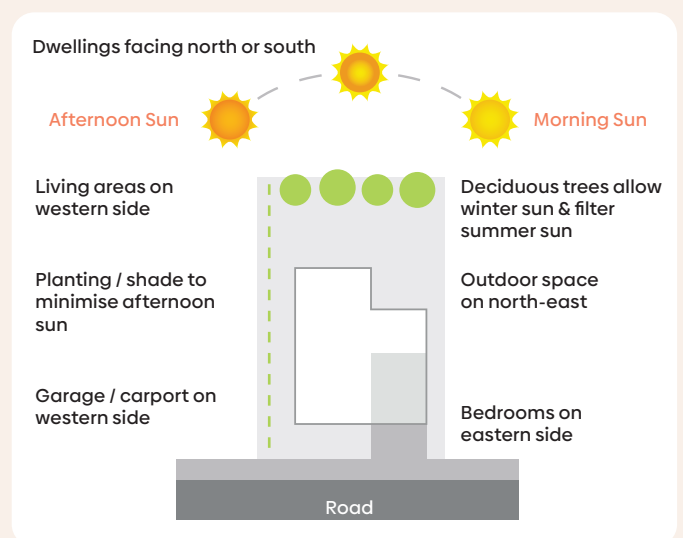
- Locating habitable living areas and private open space shall on the northern side of the allotment.
- Utilise shading devices and/or deciduous trees that can shade summer sun and allow winter sun to penetrate internal living spaces.
- Insulating external wall (R2) and ceilings (R4)
- Appropriately size and shade windows to reduce heat and coolth transmission.
- Double glazing.
- Design roof orientation and pitch to enable effective use of solar panels.
- Solar panels and solar water heaters.
- Zoning house layout to able separate heating and cooling of living areas.
- Cross ventilation and draught proofing.
- AAA rated water efficient fittings and fixtures.



Eaves & shading devices can protect windows from direct sunlight in Summer and allow Winter sun to penetrate internal living areas.



Strategic tree planting around your home will protect windows from late afternoon western sunlight.



Design & Appearance

5.1 Façade Design

Dwellings shall demonstrate quality design and appearance from the streetscape through the articulation of walls and roof lines, well-thought materials, textures and finishes, and avoiding bulky, blank facades. It is encouraged to have unique, character filled facades which create a diverse streetscape and community.

External walls of homes should be constructed from two of the following of materials:

- Brick
- Stonework
- Painted render
- Architectural cement sheet (e.g. Scyon)
- Timber panelling
- Weatherboard
- Feature tiles

5.2 Roofing

Roof materials should be selected from coloured corrugated iron, tiles, slate or cement shingles. Roof pitch should be a minimum of 22.5-degrees and include an eaves of a minimum width of 450mm, excluding on-boundary walls. Roofs shall be articulated and incorporate elements such as gables and verandas/porticos to create visual interest. Contemporary, skillion and flat roof elements will be considered on merit by the Encumbrance Manager.

Unpainted galvanised iron, highly reflective colours or finishes and white roofs are not acceptable.

5.3 Ceiling heights

The minimum floor to ceiling height for a single storey home is 2.7m.

The minimum floor to ceiling height for the second storey of a home is 2.4m.

5.4 Garage/carport

The garage location will be nominated on the BEP. Garages/ carports must have a minimum setback of 0.5m from the façade of the dwelling. Garages must be integrated and reflect the architectural design elements, materials, and colours of the main dwelling. Garages/carports visible from public areas must incorporate either a panel lift or tilt-up door.

5.5 Verge (Nature Strip)

The front verge (nature strip) is the section of garden bed between the footpath and the kerb. The verge contributes to the individual character of your home and the neighbourhood in general.

- The verge plantings will be installed by Narooma Rise upon completion of homes.
- The ongoing maintenance of the verge is the responsibility of the owner/occupier.
- Narooma Rise emphasises the importance of maintaining a presentable verge, taking pride in the community.





5.6 Landscaping

Landscaping of gardens visible to the public is required to be established within 6-months following occupation of the associated dwelling. Landscaping is to be regularly maintained to a standard consistent with the surrounding dwellings. Landscaping of the front garden should:

- Screen or soften the appearance of storage areas, services, and parking areas.
- Minimise impermeable paved surfaces.
- Use plant species suited to the site which minimise the need for maintenance.
- Avoid interference with utility services.
- Not unreasonably affect adjacent properties through overshadowing or intrusive root systems.
- Artificial lawn is not permitted.
- A mix of soft and hard landscaped surfaces should be used.
- Native, drought tolerant species are encouraged.

5.7 Fencing

Fencing is an important part of the development; the following design requirements are required to ensure a consistent and unified outcome for the Narooma Rise development.

Side & Rear Fencing

- Fencing on side and rear boundaries are required to be 1.8m in height.
- Side fences along common property must stop inline with the front of the building. Fences used from this point onwards must comply with the front fence requirements.

Front Fencing

Front fencing is optional for all allotments. If front fencing is installed, then it must be:

- No more than 1.2m high if constructed from solid materials (except pillar which can be 1.5m high)
- Be of open style construction if greater than 1.2m high and no higher than 1.5m.
- Have a vertical emphasis in appearance.
- Landscaping is encouraged to achieve any additional screening if desired.

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Sheds & Outbuildings

Sheds and outbuildings are encouraged for the convenient and secure storage of vehicles, boats, caravans, etc. provided they are kept in line with the character of the main dwelling. Sheds and outbuildings are required to meet the following requirements.

- Maximum total floor area of 60m².
- Maximum building height (from natural ground level) of 4m.
- Maximum wall height (from natural ground level) of 3m.

07

Services & External Fixtures

Clotheslines

Should be sited unobtrusively and away from public areas.

Solar Panels & Solar Water Heaters

Are encouraged. If the northern facing portion of the roof faces a primary or secondary street frontage then only the solar panels are permitted on the northern portion of the roof. The water heater (bullet tank) must be hidden from public view.

Air Conditioners

Can cause discomfort to neighbours therefore the location of units shall be selected with care. Evaporative coolers should be located below the ridge line of the roof and be of a neutral colour that matches the roof colour.

TV Antennas & Satellite Dishes

Must be located within the roof space or be positioned such that they will not be unduly visible from the primary road frontage. Satellite dishes should be coloured to match the structure they are attached to (roof or wall).

Rainwater Tanks

Are mandatory in the Narooma Rise and will be required to be installed in accordance with the Building Code of Australia requirements (i.e. minimum 1,000L capacity).

Rubbish Bins

Must not be visible from public areas except on rubbish collection days.

08

Construction & Your Responsibilities

Vehicle Access

Must be made via internal roads rather than driving across adjoining allotments/vacant land (including reserves). During construction, vehicles should not be parked on the verge/footpath area.

Sites

Must be regularly and frequently maintained and kept clear of excess weeds, rubbish and building waste.

Stockpiles

Stockpiles and building materials must be located on the allotment and positioned in a neat and tidy manner.

Building Waste

Must be stored in a bin which is emptied on a regular and frequent basis. The bin must be located on the allotment. Accidental spills of soil, material or waste outside of the allotment must be removed immediately.

Stormwater

Pollution of the **stormwater** drainage network from your building site must be avoided. Implementation of an erosion and sediment control management plan in accordance with your development approval is mandatory.

The following measures must be put in place:

- Installation of sediment controls on low side of allotment;
- Early connection of roof water down pipes to allotment stormwater system; and
- Trapping of run-off from tool and paint washing, brick and tile cutting and other wet activities.

Amenities & Portable Toilet

Are to be located within the allotment and adequately fixed to the ground. They must not be placed on road, verge, adjoining allotment, or reserves.

09

Contact

design@naroomarise.com.au

Experience
The Lifestyle
Location



Narooma Rise

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