


L A K E J I N D A B Y N E
K A L K I T E N S W A U S T R A L I A

Building Design Guidelines 2022

Prepared by 3 Rivers Estate Pty Ltd.



This document is to be treated as a general guide to construction as an addition to current Shire building requirements.

Refer to Snowy Monaro Shire Council Local Environmental Plans for Council regulations on building requirements.

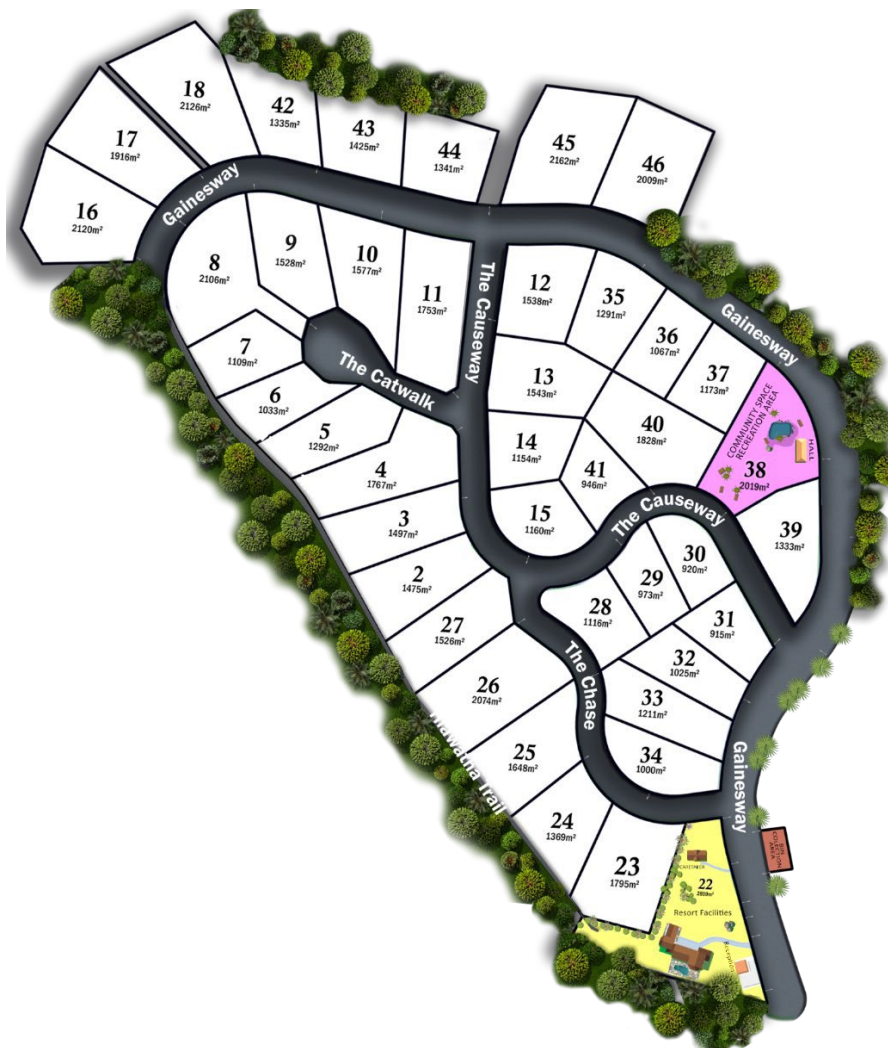


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Table of Contents

Three Rivers Lot Map	3
1 Development Controls	4
2 Building Height	4
Controls:.....	4
3 Siting Requirements	4
Controls:.....	4
4 Landscaping	4
Landscaping Controls:	4
5 Roads and Services	5
Controls:.....	5
6 Car Parking	5
Controls:.....	5
7 Clearance of Native Vegetation	6
Controls:.....	6
8 Ancillary Structures	6
Controls:.....	6
9 Building Controls	6
Controls:.....	6
10 Building Materials and Finishes	6
11 Environmental Protection	7
12 Approved Exterior and Roof Colours	7
13 Building Examples	9

Three Rivers Lot Map



1 Development Controls

The following development objectives and controls apply to the design and construction of buildings and associated structures within Three Rivers. This document is to be used as a guide for owners and architects.

2 Building Height

The *building height (or height of building)* means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Controls:

1. The height of a building must not exceed the 9 metre maximum height shown for the land on the Snowy River LEP 2013 – Height of Buildings Map.
2. The height of any new development (including alterations and additions) should minimise bulk and overshadowing.
 - a) The development application drawings are to clearly identify ground level (existing), the proposed height of new development and the height of existing and neighboring development.
 - b) Shadow diagrams should be prepared and submitted for two story buildings to illustrate the potential impact on sunlight to adjoining properties.

New development and alterations and additions are to be stepped in recognition of sloping sites.

3 Siting Requirements

The siting and design of accommodation buildings within each lot will consider the contribution the building makes to the streetscape and natural rural character of Three Rivers.

Controls:

1. Buildings and ancillary structures will be designed and sited to:
 - a. minimise overshadowing of adjoining buildings
 - b. maximise separation between each building
 - c. maximise north facing private open space areas
2. Buildings shall be setback no less than 10m from the front boundary adjoining the internal roadway.
3. Buildings shall be setback no less than 3m from side and rear boundaries.

4 Landscaping

Landscaping is to be designed to complement the features of the surrounding natural environment. No tree is to be removed without consent of Three Rivers Management, who may need to see Council approval.

Landscaping Controls:

1. A **Landscape Concept Plan** must be submitted with Development Applications for new buildings within the site, and must include particulars of:
 - a. layout and area calculations of proposed planting areas
 - b. private open space areas
 - c. screening of clothes drying areas

- d. any proposed excavation (cut/fill) associated with development
 - e. proposed buildings, surface and edging treatments including paving, car parking areas, driveways, crossovers
 - f. fencing and retaining walls including style (type) and height
 - g. any existing trees that are to be retained as well as any existing trees that are to be removed and the reasons for removal
 - h. list of proposed tree and plant species
 - i. overland flow paths and drainage
 - j. service connections
 - k. landscape design principles
2. Side, rear or front boundary fencing is not permitted.
 3. Landscaping species must be sensitive to local climate, topography and natural features.
 4. Landscaping species must not be invasive.
 5. Landscaping species of a local provenance are preferred though not mandatory.

5 Roads and Services

Controls:

1. Water supply and sewerage reticulation works are to be provided to each lot in the Three Rivers Community Title Scheme in accordance with Council's Development Design and Construction Specifications.
2. The developer shall be responsible for the provisions of electricity and telephone to each allotment in Three Rivers.
3. The roof area of all dwellings on each allotment is to be used for the collection of rainwater. The collection areas are to be permanently connected to the underground rainwater storage tanks of the dwelling.
4. All roof areas are required to install solar panels to a minimum 30% of roof area and connect to a stand-alone battery bank of the Three Rivers battery bank when available.
5. All rainwater tanks are to have a 2"/52mm gate valve adaptor fitted for drawing water for bushfire fighting purposes.

6 Car Parking

Car parking for accommodation buildings should consider the demands of the 'snow ski season' and the type of vehicles typically used by guests. Car parking should accommodate large format four-wheel drive vehicles which require additional clearance for internal garaging.

Parking on-street or across lawn areas is not permitted. If owners expect to have more cars that can be accommodated on their driveway, excess cars must be parked in designated parking areas.

Controls:

1. Suitable and sufficient car parking is to be provided on site by the developer.

7 Clearance of Native Vegetation

Controls:

1. The prior approval of the Local Land Services South East (formerly Southern Rivers Catchment Management Authority) is required for any clearing of native groundcover, shrubs, mid-storey or trees for the construction of roads or services within the site.
2. No trees are to be removed from land within Three Rivers without prior approval of Council. (Refer: Snowy River LEP 2013 (clause 5.9 Preservation of trees or vegetation))

8 Ancillary Structures

Controls:

1. No outbuilding or structure of a temporary nature including tents, garages, garden house, camper, caravans etc., of any type shall be used for permanent or holiday accommodation within any lot within the site.
2. No deleterious, noxious or unsightly materials or substances, disused vehicles or machinery etc., shall be placed on any lot within the site.

9 Building Controls

Controls:

1. All buildings are to be located in accordance with the following requirements:
 - a. Minimum 10 metres from the property boundary to any public road;
 - b. Minimum 3 metres from the property boundary of any adjoining lot including any battle axe handle;
 - c. Buildings are to be located to minimize the impact on natural features

10 Building Materials and Finishes

1. All building materials are to blend with the landscape of the area to reduce the visual impact. This includes using materials and colours that reduce the impact of the development on the landscape of the Shire.
2. Materials that are encouraged include
 - masonry, bagged or rendered brick, stone, timber, rendered or bagged blockwork, or the like.
 - Surfaces and finishes that are not encouraged include thermally inefficient materials, large areas of corrugated iron or colourbond walls, exposed brick and those that are highly reflective and visually intrusive.
3. Materials that are not encouraged include
 - Traditional suburban face brick and tile concrete block construction
 - Solid expanses of heavy materials e.g. brick and masonry block
 - Fussy roof lines and applied decoration or brightly colored surfaces
 - Solid bulky structures with blank walls and no eaves
 - Blank unarticulated facades, fussy decoration, and ornate balustrade infills.

11 Environmental Protection

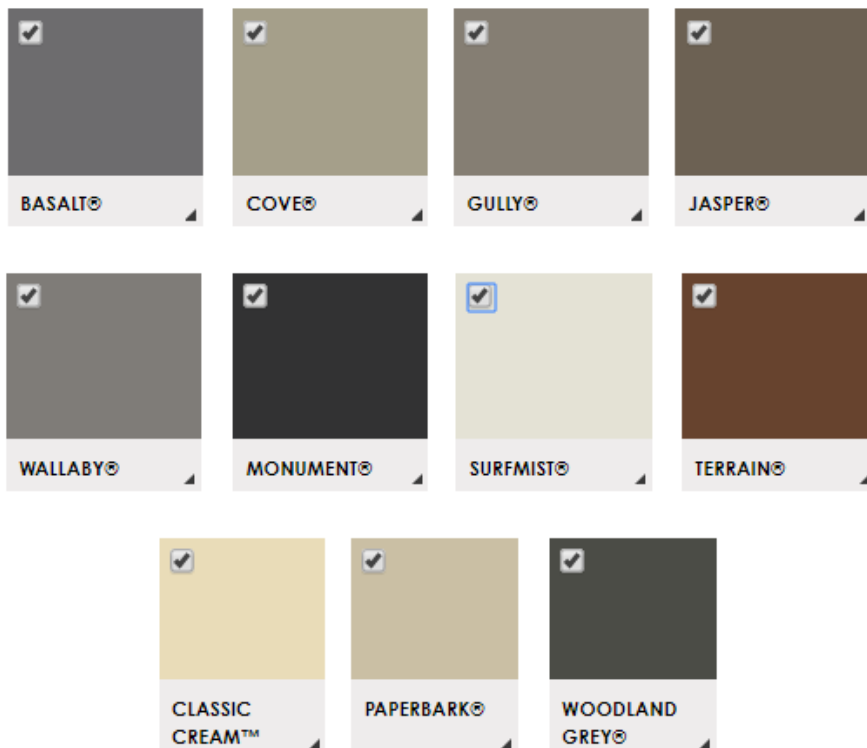
1. The owners of the individual allotments are responsible for always ensuring the control of their domestic animals. All pets, including cats and dogs, are not allowed to roam outside without supervision.
2. The following measures and controls for environmental protection purposes shall be followed when any development is undertaken:
3. Rock picking and removal of flora and fauna within environmentally protected areas (those areas identified in LEP 2013 Terrestrial Biodiversity Maps) is not permitted.
4. Trench lines for service conduits are to be rehabilitated and grassed to stabilize the soil.
 - a) Where site works are carried out, all topsoil shall be stripped and stockpiled for revegetation works.
 - Prior to any physical development works being undertaken on the Estate, erosion and sediment control measures are to be in place.

12 Approved Exterior and Roof Colours

These colours are a guide to the allowed principal exterior colours of the buildings
External feature wall colours are not on this list and are subject to approval.

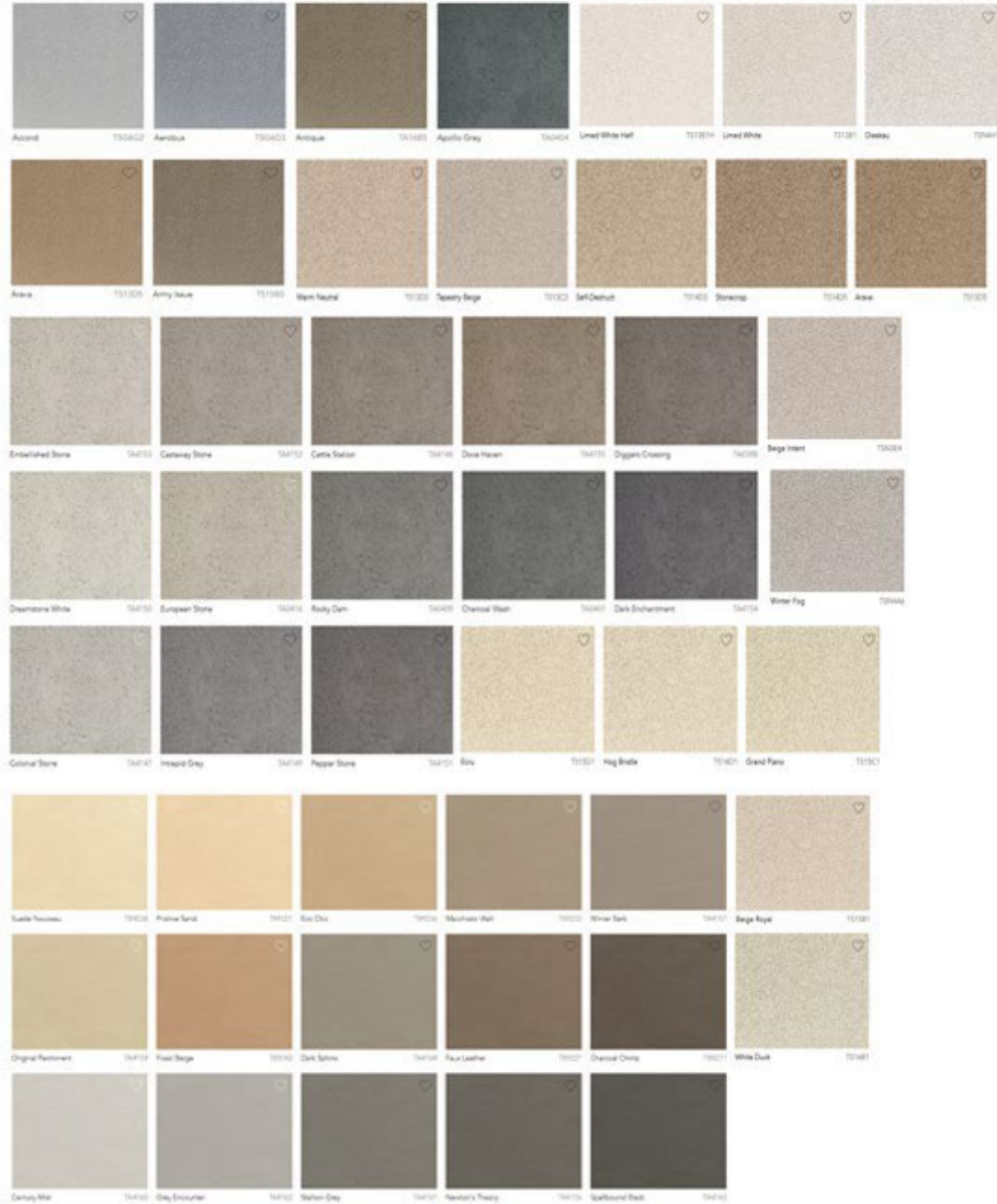


Approved Colorbond Roofing Colours





Approved Exterior Paint Colours*



*Dulux range. Use as a guide.

13 Building Examples



Homes pictured above designed by Reimagined Habitat
reimaginedhabitat.com.au

