



**Explanatory Notes
for future residents**

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1. BACKGROUND

These explanatory notes and information have been prepared to assist prospective purchasers and future residents to understand the concept of the development and explain in plain English some of the necessary controls that are to be implemented to achieve and maintain the desired high standard of residential amenity.

- **Our Vision**

The “*Fairways*” will provide a unique residential experience with many lots abutting the 16th west fairway of the renowned Rich River Golf Club Resort located in Moama, New South Wales.

A Community Subdivision consisting of (21) superb allotments ranging in size from 457 to 694 square metres will be offered for sale.

Careful attention in the preparation of dwelling designs tailored to suit individual allotments and maximize the amenity and ambience of the area were key elements in planning the development.

The mixture of external materials, elevation treatments, choice of colours, orientation and private open space have all been carefully considered to offer an enduring residential experience and provide energy efficient living.

The residential development and overall concept has been specifically targeted towards active retirees who no longer have the need for expansive homes and large garden areas.

2. INTRODUCTION TO ARCHITECTURAL AND LANDSCAPE GUIDELINES

A series of architectural and landscape guidelines have been carefully prepared to ensure that ‘*FAIRWAYS*’ provides a unique residential lifestyle.

These guidelines will ensure a high standard of residential design to ensure future residents that their investment will not be compromised by poorly designed or inappropriate development which may impact on their amenity, capital growth and security.

The architectural and landscape guidelines will:

- Incorporate design standards that generally relate to the siting, design and architectural design of new dwellings.
- Establish appropriate architectural standards for dwellings and external works including but not limited to fencing, pergolas, landscaped areas within the Community property through to details such as location of clothes lines, TV antennas etc.

The landscape and architectural guidelines will be used as the basis for the assessment and approval of building and landscape works on each lot of the development by the Development Committee.

No building or works will be permitted on any allotment unless approval of the Development Committee has been obtained.

- **Design Objectives**

- To promote a site responsive design that provides visual harmony between the dwellings and golf course landscape and creates a residential precinct which blends into the surrounds.
- To provide a design outcome which through building design, material and colour choice which ensures a pleasing harmony within the development.
- To select colours and materials which respond to the general surrounds and golf course interface.
- To introduce design elements which provide energy efficiencies and respond to the climatic conditions experienced in the region.
- To ensure golf course views within the development are maximized.

- **Design Review and Approval Process**

Architectural and landscape plans must be submitted to the Development Committee (Rich River Golf Club Limited, P.O. Box 135 MOAMA NSW 2731) for review and approval prior to the commencement of any works.

The Murray River Council will not issue a Construction Certificate for any works unless prior approval has been obtained from the Development Committee.

A. Any requests for **approval** consistent with the approved architectural and landscape guidelines must be accompanied by the following information viz:

- Include a floor plan indicating setback dimensions from boundaries, outdoor living areas, fencing details, elevation, colour schemes and street scape diagram.
- Details of the owner and/or applicant
- Any supporting written report for consideration.
- Landscaping of the private rear garden areas of Lots 2-12 (incl.) must be completed within (90) days of the issue of a Certificate of Occupancy for the dwelling.
- Landscaping of the private rear garden areas of Lots 13-22 (incl.) must be completed within (180) days of the issue of a Certificate of Occupancy for the dwelling.
- The use of artificial turf in private garden areas is permitted.

B. The development Committee will review the request and advise the applicant of a decision within (30) business days of receipt of application.

- C. Any requests for amendment to the external architectural or landscape guidelines (private open space areas) must be accompanied by the following information viz:
- Include a floor plan indicating setback dimensions from boundaries, outdoor living areas, fencing details, elevation, colour schemes and street scape diagram.
 - A written report detailing requested amendments including supporting reasons for proposed amendment.
 - Details of the owner and/or applicant.
- D. The development Committee will review the request and advise the applicant of a decision within (30) business days or receipt of application.

It is important to note that it is the owner's responsibility (not the building contractor) to ensure that the dwelling is built in accordance with the approved plans.

- **Security Deposit**

A security deposit of \$10000 will be required to be lodged with the Development Committee (Rich River Golf Club Limited) by the owner/builder prior to the commencement of any works.

The security deposit is to ensure that no damage is incurred to Association Property and in particular the pebblecrete driveways during dwelling construction.

The Development Committee reserves the right to request the owner/builder to rectify any damage prior to refund of the security deposit or will arrange for rectification works to be carried out and payment made from the security deposit.

This security deposit will be refunded within fourteen (14) days of the production of a Certificate of Occupancy issued by the Shire of Murray and remains subject to the Development Committee being satisfied no damage to Community Property has occurred.

3. LANDSCAPE PLANS

- **Association Land**

RRGC (Development Committee) will arrange for the completion of all external '*front landscaping*' adjacent to the subject lot within (60) days of production of a Certificate of Occupancy.

- **Private Open Space Areas**

Details of any landscaping proposed for private garden areas not consistent with the landscape guidelines must be approved by the Development Committee.

- **Plant Selection**

Make selection from the list provided in Landscape Guidelines.

Plant selection in the private open space areas on Lots 3-12 (inclusive) with golf course frontage is very important to ensure inappropriate trees and/or shrubs are not planted that are detrimental to the overall landscape theme.

The Development Committee and/or Community Association as appropriate reserve the right to seek compliance of lot owners with this requirement.

4. BUILDING DESIGN

The proposed dwelling portfolio offers individuality of design without repetition and will create a consistency of neighbourhood and environment. In general, contemporary, site responsive building design has been designed to complement and enhance the character of the area.

- **Dwelling type**

- Detached single dwellings will be constructed on all lots except on designated lots where approval is given double storey development being Lots 14, 16, 18 and 21.
- Each lot is limited to one habitable dwelling.
- Nominated golf course allotments are restricted to single storey dwellings and no double storey dwellings will be permitted on Lots 2-12 (inclusive).

- **Building design**

Dwelling design has been undertaken to provide articulation to break up and give interest to visible facades and avoid the appearance of mass, bulk and large uninterrupted expanses of walls and garages.

All garage doors accessing Community Property are to be panel lift doors.

Additional panel lift doors are permitted for internal (rear garden) access on Lots 2-12 (incl.).

Roller doors and/or panel lift doors are permitted for internal (rear garden) access on Lots 13-22 (incl.).

- **External structures**

- The erection/construction of any external structures such as pergolas, shade sails etc. is not permitted unless approval has been obtained from the Development Committee/Community Association in accordance with the Architectural and Landscape Guidelines. Non-compliance may result in action being taken to remove any unauthorised works.

5. EXTERNAL FIXTURES & OUTBUILDINGS

- **External fixtures**

Clotheslines, antennae, hot water systems, service meters and mechanical equipment should be designed to minimize their visibility from public spaces.

- **Outbuildings**

Storage should generally be provided within garages and dwellings. Colorbond garden sheds will only be considered on Lots 13-22 (incl.) where they are located at the rear of the dwellings.

- **Signage**

Discrete street numbering is permitted.

- **Rubbish Bins**

A hard stand area for garbage and recycling bin collection has been provided by the Developer and/or Community Association adjacent to 24 Lane.

All garbage and recycling bins must be stored on individual lots and not be visible from other lots, the golf course or Association property unless they are in the approved hard stand area on the nominated day (only) for collection by the garbage contractor.

- **Other**

Design of private recreational facilities such as swimming pools must be approved by the Development Committee and should be located to the rear or side of dwellings.

Setbacks to boundaries, fencing, buffer planting and lighting should be designed to make these facilities visually unobtrusive and maintain privacy and minimize noise impacts for adjoining residences.

6. COLOUR PALETTE

External colours must be in accordance with the approved colour palette which forms part of the Architectural and Landscape Guidelines.

7. FENCING

- **Standard Requirements**

External fencing of lots must be consistent with the approved Architectural and Landscape Guidelines.

Internal fencing of lots e.g. privacy or pool fencing must also be in accordance with Architectural and Landscape Guidelines in relation to height, materials, colour and location and will need approval from the Development Committee prior to construction.

Any requests for variation should follow the process described in item (2)(C).

All perimeter fencing on a lot must be completed to the satisfaction of the Development Committee/Community Association within (60) days of the issue of a Certificate of Occupancy.

8. PETS

The presence of pets on the Community Parcel is prohibited at all times. This includes the permanent or temporary presence of pets whether owned by an Owner, Occupier or Visitor. Pets include the keeping of birds, whether native or not on any part of a Lot or Community Property within the Community Parcel.

Cats are not permitted under any circumstances. However, the keeping of dogs only, may be permitted by written application and approval of the Community Association in its absolute discretion.

9. CAR PARKING

(6) visitor car spaces have been provided at the front of the development. Permanent residents are requested not to use the car spaces and utilise parking on their own lot (within the garage) or on the driveway area immediately in front of their dwelling.

10. OUTDOOR LIVING AREAS

Each lot has been provided with an outdoor living area adjacent to the dwelling.

These areas may be covered to provide residents with protection from the elements. A clear screen or blind is permitted to be located one (1) side of the outdoor living area on any lot to provide further weather protection.

No permanent wall, structure, door(s) may be constructed on or adjacent to the outdoor living areas on Lots 2-12 (inclusive).

Owners of Lots 13-22 (inclusive) may apply to the Development Committee / Community Association for approval to construct/install a more permanent screen.

The installation of shade sails will only be permitted on Lots 13-22 (inclusive) subject to approval of the Development Committee and / or Community Association.

11. PRIVATE GARDEN MAINTENANCE

Lawns will be maintained by an external contractor appointed by the Community Association. The external contractor may also be obtained to maintain private

gardens at residents' expense and can be contacted through the Community Association.

12. HOLIDAY LETTING

The purpose of the development is to provide a high standard of residential amenity for permanent residents.

Nothing prevents the owner of a lot from entering into a lease arrangement for private residential use for a minimum term of (6) months as described in the Section 88B Instrument - Restriction on the Use of the Land.

However, it is not intended or expected that owners will sub-let or rent out the premises as tourist accommodation which may impact on the amenity of permanent residents.

The Development Committee / Community Association has power provided in the Management Statement registered as part of the development to require compliance in relation to this issue.

13. COMMUNITY ASSOCIATION

Each lot owner will be part of the Community Association. Many will have heard the term Owners Corporation or Body Corporate and in many respects the entities are similar.

This Subdivision has been undertaken in accordance with the Community Land Development Act 1989.

The purpose of a Community Association is to allow for lot owners (residents) to share many of the 'common' elements of the development.

A large area of the development has been set aside as '*Association Property*' and contains the private access road, driveways, visitor parking, security lighting, entrance structure, landscaping, stormwater drainage and raw water supply pipelines etc.

Ownership of this area and the assets within are held in common ownership by the individual lot owners.

The Community Association will also own operate and maintain the raw water pumping station located on Rich River Golf Club land adjacent to lots 12 and 13.

The details of entitlement for each lot are listed in the schedule of Unit Entitlements attached to the Community Plan of Subdivision.

Members of the Community Association are then responsible to share costs amongst themselves to cover costs including but not limited to:

- landscaping

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- electricity
 - raw water supply
 - insurance
 - strata management
 - maintenance and upkeep of the private access way and visitor car parking spaces

In simple terms, the annual costs for usage or provision of the above is divided by the number of lot owners and equals the annual fee payable by each lot owner with respect to their contribution to the Community Association.

- **Fees**

As an indication to prospective purchasers it is estimated the annual fee to be levied by the Community Association on each lot owner to cover costs of the following viz:

- Landscaping – upkeep, maintenance, pruning, fertilizing, watering etc.
- Electricity – security lighting, entrance structure, pump station and watering systems.
- Raw water supply – cost to supply ex dam on 16 west.
- Insurance – public liability, pump insurance and general insurance over Community Association assets.
- Strata Management – fees and charges associated with the Strata Manager appointed to run the day-to-day affairs of the Association.
- Other – any other costs and charges applicable to the Community Association.

In 2019, the Community Association Fees were between \$1000-\$1250 depending on block size.