



WARRAGUL CROWNLEA

WHERE LIVING MEANS A WHOLE LOT MORE



Design Guidelines Stages 1 to 7

Version 2 - 11th of March 2025

PURPOSE

These Design Principles (principles) have been formulated by Warragul South Pty Ltd (the developer), to maintain the quality of development at Warragul Crownlea and to protect the value and amenity of the estate for the benefit of its residents.

Purchasers undertake to abide by the principles contained herein from the day of sale.

AMENDMENTS

Version 2 – 11th March 2025

Amendment relates to front boundary Retaining Walls

Retaining walls are defined as any form which hold back soil & includes those in front landscaping.

Any retaining wall within 5 metres of the front boundary shall be constructed of concrete, stone, rendered block or masonry.

Any retaining walls within 5 metres of the front boundary cannot be constructed of timber.

GENERAL

These principles are derived mainly from the restrictions created by the applicable Plan of Subdivision and also the Contract of Sale. Other sources, although not exhaustive, include the Victorian building regulations and relevant town planning controls.

The developer does not warrant that any compliance or approval in respect of these principles implies compliance with any statutory requirements. Purchasers and Builders are advised to contact a Registered Building Surveyor or Baw Baw Shire Council direct for statutory approval matters. The developer may amend these principles at any time.

No Further Subdivision and One Dwelling

The purchaser shall not further subdivide the Lot, nor erect more than one (1) dwelling on the Lot, with the exception of medium density lots.

Dwelling Size

Any dwelling (excluding any garage, terrace, pergola or verandah) shall have a minimum floor area of:

- 150m² on lots of 500m² and greater
- 120m² for lots between 301m² and 499m²

Note 1: This provision does not apply to integrated housing developments or terrace allotments on lots less than 300m².

The purchaser will not build, or allow to be built, on the land any dwelling where the number of bedrooms exceeds five (5), and/or the bathrooms and ensuites exceeds five (5).

Garages and Parking

The dwelling must have a double garage (integrated or detached) and be built in the same materials as the dwelling. For Lots under 300m² or lots with 9m frontage or less, single garages are permitted.

Note 1: Open carports are not permitted.

Note 2: Car parking must comply with Council's statutory requirements.

Building Setbacks

No dwelling shall be set back more than 5 metres from the front boundary. For non-rectangular shaped lots, there is discretion to increase the maximum setback where appropriate in accordance with the building code.



BUILDING CONSTRUCTION, RETAINING WALLS, FENCING AND FAÇADE CONSTRUCTION

Building Construction

- Unpainted and/or untreated metal work must be avoided.
- Incomplete building works must not be left for more than three months without construction being carried out and all building works must be completed (with issue of the Occupancy Permit) within 18 months of commencement.

Retaining Walls

Retaining walls are defined as any form which holds back soil & includes those retaining walls in front landscaping. Any retaining wall within 5 metres of the front boundary shall be constructed of concrete, stone, rendered block or masonry. Any retaining walls within 5 metres of the front boundary cannot be constructed of timber.

Note 1: The purchaser shall ensure that footings and excavations adjacent to developer built retaining walls are within the prescribed building regulations and do not undermine neighbouring properties.

Fencing

- No front boundary fencing is permitted, with the exception of lots 300m² or less.
- Side boundary fences must be tapered for the first 4.5 meters within the front boundary, commencing at a minimum height of 1.2 metres to a maximum height of 1.80 metres.
- The Vendor will construct fencing in accordance with Condition 39 of the Planning Permit prior to Titles issuing for Lots 35, 36, 37, 38, 39, 40, 41, 42, 43, 45 (side fence), 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60 and 61.
- Any side or rear fencing must be constructed of timber, with timber palings, capping and exposed posts. The Vendor will construct fencing to three sides of each Lot.

Note 1: Sheet steel, compressed board or Colorbond fencing will not be permitted.

Note 2: The purchaser must not permit excavation, or filling, within 1.0 metre of any fence erected by the developer that could lead to destabilisation, unless remedied by the addition of concrete (or other means of support) to the base of support posts.

Façade

Buildings situated on corner lots should address both street frontages.

Driveways and Cross-overs

- The driveway from the title boundary to the garage must be fully constructed prior to occupancy of the dwelling.
- Driveways must be constructed of concrete pavers, coloured concrete, plain concrete, exposed aggregate concrete or stamped or stencilled concrete.
- Driveway crossings from the back of kerb to the property line must be in accordance with Council requirements and must be fully constructed prior to occupancy. I.e. plain concrete

OUTBUILDINGS, SERVICES, UTILITIES AND SCREENING

Outbuildings

- Any outbuilding (e.g. shed) having a floor area greater than 20 square metres should be constructed in the same materials as the dwelling.
- No outbuilding may be erected in front of the building alignment of any dwelling constructed on the Lot.

Services and Utilities

- Any roof mounted evaporative cooling unit must be low profile, located below the ridgeline and coloured to match the roof material.
- Any split system cooling/heating unit must not be visible from outside the Lot.

Screening

The following items must be screened from view from the front of the Lot:

- Any clothes line
- Any caravan, boat or trailer

Signage

No signage, including For Sale signage, is permitted until after construction of a dwelling on the Lot.

Maintenance

- The purchaser must not permit any excessive growth of grass or weeds on the Lot.
- The purchaser must not allow any rubbish to accumulate on the property, unless neatly stored in a bin or skip, or place any rubbish etc. on adjoining land.
- The purchaser must comply within 14 days of any written notice from the developer to clean up the property, failing which developer may attend to same at the land-owners cost.

Landscaping

An approved Warragul Crownlea front garden design package will be chosen by the Purchaser and disclosed in the Contract of Sale. This garden design will be installed by Fleming's Nursery within 120 days of Certificate of Occupancy issuing, unless otherwise agreed in writing by the Developer.

Any additional plantings than those in the front garden design package must not use prohibited invasive weed species. Further information can be found at: www.environment.vic.gov.au/invasive-plants-and-animals/weed-risk-ratings.

Grass lawn must be maintained and regularly edged to present neatly by the Purchaser. Watering and maintenance of the front garden design package is the responsibility of the Purchaser upon completion of Fleming's installation works.

Get in touch

03 9684 8183 | warragulcrownlea@oliverhume.com.au
warragulcrownlea.com.au



The Design Guidelines may be amended from time to time at the Developer's discretion to reflect changes in design and building trends and/or amendments to legislation affecting building approvals. The final decision regarding all aspects of the Design Guidelines will be at the discretion of the Developer. The Developer also reserves the right to waive or vary any requirements of the Design Guidelines. Any waiver or variation does not indicate that such waiver or variation will be granted to any other person, nor does it imply any such action will apply again.