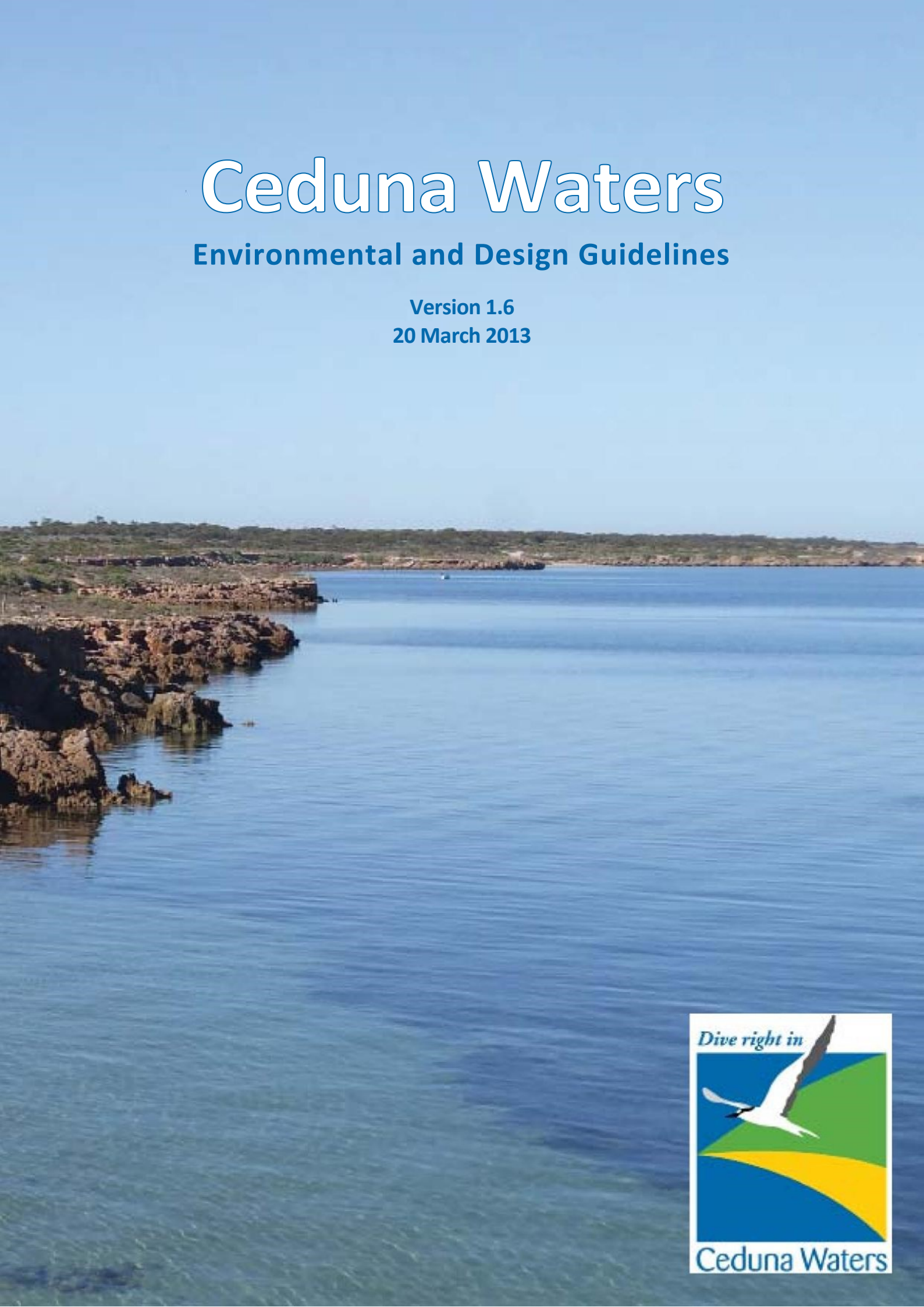
Ceduna Waters

Environmental and Design Guidelines

Version 1.6
20 March 2013



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Ceduna Waters

1.0 Ceduna Waters Design Guidelines

A Land Management Agreement (LMA) will be registered over all of the residential allotments in the Ceduna Waters Estate. The LMA has three key purposes, being: to regulate services, protect the environment and to protect your investment at Ceduna Waters by setting a reasonable minimum standard for development. These purposes are achieved through adherence to these Design Guidelines.

As an owner of land at Ceduna Waters you will be bound by both the LMA and Design Guidelines. It is your responsibility to ensure that you meet the requirements of the Design Guidelines, *and* seek the consent of Council to use or develop the land under the Development Act, 1993 and Council's Development Plan.

The LMA and Guidelines are not onerous, but require 'common sense' design and management techniques to protect the environment and ensure that land, buildings and structures do not become unsightly.

2.0 Service & Environmental Controls

2.1 Water

Allotments at Ceduna Waters are not serviced by a reticulated water supply.

All allotment owners are required to install tanks on their site for the collection of water.

The minimum requirement is for 45,000 litres of tank storage, connected to a minimum of 200 square metres of total roof area (including the dwelling and outbuildings), and plumbed into the dwelling. For each bedroom over three (3) in a dwelling, an additional 10,000 litres of storage and 100 square metres of roof collection area is required.

Occupation of a dwelling at Ceduna Waters is not permitted unless a suitable system for the collection and supply of water has been installed.

Each allotment owner will be required to submit to Council a plan that shows the collection area, tank storage capacity and tank location. It will be simplest to do this when the dwelling application is submitted to Council for Development Plan Consent.

Once the dwelling has been constructed, a Council officer will conduct an inspection to ensure that the water supply has been constructed in accordance with the plan submitted to Council. Once this has been verified by the inspection, Council will issue written correspondence to the owner, permitting occupation of the dwelling, subject to compliance with the LMA and Design Guidelines and other relevant statutory requirements.

2.2 Electricity

Electricity will be available to allotments.

Allotments containing a dwelling must be connected to electricity.

On-site generation of electricity using generation equipment having an internal combustion engine is not permitted, other than in circumstances when the mains supply fails.

The use of solar photovoltaic cells for the generation of electricity is encouraged.

2.3 Landscaping

Landscaping using appropriate species of indigenous plants is encouraged to stabilise the allotment and prevent erosion from wind or water runoff.

A list of suitable species for planting as groundcovers, shrubs and trees is provided in Table 1 at the end of this document. A list of species that are not encouraged and are unsuitable to be established is also provided in Table 2 at the end of this document.

2.0 Service & Environmental Controls (Cont.)

2.4 Vegetation

Allotments at Ceduna Waters are subject to the Native Vegetation Act, 1991.

During the approval process for the land division, the developer will seek approval for the removal of some vegetation on the site to ensure that all allotments have ample room to construct a dwelling and outbuildings. The developer will undertake such clearance once approved.

The majority of allotments are substantially clear of native vegetation as they have been previously used as cropping and grazing land.

Further clearance of vegetation should not take place unless valid reasons exist (i.e. to protect improvements on the land from natural hazards) and all relevant approvals have been obtained under the Native Vegetation Act, 1991.

2.5 Animal Stocking Rates

Many of the larger allotments at Ceduna Waters are suitable for the keeping of animals, however the environment is sensitive, and stocking rates must be appropriate to prevent erosion and other environmental degradation.

Animals are only permitted to be kept on allotments on which there is an occupied dwelling, or on adjacent land held in the same ownership as land on which there is an occupied dwelling.

The following limits on stocking rates apply to allotments at Ceduna Waters:

- Dogs: A maximum of two (2) dogs per allotment are permitted;
- Cats: A maximum of two (2) cats per allotment are permitted and must be kept within dwellings or fully enclosed external enclosures;
- Sheep & Goats: A minimum of 1 hectare must be dedicated to each sheep or goat;
- Chickens & Fowl: must be kept within a suitable enclosure to prevent their escape;
- Horses: An area of 2 hectares per horse must be dedicated to the keeping of horses, together with an approved stable or similar shelter for each horse, permission must be gained from Council prior to horse(s) being permitted on a property;
- Other non-domestic land based animals: Permission must be gained from Council prior to animal(s) being permitted on a property.

Where permission must be gained from Council for the keeping of an animal, a copy of such permission must be kept at the property at all times when animals are kept on the allotment. Adequate groundcover in areas occupied by animals must be maintained at all times to the satisfaction of Council

3.0 Design Guidelines

To protect your investment, all buildings at Ceduna Waters will be required to conform to the following Design Guidelines. These Design Guidelines are not intended to be onerous, but to protect owners' investment by ensuring all buildings and structures meet a reasonable minimum standard of design. They are in addition to the provisions of Council's Development Plan and other requirements under the Development Act, 1993.

3.1 Site Coverage

For allotments of 3,000 square metres or less in area, a maximum of 35% of the allotment area may be covered with buildings.

For allotments of 3,000 square metres and less than 6,000 square metres in area, a maximum of 27.5% of the allotment area may be covered with buildings.

For allotments of 6,000 square metres and less than 15,000 square metres in area, a maximum of 20% of the allotment area may be covered with buildings.

For allotments of more than 15,000 square metres in area, a maximum of 15% of the allotment area may be covered with buildings.

For the purposes of determining site coverage, 'buildings' includes the dwelling, attached garages and carports, or freestanding verandas and pergolas with non water permeable roofing material, outbuildings including sheds, garages, gazebos, animal shelters and similar.

3.2 Setbacks

For the purpose of this section, 'Buildings and Structures' includes the dwelling, attached garages and carports, or freestanding verandas and pergolas irrespective of the permeability of roofing material, outbuildings including sheds, garages, gazebos, animal shelters and similar structures including rainwater tanks and freestanding satellite dishes and solar panels.

The following minimum setbacks from property boundaries are required for any Building or Structure on an allotment:

- Primary Street Frontage*: 12 metres
- Secondary Street Frontage: 6 metres
- Side Boundary: 3 metres
- Rear Boundary (dwelling): 15 metres
- Rear Boundary (other structures): 5 metres

***** The primary street frontage shall be deemed to be the street frontage with the shortest length (excluding corner cut offs).

Structures other than the dwelling must always be located behind the front facade of the dwelling, except as follows:

1. Where an allotment does not have a road between the allotment and the coast, the dwelling may be placed at the rear of the allotment, but must be set back a minimum of 5 metres from the rear boundary. In such a case, structures other than the dwelling may be located between the dwelling and the street but must be set back a minimum of 12 metres from the street boundary.
2. On allotments larger than 1.0 Ha, structures other than the dwelling do not have to be behind the front facade of the dwelling, but must be set back a minimum of 12 metres from the primary street frontage.

3.0 Design Guidelines (cont.)

3.3 Building Height

Each allotment has been identified as either a one storey or two storey allotment on the Permitted Building Height Plan at Section 4.0 of these Guidelines.

Single storey dwellings shall have a maximum overall height of 5.5 metres. Two storey dwellings shall have a maximum overall height of 8 metres.

Maximum overall height is measured from natural ground level or finished ground level (whichever is the higher) to the highest point of the roof (excluding antennae, chimneys and flues).

On allotments identified on the Permitted Building Height Plan as 'build-up allowed', the dwelling may be built up a maximum of 1.5 metres from the existing natural ground level, with the measurement of natural ground level averaged across the dwelling footprint.

Sheds are to be a maximum of 5 metres in height on single storey blocks and 6 metres in height on double storey blocks.

No aerials more than 10 metres in total height, which includes the height of the structure on which the aerial is mounted, are permitted.

Satellite dishes more than 1.2 metres in diameter must be ground mounted and no higher than 3.0 metres in total height, measured to the highest point of the installation measured from the natural ground level or finished ground level, whichever is the highest.

3.4 Building Materials

Prefabricated dwellings are permitted, provided that they incorporate a veranda and deck to the front, infill of timber boards or similar between the underside of the dwelling cladding and the finished ground level beneath, and a carport to one side where no other undercover car parking has been constructed. Such buildings should be finished in neutral or earthy colours.

Where a prefabricated dwelling has been previously been occupied, permission must be obtained from Council before it can be considered for approval. A request for such permission shall include extensive photographic evidence of the condition of the building. Permission will not be granted where such a building is in poor condition or more than five (5) years old.

All steel cladding (including roof cladding) shall be colour coated or painted before occupation of any dwelling. This includes dwellings, sheds, other outbuildings and rainwater tanks.

Roof cladding can be in any non-reflective colour. For tiled roofs, white or other reflective coloured tiles are not permitted.

3.0 Design Guidelines (cont.)

3.5 Energy Efficiency

Energy efficiency measures for dwellings should meet Building Code of Australia requirements, as may be varied from time to time.

3.6 Driveways

Driveway access between each dwelling and the public road must be in the form of a piped crossover and must be sealed from the road in bitumen, concrete or paving to the property boundary.

Council will provide a standard specification for crossovers.

3.7 Fencing

Ceduna Waters aims to preserve an open character. Owners are encouraged to minimise solid fencing where possible.

Three strand 'post and wire' stock fencing is encouraged throughout Ceduna Waters and should be considered 'adequate' fencing throughout the development when interpreting the Fences Act, 1975.

Where solid fencing is proposed, it shall be colour coated steel fencing of 'panel' or 'post-and-rail' construction, subject to the following maximum height limitations :-

1. Where an allotment adjoins Allotment 1003 (Coastal Reserve), solid fencing erected on the boundary of Allotment 1003, or within ten (10) metres of the boundary of Allotment 1003 (on allotment side boundaries), shall have a maximum height of 1,000mm.
2. Solid fencing erected on the primary street boundary of an allotment, or within twelve (12) metres of the primary street boundary (on allotment side boundaries), shall have a maximum height of 1,000mm.
3. Solid Fencing in all other situations shall have a maximum height of 1,500mm.

Where an allotment abuts a Coastal Reserve, Road Reserve or Walkway, any posts and rails must face into the allotment.

All solid fencing colours shall be in accordance with the Table in Attachment A of these Guidelines.

3.8 Waste Water Treatment

All dwellings must be connected to an approved aerobic waste water treatment system prior to occupation, in accordance with the requirements of the Public and Environmental Health Act.




Attachment A
Fencing

Fencing must be in the following Colorbond® colors (or their successor colors if superseded) or equivalent alternate manufacturer colors :

Riversand

Estate

Teatree

Terrace

Meadow

Summershade

Willow

Grey Ridge

Harvest

Beige

Ironbark

Marsh

Merino

Mist Green

Moss Vale Sand

Rivergum

Slate Grey

Wheat

Table 1
Appropriate Species for Landscaping

	Botanical Name	Common Name
#	Acacia ligulata	Umbrella Bush
	Acacia oswaldii	Umbrella Wattle
*	Acrotriche patula	Prickly Ground-berry
	Allocasuarina verticillata	Drooping Sheoak
#*	Alyxia buxifolia	Sea Box
#	Atriplex paludosa ssp. cordata	Marsh Saltbush
#	Atriplex vesicaria ssp.	Bladder Saltbush
#*	Beyeria lechenaultii	Pale Turpentine Bush
#	Carpobrotus rossii	Native Pigface
*	Cratystylis conocephala	Bluebush Daisy
#	Danthonia sp.	Wallaby-grass
#	Dianella evolute var. revoluta	Black Anther Flax-lily
*	Diplotaxis sp.	Rocket
#	Disphyma crassifolium ssp. Clavellatum	Round-leaf Pigface
#	Dodonaea baueri	Crinkled Hopbush
	Dodonaea stenozyga	Desert Hopbush
	Enchylaena tomentosa var. tomentosa	Ruby Saltbush
#	Eremophila deserti	Turkey Bush
#	Eremophila glabra ssp.	Tar Bush
#	Eremophila weldii	Purple Emubush
^	Eucalyptus brachycalyx	Gilja
^	Eucalyptus dumosa	White Mallee
^	Eucalyptus gracilis	Yorrell
^	Eucalyptus oleosa	Red Mallee
*	Exocarpos aphyllus	Leafless Cherry
#	Frankenia pauciflora var.	Southern Sea-heath
#*	Geijera linearifolia	Sheep Bush
	Maireana astrotricha	Low Bluebush
#	Maireana brevifolia	Short-leaf Bluebush
	Maireana pentatropis	Erect Mallee Bluebush
#	Melaleuca lanceolata ssp. lanceolata	Dryland Tea-tree
	Melaleuca pauperiflora	Boree
#	Myoporum insulare	Common Boobialla
#	Myoporum platycarpum ssp.	False Sandalwood
#	Nitraria billardierei	Nitre-bush

Table 1
Appropriate Species for Landscaping (cont.)

	Botanical Name	Common Name
#	Olearia axillaris	Coast Daisy-bush
	Pimelea serpyllifolia	Coastal Rice Flower
#	Pittosporum angustifolium	Native Apricot
	Ptilotus obovatus var.	Silver Mulla Mulla
#	Pultenaea elachista	Limestone Bush-pea
	Rhagodia candolleana ssp.	Sea-berry Saltbush
#	Rhagodia crassifolia	Fleshy Saltbush
	Santalum acuminatum	Quandong
#	Scaevola spinescens	Spiny Fanflower

*	Difficult to propagate
#	Garden / Landscape species
^	Suitable for parks or larger blocks

Table 2
Inappropriate Species for Landscaping

Botanical Name	Common Name
Acacia saligna	Golden Wreath Wattle
Acacia longifolia	Coastal Wattle
Acacia sophorae	Coastal Wattle
Agave spp.	Succulent
Eucalyptus platypus	Moort
Eucalyptus platypus heterophylla	Round-leaf Moort
Eucalyptus torquata	Coral Gum
Eucalyptus gomphocephala	Tuart
Gazania linearis	Gazania
Leptospermum laevigatum	Coastal Tea-tree
Melaleuca armillaris	Bracelet Honey Myrtle
Schinus molle	Pepper Tree
Tamarix aphylla	Athel Pine

4.0 Permitted Building Height Plan

CEDUNA WATERS - STAGE 1

Permitted Building Heights & Allotment Build-Up

- Single Storey
- Double Storey
- ★ Additional build-up allowed
- Allotments not for sale

Please Note: Plan not to scale.
Allotment boundaries are approximate; refer to survey plan for actual boundaries.
Road locations in future stages subject to change.

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February 2011

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