

# *The Golf Club Estate* AT RICH RIVER

Explanatory Notes for Future Residents

Revised May 2022



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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 some of the necessary controls that are to be implemented to achieve and maintain the desired high standard of residential amenity.

- Our Vision

The Golf Club Estate at Rich River will provide a unique residential experience within the confines of the renowned Rich River Golf Club Resort located in Moama, New South Wales.

51 superb allotments ranging in size from 415 to 610 square metres within a Community Title Scheme will be available. 30 of the allotments have views over the 9th, 14th and 15th holes of the East Course, which is ranked within the top 100 (Public Access) Courses in Australia.

All the allotments are within easy walking distance of the magnificent Rich River Clubhouse and are surrounded by an array of sporting facilities including golf, tennis, bowls and croquet.

The development will provide a peaceful oasis for active retirees with all the usual residential services without the noise and traffic associated with normal residential living.

## 2. ARCHITECTURAL GUIDELINES

The Rich River Golf Club wants to ensure that a high standard of residential dwelling design is maintained throughout the estate. To achieve this standard it is necessary to provide a suite of guidelines that must be incorporated into the design of residences. The Rich River Golf Club is aware that the purchase of land and construction of a new dwelling is a large investment. As such the Club does not want the guidelines to be overly restrictive nor does it want to inhibit individual design and architectural flair.

No buildings or works are to commence on any allotment without having the dwelling plans approved by the Rich River Golf Club Development Committee and the Murray River Council.

- Design Objectives

- To promote a site responsive design that provides visual harmony between the dwelling and golf course and results in a residential precinct which blends into the surrounds.
- To provide a design outcome which through building design, materials and colour choice, ensures a pleasing harmony within the development, general surrounds and golf course interface.
- To introduce design elements which provide interest.
- To ensure golf course views within the development are maximized.
- Contemporary / modern architectural designs are preferred.

- Design Review and Approval Process

Architectural plans must be submitted to the Rich River Golf Club Development Committee via email to [ceosec@richriver.com.au](mailto:ceosec@richriver.com.au) 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 Rich River Golf Club Development Committee.

The Development Committee will stamp and sign approved plans which can then be submitted to the Murray River Council for the issue of a Construction Certificate.

A. Any requests for approval must be accompanied by the following information;

- Pdf versions of architectural plans at an appropriate scale which include:
- Any supporting written report for consideration.
- A site plan, floor plan and all elevations.
- An external colour selection palette.
  - The site plan must include setback dimensions from all boundaries, details of outdoor living areas and fencing details. Fencing must be in accordance with the fencing plan included as part of this document.
- Location of outdoor fixtures such as clotheslines and pool filtration equipment.
- Details of pools, spas and other water features.
  - Plans and documents should be forwarded via email to [ceosec@richriver.com.au](mailto:ceosec@richriver.com.au).

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

- The plans will either be approved hence allowing the applicant to seek a

Construction Certificate from the Murray River Council, or

- The plans will be provisionally approved pending the submission of amendments or additional information as requested by the Development Committee. The plans will then be approved upon satisfactory assessment of the requested information, and the applicant will be able to seek a Construction Certificate from the Murray River Council, or

- The plans will be refused as being inconsistent with the Architectural Guidelines and Design Objectives.

### 3. LANDSCAPING

- Association Land (Common Property)

RRGC will arrange for the installation of turf between the concrete pavement and lot boundary for new residents within (30) days of the issue of a Certificate of Occupancy.

Driveway entrances from the road pavement to the new allotment boundaries are the responsibility of the lot owner. All entrances are to be concrete with selected pebblecrete finish.

- Private Open Space Areas

- Native species are preferred over exotic plants. A list of native plants that are suited to Moama's climatic conditions is provided in Appendix 1.
- The landscaping of garden areas is to be completed within 6 months of the Certificate of Occupancy being issued.

### 4. BUILDING DESIGN

Any proposed dwelling should provide individuality of design so as to provide a high quality neighbourhood and environment. Site responsive contemporary building design is encouraged to enhance the character of the area.

- Dwelling Type

- Each lot is limited to one habitable dwelling.
- Single storey and double storey dwellings are permissible.

- Building Design

Dwelling design should provide articulation to break up and give interest to visible facades and avoid the appearance of large uninterrupted expanses of walls and garages.

All dwellings on the Estate must be a minimum size of 16 squares (excluding the garage).

Maximum roof pitch is to be 22.5 degrees.

All roofing and building materials are to be non-reflective.

All building materials used in the construction of dwellings are to be new although recycled bricks are permitted to be used.

All dwellings are to be set back a minimum of 3 metres from the front boundary of the lot.

Garages shall be set back at least 5 metres from the front boundary.

Relocatable homes are not permitted within the Estate. Similarly temporary accommodation including living in a caravan, tent or other temporary accommodation is not permitted within the Estate.

Carports are not permitted.

Dwellings and undercover entertaining areas must be setback a minimum of 3 metres from the rear boundary of lots fronting the golf course.

Dwellings must be designed in accordance with the requirements of Chapter 2.1 – 2.11 of the Murray River Councils Development Control Plan. The requirements of Chapter 2.12 of Murray River Council's Development Control Plan is not applicable to this development and Murray River Council have confirmed this in issuing the DA for the Development.

There is to be no direct access from any of the lots to the Golf Course.

Construction of dwellings must commence no later than five years after the date of original purchase and must be completed no later than seven years after the date of original purchase.

- 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 Rich River Golf Club Development Committee.

## 5. EXTERNAL FIXTURES & OUTBUILDINGS

- External fixtures

Clotheslines and pool filtration systems and other mechanical equipment should be located to minimize their visibility from public spaces.
- Outbuildings

Storage should generally be provided within garages and dwellings. Garden sheds will only be considered on Lots 15-16, 35-52 where they are located at the rear of the dwellings.

Garden sheds are limited in height to 2.7 metres.
- Signage

Any advertising signage is not permitted within the estate with the exception of builders signs during construction.
- Rubbish Bins

All garbage and recycling bins must be stored on individual lots and are not to be visible from other lots, the golf course or Association property unless they are out for collection by the garbage contractor on the nominated day.

- Other

The design of private recreational facilities, such as swimming pools on lots fronting the golf course, must be approved by the Rich River Golf Club Development Committee prior to construction.

## 6. COLOUR PALETTE

External colours must be generally neutral, earthy tones.

The Development Committee is unlikely to approve colours that are vibrant, garish or outlandish. Specific features such as entry doors may be approved.

## 7. FENCING

- Standard Requirements

External fencing of lots must be in accordance with the fencing plan which forms part of these notes. See Appendix 2.

Rich River Golf Club will install only the fencing on each lot as shown on the plan once the dwelling has been completed. All other fencing is to be installed at the lot owners expense.

All perimeter fencing on a lot must be completed to the satisfaction of the Development Committee/Community Association before any dwelling is occupied.

## 8. PETS

The owners of a lot may keep a small dog on site. All other animals including birds and cats are prohibited at all times.

Any such small dog must be kept under control at all times and must be on a lead whenever it is outside the boundaries of the lot. The dog must not be walked or otherwise let onto the golf course at any time.

## 9. CAR PARKING

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

Cars and other vehicles are not to be parked on the Association Property.

10. 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.

Any rental or sub-leasing of a residence for any type of holiday or tourist accommodation is strictly prohibited. This includes “Airbnb” and the like. This type of occupancy has the potential to interfere with the amenity of the Estate and there is suitable tourist accommodation available at the adjacent Rich River Golf Club.

11. COMMUNITY ASSOCIATION

This subdivision has been undertaken in accordance with the Community Land Development Act 2021.

Each lot will be part of the Community Association.

The Community Association is responsible for the maintenance of the Association Property which includes the private roads within the estate, driveways, lighting, drainage and raw water system.

The Community Association is also responsible for the maintenance of the Entrance Feature, visitor parking area, and the raw water pump system.

The day to day management of the Community Association will be undertaken by a Strata Manager. The annual fees are expected to be approximately \$1,000.

12. WORKS TO BE UNDERTAKEN BY RRG

To enhance golf course views for all residents, RRG will be relocating the pump shed that currently sits on the edge of the lake in front of lots 2 and 3. These works will be undertaken in Winter of 2023 and will enhance views of the golf course out over the lake for all residents but in particular residents and owners of lots 2 to 6.

RRG also has plans to relocate the current Golf Course Machinery Shed area by 2024. This will enhance the golf course views for residents and owners of lots 22 to 34.



## APPENDIX 1

### List of Recommended Native Plant Species

Plants are available from local nurseries.

#### Small Native Trees (4-5m or can be pruned to shape)

- *Tristania lamarum* Luscious.
- *Waterhousea floribunda* --- Weeping Lilly Pilly
- *Eucalyptus eximia* nana ----Dwarf Bloodwood
- *Eucalyptus caesia* ssp magna ----Silver Princess
  - *Callistemon Kings Park Special* ---Kings Park Bottlebrush

#### Large shrubs and screening shrubs (2-4m)

- *Syzygium Backyard Bliss*
- *Syzygium Hinterland Gold*
- *Syzygium Big Red*
- *Callistemon Viminalis Slim*
- *Leptospermum Copper Glow*
- *Grevillea* – many forms available

#### Ground Covers

- *Myoporum parvifolium Yareena*
- *Westringia Mundi*
- *Westringia Low Horizon*
- *Eremophila glabra Blue Horizon*
- *Grevillea* – Many forms available
- *Rhagodia Aussie Flat Bush*

#### Small shrubs (1-1.5m)

- *Westringia*---Native Rosemary
- *Grevillea*---Many forms available
- *Correa* ---Many forms available
- *Eremophila* ---Emu bush. Many forms available
- *Acacia Limelight*
- *Acacia Mini Cog*

#### Grasses

- *Lomandra Little Lime*
- *Lomandra Shara*
- *Lomandra Tanika*
- *Lomandra Misty*
- *Lomandra Frosty Tops*
- *Dianella Little Jess*
- *Dianella Breeze*
- *Dianella Tas Red*
- *Dianella Blaze*

# RICH RIVER GOLF CLUB

## APPENDIX 2

### FENCING PLAN

All lot boundaries are to be fenced as follows:

- No front fencing.

FENCES TO BE PROVIDED BY RICH RIVER GOLF CLUB

- 1.8m high brush box fencing.



- 1.8m high brush box (50mm) fencing 3m from corner splay.

- Lot boundary fencing to be 1.8m high colorbond (woodland grey).

FENCES TO BE INSTALLED AT OWNERS EXPENSE

- No fencing necessary or  
Low fence 1200mm height  
- woodland grey open pool type fencing flat top.  
- or brush box (50mm) or combination.  
- or if required 1.8m high pool safety fence, woodland grey, flat top.



- No Fencing necessary or  
Low fence 1200mm height  
- woodland grey open pool type fencing.  
- or brush box (50mm).  
or if required 1.8m high pool safety fence, woodland grey, flat top.  
or any combination at owners choice and expense.



APPENDIX 2

## FREQUENTLY ASKED QUESTIONS.

How will I get access to the Estate?

Vehicular access to the estate will be provided via the existing Golf Course access road from 24 Lane to the clubhouse. The access road will then follow the north boundary of the motel, past the tennis courts and to the Estate. The entry to the Estate will be behind the Tennis Courts. The entrance road is to be upgraded and resurfaced for the entire length.

2. Can I have a gate in the back fence?

No. There is to be no direct access from the lots to the Golf Course. Golf Course access from the Estate is provided by the path between lots 21 and 22. This will enter the course near the 14th tee. Another path will be provided adjacent to lot 38 and the south end of the Tennis courts. This will provide cart and pedestrian access to the Clubhouse.

Access to the Golf Course for golf carts and golfers is also available via the main entrance of the estate. This leads to the 15th green and 16th tee or in the other direction to the 14th green. There is no requirement for lot owners with Golf Course frontage to fence the boundary with the Golf Course however there is to be no direct access from any lot to the Course.