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## **Covenants and building guidelines – Stage 6**

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## 1.0 Introduction

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### 1.1 The Murray Park Estate Vision

Murray Park Estate will represent the future of family living in Thurgoona. Residents will benefit from a well-planned estate that will provide a beautiful lifestyle and increase in value for years to come

The Murray Park Estate master plan has been designed with the environment and its residents in mind. The master plan ensures the best possible access to surrounding points of interest.

- Proximity to schools and universities
- Proximity to essential shopping
- Park for families and childcare center
- Proximity to major roads and short distance to the freeway and Albury's CBD despite the estate being tucked away in a quiet location away from traffic and noise

### 1.2 Purpose of the Guidelines

The key purpose of these covenants & building guidelines is to achieve a consistently high quality of homes and landscaping that realizes the Murray Park Estate Vision.

The guidelines are intended to assist Murray Park Estate landowners, considering the design of your home and garden and how this can contribute to and enhance the overall character of the development. The guidelines will help you through the initial consideration, design process and building of your new home. The guidelines will not only enhance your building experience but will underpin the overall amenity of Murray Park Estate and contribute to creating a beautiful looking estate you will proudly call home.

These design guidelines may be amended from time to time at the developer's discretion to reflect changes in design and building trends and amendments to legislation affecting building approvals.

### 1.3 Submission Requirements and Development Approval Process

The siting and design of your home is required to be approved by Murray Park Developers Pty Ltd (referred to as MPD). It is mandatory that all plans and other relevant drawings of the dwelling are submitted to the Murray Park Estate for approval.

To obtain the Developers approval, you must forward the **Murray Park Estate Application for Design Approval Form** (found at the rear of this document) with a legible copy of the documentation listed on the form for approval to:

**MAIL:**

Murray Park Developers Pty Ltd  
PO BOX 5196  
ALBURY MSC NSW 2708

**OR**

**EMAIL:**

Email address: [mark@murrayparkestate.com.au](mailto:mark@murrayparkestate.com.au)

Email Subject: Development Approval: Lot Number \_\_\_\_ (care of owner details)

**The Submission must include the following in A3 format or email:**

- A min. 1:200 siting plan including: date and reference number of drawings, north point, lot area calculation, dwelling area calculation, home positioned on the lot with dimensions and setbacks from all boundaries, proposed fencing, crossover and driveway location; clothesline, letter box, water tank, outbuildings and pool position if applicable. Provide the building envelope (if applicable) to the lot.
- Floor plans at minimum of 1:100 with north point, indicating all rooms, windows, external doors, external fixtures and nominated floor levels; including air conditioning and solar units' positions.
- Full elevations indicating wall heights and all external finishes including garage door type; extent of eaves and position of air conditioning water tanks and solar units.
- Relevant cross sections showing roof pitches, eaves depth and height of walls along the boundaries; cut and fill including retaining walls (where applicable).

A detailed checklist of submission requirements is provided as part of the Design Approval Application Form included in this document.

MPD will assess all designs and either provide a notice of approval or specify how the submission conflicts with the guidelines. Designs that substantially comply with the guidelines may be given a notice of approval with conditions requiring the rectification of minor deviations. Furthermore, MPD may make suggestions intended to improve the design.

MPD will use its best endeavors to assess proposals in the shortest possible time and generally within 2 -14 business days of receipt of a fully completed and compliant application. You must then obtain the approval of the building plans from the local Council or relevant Building Surveyor and/or any other relevant authorities required by the authority approval process. It is the responsibility of the owner that the proposed building works comply with local and state requirements. Murray Park Estate will not accept any responsibility for works that don't comply as noted above.

**Please Note:**

The final decision of all aspects of the Design Guidelines is at the discretion of Murray Park Developers and no additional correspondence will be entered into once a decision has been made. Murray Park Estate is not liable for any refunds, credit or compensation for its decisions in granting or refusing a submission approval or any discrepancies that may arise from this work.

## **2.0 Sitting and Orientation**

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Where possible each dwelling should be designed to maximize the advantages and natural characteristics of the site. Solar angles, views, prevailing breezes, relationship to the street, open space, landscaping and adjoining dwelling type and locations should all be considered to create a responsivedesign solution in keeping with the intent of the Murray Park Estate vision.

### **2.1 All Lots**

- A front (primary) boundary is deemed to be that part of the lot with the street frontage being the smallest dimension.
- Only one dwelling may be built on any one lot.

- Lots may not be further subdivided unless adding multiple lots together
- All building works must comply with current Planning Controls.
- Garages located on the primary street frontage must also be located a minimum of 0.5 metres behind the main façade of the dwelling unless otherwise noted or approved to vary this guideline by Murray Park Developers
- Decking and pergolas are permissible encroachments and as such may encroach up to 2 metres into selected setbacks pending approval from the Building Surveyor, local Authority and Guidelines conditions.
- Verandahs, porticos and entries are also permitted encroachments within the front setback. The maximum encroachment is 0.5 metres which is also dependent on approval from the Building Surveyor, local Authority and Guidelines conditions.

## **2.2 Corner Lots – Specific**

Corner lots have significant impact on neighborhood character, and therefore, considerable attention is required to ensure that a desirable outcome is achieved for both the homeowner and Murray Park Estate as a whole.

It is important that corner lots address their prominent position in the streetscape while contributing to the creation of an attractive, safe living environment. They form a gateway to adjoining streets, therefore it is essential that the dwelling addresses both street frontages with articulation of the built form including varying materials, window and door openings.

It is important that corner lot homes are articulated to provide an appropriate corner feature to your home that will ‘turn the corner’. One or more of the following building elements is to be incorporated into the design as a corner feature:

- Windows
- Feature gable, window, etc.
- A return verandah or balcony
- An articulated step back or setback
- A change of wall finish (material) that assists in softening the mass of the building
- Blank walls of more than 8 meters to the secondary facade (side street) will not be permitted
- Corner allotments with proposed crossovers intended to be located to the side street frontage may be considered by Murray Park Developers
- A return verandah or balcony

Alternative submissions will be considered on an individual basis by MPD

### 2.3 Front Setbacks

A minimum of 4 meters to a maximum of 5.5 metres.

### 2.4 Side Setbacks

Side setbacks need to allow for adequate landscaping and clear pedestrian access around the dwelling. This will ensure that if retaining walls are necessary there will be a sufficient transition between dwellings and their boundaries. Generally single story dwellings must have a minimum side setback of 1 meter at ground floor level.

On corner lots, buildings must be set back a minimum of 2.0 meters from the secondary street frontage.

## 3.0 Dwelling Design

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### 3.1 Architectural Character Mandatory Standards



- No dwelling may exceed two stories in height, with the exception of dwellings constructed on blocks 601-617.
- Ceiling heights for all dwellings must not be less than 2.4 meters above floor level.
- All dwellings must have a verandah or portico, porch or other similar entrance feature surrounding the front entrance.
- Entry porches, verandahs and pergolas must be sympathetic to the overall dwelling design.
- Kit homes and dwellings constructed of second hand materials are not permitted, except with the approval of Murray Park Developers excluding recycled red bricks.
- The main pedestrian entry (front door) or access way to the main pedestrian entry must be visible from the primary street frontage.
- Roof pitches are to be a minimum of 22 degrees. Alternate roof forms including combinations will be considered provided it can be demonstrated that they comply with the overall objective and intent of the guidelines.

Unless otherwise specified or considered as meeting the overall objectives of the guidelines by Murray Park Developers, all roofs must be designed having a minimum eaves width of 450mm. Eaves to the frontage of a dwelling must return and continue a minimum distance of 450mm along the connecting return wall and or walls from the said frontage.

**Note:** Walls constructed on side boundaries will be exempt from the eaves requirements unless otherwise directed by Murray Park Developers corner lot dwellings must continue the 450mm eaves profile to both street frontages, then returning the minimum 450mm as noted above unless otherwise approved by Murray Park Developers roofing materials must complement the design and style of the proposed dwelling. Roof sheeting is to be non-reflective. (muted tones are preferred) Untreated galvanized or zinc finished, tray deck or fibre cement roof materials will not be approved with the intent to minimize reflection issues caused by light colored or untreated roof surfaces.

### **3.2 Building Materials and Colour Palette**

An important element in maintaining a high quality of residential neighborhood character is the control of external building materials, colours and other related finishes. Natural colours are encouraged as they enhance the architecture and landscaping vision for Murray Park Estate.

External walls of each dwelling must be constructed of either:

- Face brickwork
- Rendered or bagged brickwork/ concrete block but must be painted or coloured
- Weatherboards, composite cladding materials and cement sheeting (painted rendered or similar textured finish).
- Selected stone.
- Muted colours and finishes shall be used to blend with the natural surrounding setting of Murray Park Estate
- External windows and doors other than those utilized in an entrance situation are not to contain reflective, frosted, coloured or patterned film on glass unless governed by authority and/or council requirements or approved by Murray Park Developers. Bathrooms and WC's are exempt.

### **3.3 Identical Façade Assessment**

In order to protect your and your neighbor's investment, two dwellings of the same front facade design shall not be built within 5 dwelling lots of the subject property, this would include lots either side, opposite and other street frontages where applicable.

No concept designs and or façade only submissions will be accepted. I.e. submissions must include all information as requested on the Design Approval Application form to initiate the approval process.

**The final facade assessment decision will be at the discretion of MPD**

### **3.4 Environmentally Sustainable Design**

This development encourages good environmental design.

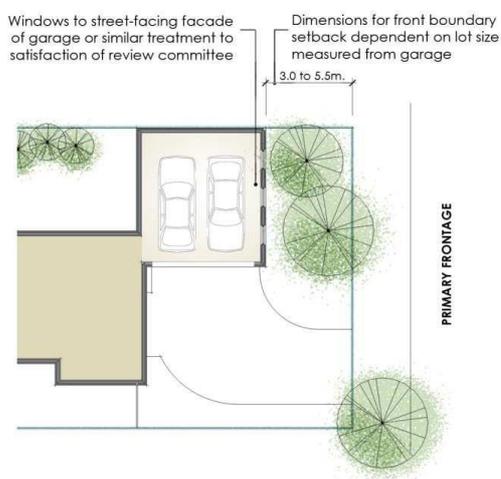
#### **Garages**

It is preferred that where practicable, garages are designed to minimise their visual impact to the streetscape. All garages must be constructed in harmony with the main dwelling by using materials and colours which reflect the overall architectural theme and Murray Park Estate Vision. In assisting to minimise the visual impact of the garage as a dominant feature to the dwelling façade, the guidelines encourage roof construction of garages to be incorporated within the main roof form of

the dwelling. This intention also extends to the appearance and materials proposed for the garage door to ensure it too reflects the visual connectivity with the proposed dwelling.

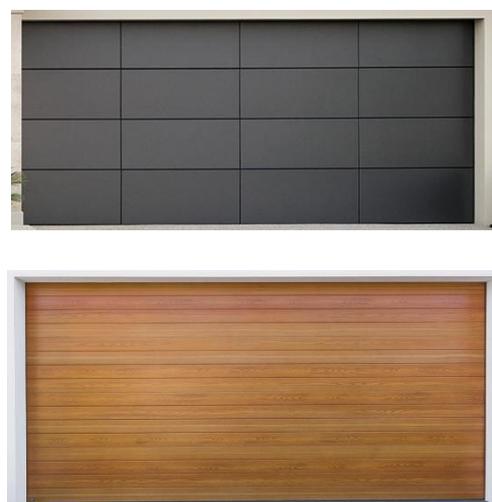
- The garage must be constructed at the same time as the dwelling.
- Garages located on the primary street frontage of a corner lot (excluding a dual frontage lot) must also be located a minimum of 0.5 metres behind the primary frontage façade of the dwelling unless otherwise noted or approved to vary this guideline.
- No carports to be erected to the front or side visible from the street of any dwelling.
- Swing in garages may be permitted subject to special consideration by MPD. The standard front setbacks will still apply. All garage or carport walls addressing primary street frontage must be designed to address the said street frontage. i.e. with the inclusion of windows, first floor construction directly over, building articulation, combined roof forms and material finishes that compliment the adjoining dwelling. (Refer Figure 3.4)
- Unenclosed sides of garages are not permitted to face a street frontage but may be located behind garages and residences. Murray Park Developers reserves the right to limit the area of an unenclosed garage.
- Sheds within the back yard cannot be visible from the street and must not exceed 3.6 meters high and a wall height greater than 2.6 meters high, all sheds are to be colourbond woodland grey in colour.
- Garage or carport design must match or complement the home in respect to materials, roof pitch, design, colour, external appearance and quality of construction.
- Individual garage doors shall not be more than 6 metres in width. Only sectional panel doors are allowed within Murray Park Estate. Roller doors are not permitted to the front of any dwelling (refer to 3.5)
- The garage must be capable of accommodating a minimum of two vehicles.
- 3 car garages will be assessed on their merits; and should be integrated into the body of the dwelling, with a door of not more than 5M to the double car accommodation incorporating an additional single door to the single garage element and setback a minimum of 500mm from the face of the adjacent garage.

**Figure 3.4**



**SWING IN GARAGE LOT DESIGN PLAN**

**Figure 3.5 Examples of approved garage doors**



### 3.6 Driveways and Paving

- Driveways must be fully constructed prior to occupying the dwelling.
- Exposed aggregate drives are encouraged as they integrate well within the landscape.
- Driveways shall not exceed 4.5 metres in width at the street crossover and can taper to the maximum width of the garage door or doors.
- Driveways will have a minimum 0.4 metres setback from the side boundary for landscaping irrespective of whether the side boundary is fenced or not.

The incorporation of vehicle parking as part of the garage design is recommended.

It is recommended that you install a 0.1 metre diameter PVC conduit under the driveway to accommodate future irrigation requirements for the garden bed required between the driveway and side boundary.

Driveways must be constructed of:

- Brick and/or concrete pavers;
- concrete;
- Saw-cut coloured concrete;
- Concrete with exposed aggregate;
- Asphalt with brick borders.

### 3.7 Letterboxes

Letterboxes should be designed to compliment and match the dwelling, using the similar materials, colours and finishes. Single post supporting letterboxes will not be permitted.

Brick letterboxes are recommended.

**Figure 3.7 Examples of approved letterboxes.**



## 4.0 Fencing

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The fencing of your home and that of your neighbor will affect the overall aesthetics of Murray Park Estate as it plays an important role in the general definition of the streetscape and transition between public and private spaces. Whilst fencing is intended to provide privacy and a sense of security between dwellings it will not be permitted along main street frontages and within the main front setback of the proposed dwelling.

### 4.1 Front Fencing

Unless constructed by Murray Park Estate no fences shall be constructed along the front or street boundary, or within primary frontage setback.

### 4.2 Typical Side and Rear Fencing (unless otherwise specified)

Unless otherwise specified in these guidelines, fence construction between adjoining lots must be 1.8 meters high maximum, and be in Colourbond woodland grey finish must have top and bottom capping rails, and must finish a minimum of 1 metre behind the primary street frontage façade.

Fences between adjoining lots must be constructed from colorbond and be woodland grey in colour. Adjoining owners are solely responsible for the construction and maintenance or replacement of fencing between adjoining lots (refer to *Dividing Fences Act 1991* No 72).

Murray Park Developers do not accept any claims for fencing costs, fencing costs are to be shared with your neighbors, due to privacy laws we cannot disclose details

No side fences are to occur within the front garden.

Subject to the approval of MPD retaining walls or courtyard defining walls may be acceptable in the zone between the front boundary and the front of the dwelling, but must be complimentary in material finish and design to the main dwelling.

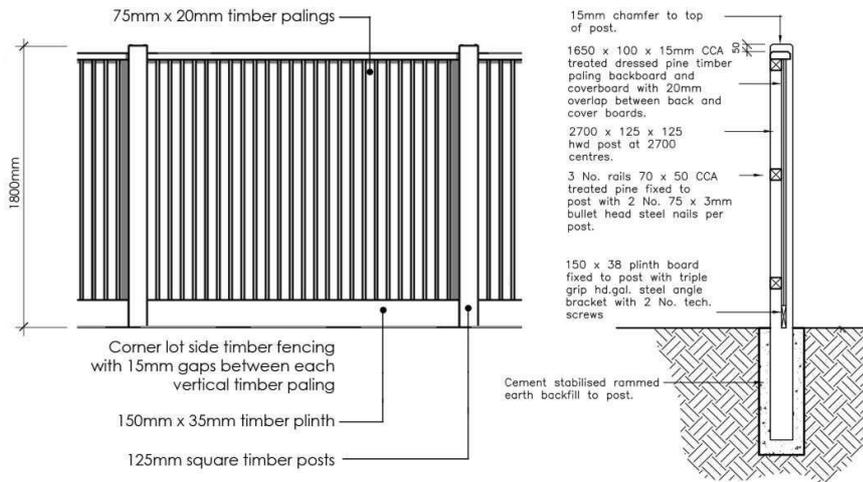
For screening and service yards, additional timber fences are acceptable if setback not less than 1 metre from the relevant front corner of the dwelling and are to be in accordance with the MPD fencing details.

### 4.3 Corner Lot Fencing

#### Corner timber fencing

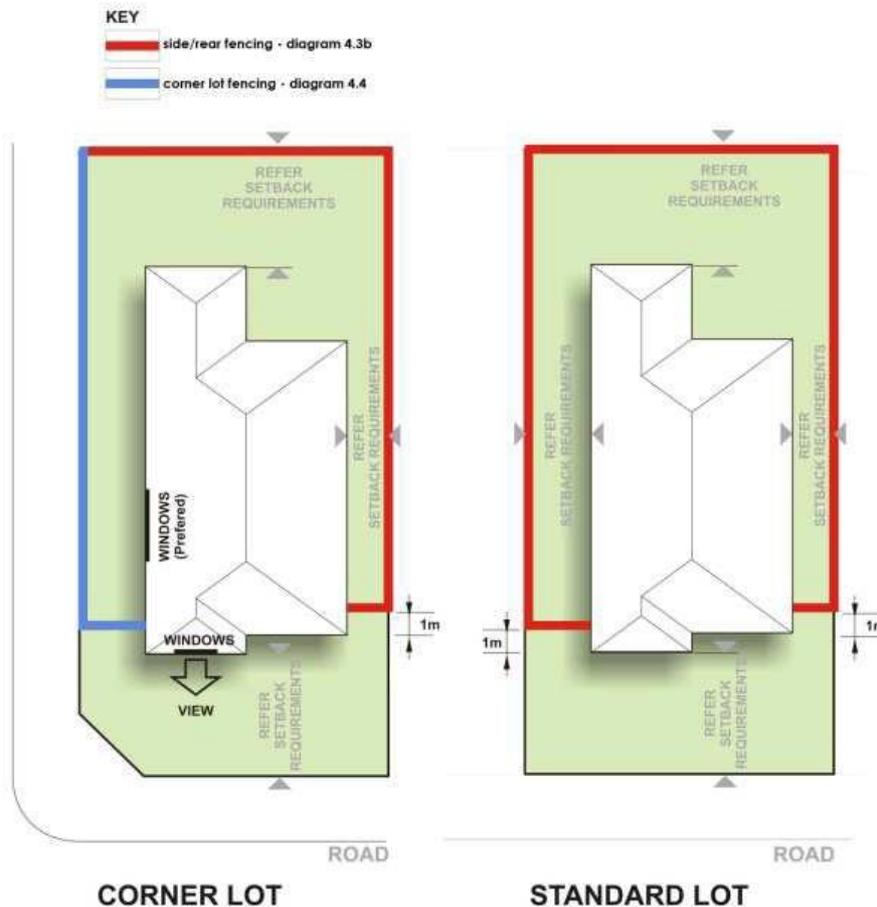
- Not exceed 1.8 metres in height, constructed in accordance with the approved MPD timber fencing details and painted in Colorbond Woodland Grey. Refer to Figure 4.3.
- Remain at least 1 metre behind the front facade and return to abut the dwelling. This fencing must also be setback behind the corner.
- Wherever permitted, gates must be consistent with the adjoining fencing details.

**Figure 4.3 Corner lot fencing**



#### 4.4 Fencing Template

Corner and standard lot fencing plan can be adopted by the owner by signing and attaching this plan and those of diagrams 4.3 and 4.4 with the application form submission as an endorsement that the fencing will be carried out as per the Murray Park Estate fencing requirements



## **5.0 Plumbing & Ancillary Equipment**

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### **5.1 Plumbing**

- All external plumbing including spa pumps/motors are to be concealed from public view. Downpipes and gutters are exempt from this requirement.
- No exposed plumbing waste piping is permitted.
- Gutters and downpipe treatment must compliment the house colour.
- Taps, including recycled water taps are not to be free standing and are to be wall or fence mounted.

### **5.2 Rain Water Tanks**

Rain water tanks are encouraged as an environmental initiative however they must be positioned at the rear and or screened to restrict them from public view and must match the house color.

### **5.3 Air Conditioning Units**

- Air-conditioning units and exposed components there of are to be located below the roof ridge line and towards the rear of the property to minimize visual impact. They are to be colour toned to match adjoining wall or roof colour. The units shall be of low profile type and wherever appropriate, be fitted with noise baffles.
- Final position of units to be considerate of lot location. In these areas air-conditioning units should be positioned to minimise visual impact.

### **5.4 TV Antennae and Satellite Dishes**

- Murray Park Estate has been equipped with the provision of an optical fiber network enabling the supply of free to air digital and pay television. Therefore TV antenna and other related receivers will generally not be required.
- In the unlikely event that an antennae and satellite dish installation (maximum 1 meter diameter) is required, it is to be located toward the rear of the dwelling and below the ridgeline. The intent is to minimize the visual impact from adjoining streetscape and general public areas.
- CB radio antenna will not be permitted.

### **5.5 Solar Water Heating**

Solar hot water piping for dwellings or swimming pools are permitted provided they are located on the roof and installed at the same pitch angle as the roof and where practical they are to be located at the rear of the property to minimise visual impact from public viewing. Tanks for such systems are not permitted to be located on the roof and must be screened from public view.

### **5.6 Water Efficiency**

Water re-use and conservation in today's climate are very important considerations when designing your home. Solutions may include the use of rainwater tanks; low water use plants in the garden, water re-use systems and the use of low water use shower heads and toilets, etc.

## **6.0 General Dwelling Information**

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### **6.1 Screening**

To avoid detracting from the visual quality or the character of the streetscape unsightly items and equipment should be screened from the street and public view.

Ground mounted equipment such as heating and cooling units, hot water services including rubbish disposal containers etc shall be screened from public view and shall not be visible from the street or park within Murray Park Estate.

### **6.2 Clothes Lines & Drying Areas**

Clothes lines and drying areas shall be located so that they are not visible to public viewing. Consideration should be given to using an extend-a-line which can be stored when not in use.

### **6.3 Parking of Heavy Vehicles and Caravans etc.**

Trucks or commercial vehicles (exceeding 1.5 tones) are not permitted, recreational vehicles, trailers, boats and caravans shall be screened from public view when parked or stored. No shipping containers are to be within the estate

### **6.4 Property Settlement and Timing of Works**

Construction of all dwellings must commence within twenty four (24) months of settlement and construction must be completed within twelve (12) months of work commencing.

These conditions can be varied by specific terms in the Contract of Sale.

### **6.5 Aluminium Roller Shutters to Windows**

The use of aluminium roller shutters to windows on the front of homes is prohibited.

### **6.6 Window Furnishings**

Internal windows furnishings which can be viewed by the public must be fitted within three (3) months of occupancy. Sheets, blankets, or similar materials for which window furnishing is not their primary use, will not be permitted.

### **6.7 Maintenance of Lots**

The Purchaser shall not allow any rubbish including site excavations and building materials to accumulate on a lot (unless the rubbish is neatly stored in a suitably sized industrial bin or skip) or allow excessive growth of grass or weeds upon the lots.

The Purchaser shall not place any rubbish including site excavations and building materials on adjoining land, reserves or in any waterway.

The Developer or its agents may enter upon and have access over a lot at any time without creating any liability for trespass or otherwise to remove for rubbish, maintain, slash or mow a lot and the Purchaser agrees to meet the Developer's reasonable costs of \$300 per lot to slash or remove debris.

## 6.8 Signage

Signage is not permitted on residential lots with the following exceptions:

- Display home signage with the written approval of Murray Park Developers
- Builders or tradespersons identification (maximum 600mm x 600mm) required during dwelling construction. These signs must be removed within 10 days of the issue of the Certificate of Occupancy.
- One sign only advertising the sale of a complete dwelling is permitted. These signs must be removed within 10 days of the property being sold.
- There are to be strictly no signs erected for the purposes of advertising the sale of a vacant lot other than any sign that relates to the sale of such lot by MPD.
- Other signs may be permitted with approval MPD.

## 7.0 Landscaping

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The owner will provide high quality landscaping to their investment It not only promotes an attractive neighborhood but also improves the value of your dwelling. Appropriately designed gardens contribute in a positive way to the quality of the built environment.

- Gardens should be environmentally responsive by utilizing appropriate drought tolerant sensitive plants, organic or mineral mulches and drip irrigation systems.
- MPD will plant Street Trees during construction of the subdivision these trees are handed over to the owner of the lot on settlement. The tree is the responsibility the owner . If the tree is removed , run over or dies of "natural causes " the exact tree size and species must be replaced by the owner of the lot , MPD can replace the tree at a cost of \$600 if needed, a letter will be sent for replacement if not done within a timely manner all cost including recovery costs will be the owners responsibility.
- It will be your responsibility to keep the plants and shrubs / trees alive and establish the grass and maintain the garden.
- Landscaping must be done to the front area of the home within 90 days of completion.

## Application for Design Approval

Lot No.

Street Address:

Owners Name:

Current Postal Address:

Mobile:  Ph:

Email:

Builder:

Contact Name:

Mobile:  Email:

### Documentation required to be submitted for approval to the Murray Park Estate Design Reviewer

All documents to be provided in A3 format x 2 copies OR by email

1. **Site Plan** (min scale 1:200) indicating date and reference number of drawing north point, lot area calculation, habitable dwelling area calculation, home positioned on the lot with dimensions and setbacks from all boundaries, and driveway location, clothesline, letterbox, water tank, and pool position if applicable. Vehicle crossover, driveway and building envelope if applicable.
  
2. **Floor Plans** (min scale 1:100) including north point, indicating all rooms and dimensions, windows, external doors, external fixtures and nominated floor levels, including roof plan with air conditioners and solar units noted.
  
3. **All Elevations** (min scale 1:100) indicating all wall and roof heights, all external finishes including garage door type, roof pitch, eaves depth, air conditioning units, solar units and all external buildings such as garden sheds, pergolas, etc. Relevant cross sections showing height of walls on boundaries; cut and fill details, including retaining walls where applicable.

**Please submit completed application form and above documentation to:**

**MAIL:** Murray Park Developers Pty Ltd      OR      **EMAIL:** [mark@murrayparkestate.com.au](mailto:mark@murrayparkestate.com.au)  
 PO BOX 5196  
 ALBURY MSC NSW 2708

MPD will endeavor to assess proposals in the shortest possible time, generally within two – fourteen (2-14) working days of receipt of a complete and compliant application. Delays will occur if the required information is not provided or incomplete. It is the responsibility of the owner and the owner's agent (builder or designer) to ensure complete documentation; no responsibility will be accepted by the MDR for incomplete submissions.

Applications cannot be assessed until all of the above information is available. No facsimile submissions will be accepted. The Developer also reserves the right to request further information.

It is the responsibility of the owner to ensure that the proposed building works comply with overlooking provisions as stated by local Council and State Government requirements.