Yarrah

YASS RIVER

DESIGN CONTROLS

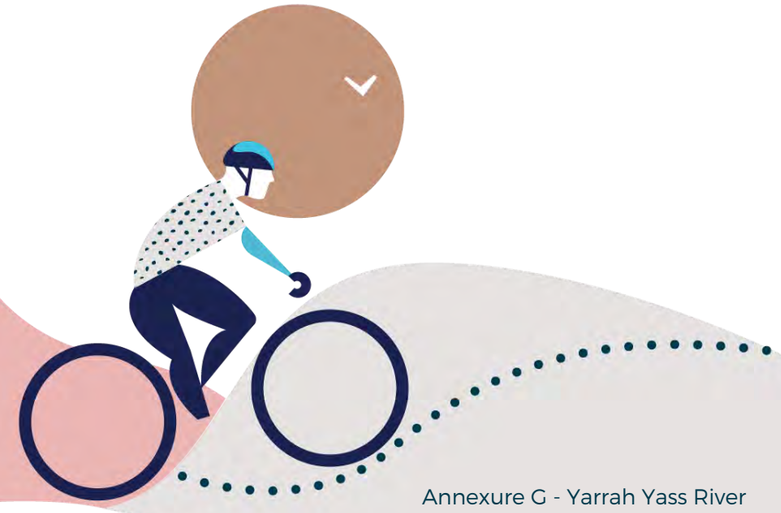
Version 2026





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Purpose Of The Design Controls

Yarrah's design controls and covenants are not seeking to duplicate existing legislative controls, rather, the design controls seek to influence house and front yard design to deliver great landscapes that support your investment.

This document may be periodically updated as required.

Great Streetscapes

A great streetscape entices outdoor use, social activity, increase desirability and overall adds to the value of all participating properties. Yarrah design controls seek to achieve a balance between influencing great design outcomes while not being too restrictive. The controls actively encourage creative expressions of design while maintaining a minimum standard which is an investment in your property into the future.

At their very core Yarrah design controls seek to influence house design and front yard landscapes to deliver great streetscapes for the Yarrah community.

The Yarrah design controls do not replicate housing, structure, efficiency or setback elements dictated by the NSW Housing Code, Basix, or Council requirements, as these are pre-existing controls enforced by relevant authorities. The Yarrah design controls do not seek to enforce design or sustainability considerations that impact on lifestyle or house layout, unless such elements also impact streetscape quality.

Yarrah's design controls seek to ensure each dwelling positively contributes towards creating great streetscapes within Yarrah. It aims to do this with minimal housing controls, while controlling street facing landscapes to create a green community where people are proud of the street they live in.



Use Of Land

Each allotment of land in Yarrah Yass River, unless otherwise specified elsewhere, shall be used for a single unit private dwelling and cannot be further subdivided.

Approval Process

Before undertaking any building work the owner must first obtain written approval from the Yarrah Design Review Panel.

Step 1: Purchase Allotment

Step 2: Design dwelling to comply with Yarrah Design Controls

Step 3: Submit documentation for Design Control assessment (in PDF format) via email

Step 4: Design Review Panel undertakes assessment of the submission. The panel will endeavour to assess and provide an approval to the applicant within ten business days.

Step 5: Written approval is issued by Design Review Panel. Where not suitably complying, the Yarrah Design Review Panel will identify the items requiring further consideration. These items will need to be addressed and revised documentation re-submitted before approval can be issued.

Note: this is a preliminary assessment only not final approval and does not waive any non-compliant items, omissions, inconsistency or errors in the plans or documents submitted nor any subsequent changes. The compliance obligation rests with the owner at the Final Inspection.

Step 6: Builder/owner to lodge building documentation for local authority approval.

Step 7: Construction of dwelling commences in accordance with the Yarrah Design Controls and local authority approval

Note: a member of the Yarrah Design Review Panel may inspect works during construction.

Step 8: Once the Occupancy Certificate has issued and the owner is satisfied that all Design Control requirements have been met, submit the Application Form (Final Assessment) with the full set of documentation reflecting the home as constructed, including Timing Documentation (timestamped photos and Occupancy Certificate), via email. Incomplete applications will not be assessed.

Step 9: Once the final application is accepted as complete, the owner completes and submits the Final Inspection Application (self-assessment).

Step 10: On receipt of the completed Final Inspection Application (self-assessment), a member of the Yarrah Design Review Panel inspects the completed works and assesses them, with the documentation, against the current Design Controls. Where not compliant, the Panel identifies the items requiring rectification; a further inspection is required once addressed. Where compliant, the owner may apply for the bond refund by written request (cl 1.1.3) within 12 months of the final Occupancy Certificate (cl 1.1.4), to drp@yarrahyass.com.au.

Application Requirements

Completion of Application Form & Checklist located at the back of this document.

Building Documentation. The following must be provided:

Site Plan 1:200 Scale including:

- Street address including lot number
- Property boundaries and easements
- Finished floor and platform levels
- Building envelope (if applicable)
- Private open space
- North point
- Boundary setbacks (outer-most projection and wall dimensions)
- Building outline and extent of eaves or overhangs
- Site coverage (m2)
- Existing & proposed contours/site levels
- Driveways – location, materials and finishes
- Height and construction of all fences
- Location of rainwater tank
- Location of refuse bins
- Proposed cut and fill plus retaining wall/batter detail
- Any structures including (but not limited to) outbuildings, sheds, pergolas, gazebos, pools etc.
- Surrounding / neighbouring properties' setbacks (if applicable)
- Construction waste containment location

Landscape Plan 1:200 Scale including:

- Fencing details
- Turfed and mulched areas
- Garden areas including plant pot sizes
- Letterbox detail
- Detail of works to be completed by owner after completion of construction.
- Retaining walls - height, materials & colours
- Outdoor lighting

Floor Plans (1:100 scale) including:

- Room names and areas
- Internal & external dimensions
- Location of meter box
- Location of hot water, gas services and meters
- Floor areas

Elevations (1:100 scale) including:

- All sides of the building
- Facades - materials, finishes & colours
- Indication of existing and excavated site levels
- Indication of proposed floor levels
- Proposed retaining walls or batters
- Location and extent of proposed materials
- Position of solar panels, external air conditioning units, clothesline and aerials
- Roof pitch, and overall building height
- Schedule detailing external colour selection

Timing Documentation including:

- Photos with date timestamp or date in file properties
- Occupancy Certificate with DA/CDC Approved Plans

Note: required for final assessment only. Not required for preliminary assessments prior to building.

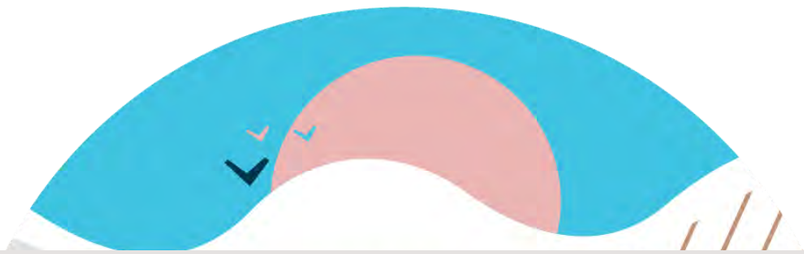


1.1 Compliance & Refundable Bond

1.1.1 - A refundable compliance bond of $10,000 will be applied at settlement for the purchase of each lot as specified in the contract. The bond is additional to the listed price of each lot.
1.1.2 - The land owner at the time of compliance approval is responsible for the bond and will receive the refund once all Design Controls and Covenant conditions are met to the satisfaction of the Yarrah Design Review Panel.
1.1.3 - An application to refund the compliance bond may be applied for once final occupancy certificate has been granted by the authority and once all Design Controls and Covenants have been met.
1.1.4 - If the land owner fails to comply with the Design Controls and Covenants, the bond will be used to undertake corrective measures in accordance with the Yarrah Design Controls, the land owner is to not prevent such work from taking place. Where the corrective measure is more than the bond amount, the land owner agrees to being charged for the additional corrective expense within reason. If the owner complies but fails to apply for a refund within 12 months of final occupancy certificate the bond is forfeited in favour of the vendor.
1.1.5 - A landscaping plan is to be submitted for conditional approval from the Yarrah Design Review Panel prior to Development Approval or Comply and Development Certificate being issued.

1.2 Street Facing Landscapes

1.2.1 - Landscapes visible from the public realm to be complete within 6 months of occupation.
1.2.2 - Prior to Occupancy the verge is to be cleared of all building and materials after construction. Where disturbed the verge is to be topsoiled, levelled and re-grassed. Any street trees and footpaths damaged during construction are to be reinstated.
1.2.3 - Car parking on the front yard turf and/or garden area is not permitted. No parking slots are to be created in lieu of gardens.
1.2.4 - The front garden is to have some form of defined boundary using either a form of edge strip or low-wall, hedging or fencing.
1.2.5 - The front garden area is to comprise of at least 20-30% planted garden bed. The remaining area can consist solely of or a combination of turf, mulch, gravel or hardscape.
1.2.6 - Synthetic lawn or artificial turf in any form is not permitted to any street facing landscapes.
1.2.7 - At least 2 trees a minimum of 45 litres are to be planted in street facing landscapes.



1.3 Fencing

All fencing facing the Public Realm must meet the following requirements:

1.3.1 - Fencing must be completed prior to occupation.
1.3.2 - No side fences forward of the building line unless above a retaining wall or as part of a front fence.
1.3.3 - Side fences above retaining walls must match front fence type.
1.3.4 - Front fence including side return fence must be finished and include piers or other articulated elements.
1.3.5 - Side boundary returns must be 1m behind the building line.
1.3.6 - Fencing to side streets must have at least 25% of its length articulated behind the boundary for 500mm with a planted hedge to the setback section and include obvious piers.
1.3.7 - Park facing and River corridor facing fencing must incorporate obvious piers and can include no more than 20% screening fence. The remaining 80% must be at least 50% open above 600mm. Refer to the 'River and Park Facing Fencing Control Plan' for details.
1.3.8 - Standard Colorbond is not permitted as a side fence, return fence or front fence. Colorbond Miniscreen may be considered.
1.3.9 - Colorbond is not permitted for boundary fence adjacent to open-space (excluding service areas) or the river corridor unless as specified in the 'River and Park Facing Fencing Control Plan'.
1.3.10 - All internal boundary fencing must be Colorbond Miniscreen in Riversand.

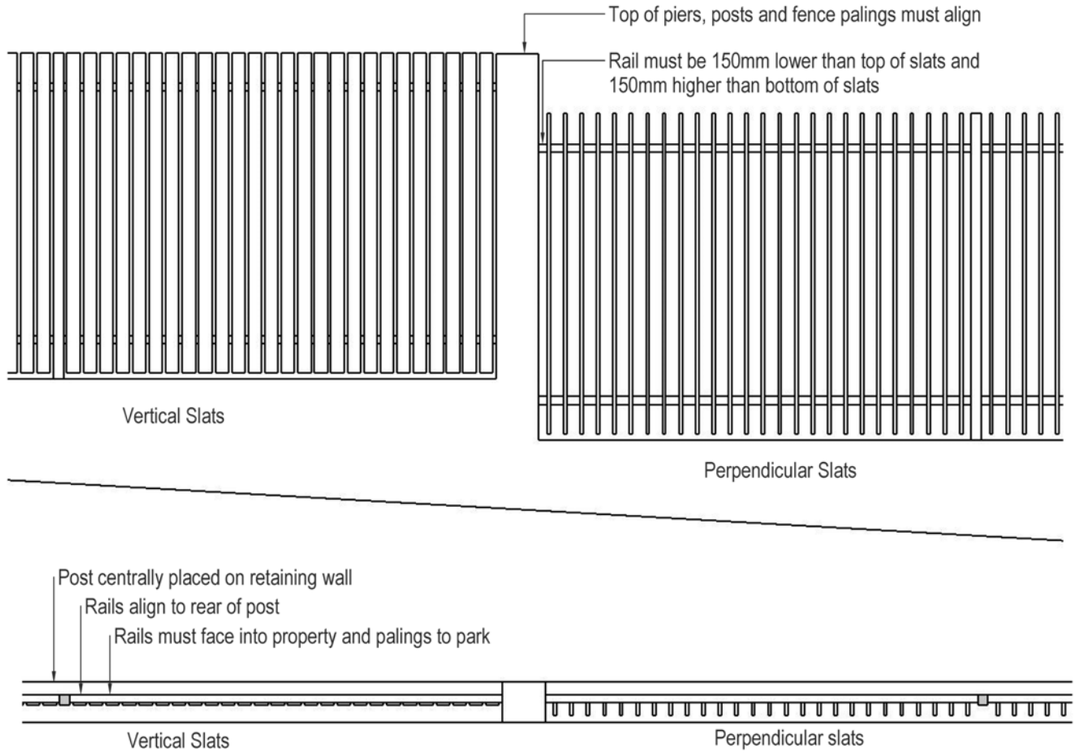


Image 1.3.7

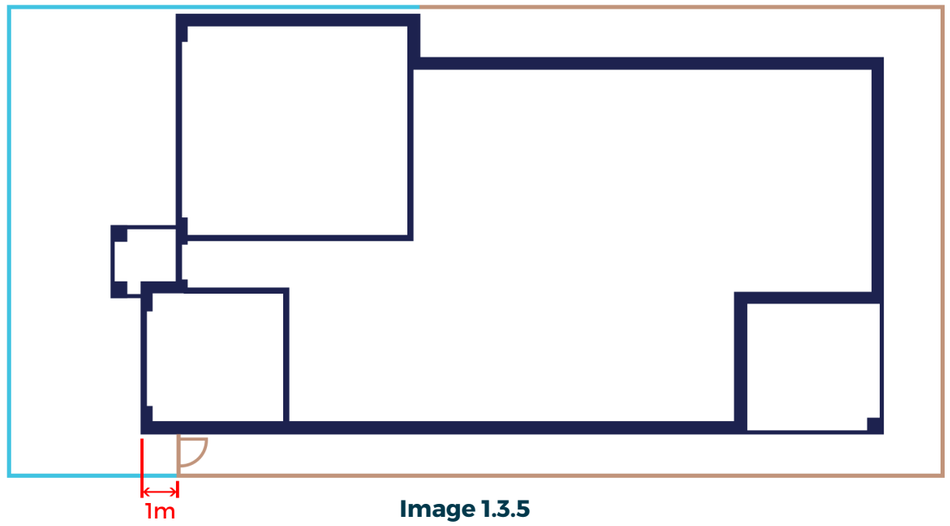


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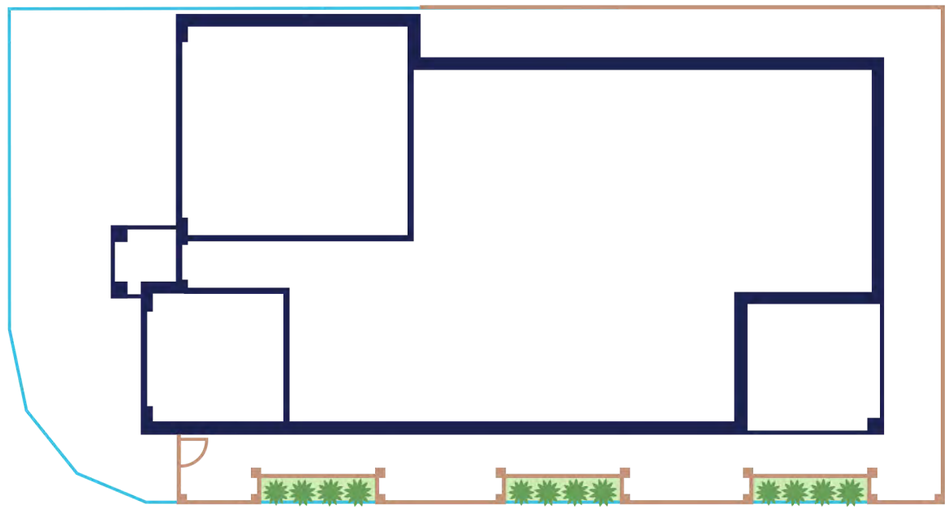


Image 1.3.6

1.4 Retaining Walls

1.4.1 - Retaining walls facing or visible from street facing public realm cannot be more than 1.0m high. A stepped wall with a 400mm planted step can be incorporated to allow wall height to 1.5m. These dimensions cannot be averaged or exceeded. Alternatively, a retaining wall to 1.5m high is allowable if setback 0.6m from boundary and suitable screen planting is used on the street facing side to break-up the retaining wall form.

1.4.2 - Retaining walls facing open space cannot exceed 1.5 metres if they are within 6 metres of the park boundary. Any wall over 1 metre must have screen planting between it and the park to break-up the retaining wall form.

1.4.3 - Any retaining walls imposed by the high side design outcomes must be finished to low side neighbours.

1.4.4 - Acceptable retaining wall materials for walls facing or visible to the public realm are: finished concrete sleeper, rendered and painted concrete block, finished cast concrete, stacked stone, timber walls with maximum 1.2m between verticals, and split block stacked walls.

1.4.5 - Pine sleeper or unfinished block retaining walls are not permissible in the front garden or side garden of corner lots.

1.4.6 - Retaining walls facing or visible from public realm must be completed prior to occupation.

1.4.7 - Retaining under any walls built to the boundary must be integral with the house (the house wall must extend down). These walls must extend to 200mm below the likely slab level of the low side block or further if required for engineering.

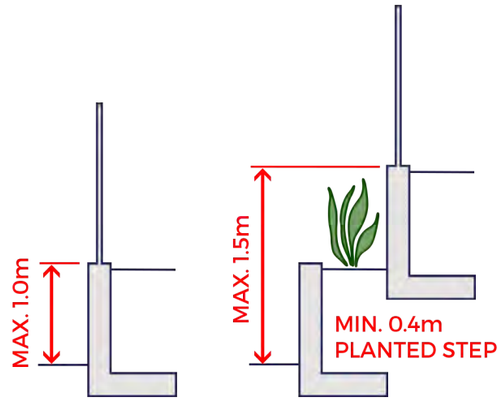


Image 1.4.1

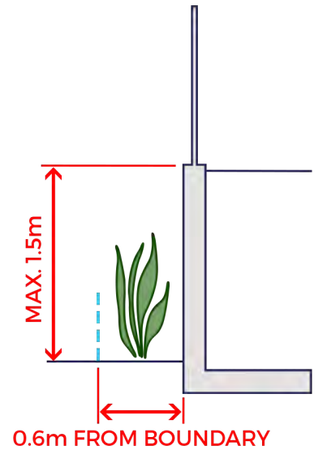


Image 1.4.2

1.5 Homes addressing the Street

1.5.1 - Low side homes must have their FFL within 0.6m of the adjacent kerb level as measured at the mid point of the block. Alternatively an increased front setback with landscaping to provide a green edge can be considered.

1.5.2 - The garages of high side homes must be set at a level to ensure that the driveway gradient does not exceed 1 in 6 between the front property boundary and the garage door.

1.5.3 - Ensure the underside of decks and suspended sections of homes are screened with finished materials complementary to the house.

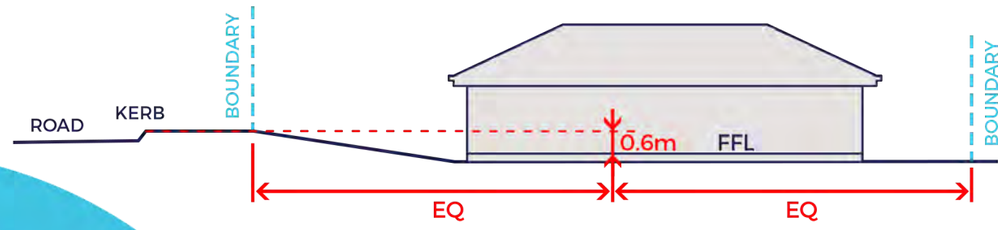


Image 1.5.1

1.6 Driveway & Garage Door

1.6.1 - Driveway locations have been nominated on the Lot Disclosure Plans. Lots with upright curves must maintain the driveway location. Lots with layback curve may move the driveway location to suit but shall give attention to services, trees and pre-existing driveways and avoid clashes.

1.6.2 - The driveway is to be constructed prior to occupation.

1.6.3 - Maximum 5m wide driveway width for a double or larger garage, 3m wide for a single garage.

1.6.4 - Driveway materials are to be concrete, pavers or asphalt - no loose or gravel driveways.

1.6.5 - Driveways are to be built through the footpath where supplied.

1.6.6 - The garage door is not to be wider than 5.1 metres. Exceptions are allowed if the garage width is not more than 50% of the house frontage.

1.6.7 - Triple garages are allowed only with an additional 0.6m setback to the third garage and on frontages 20m or larger.

1.6.8 - Garage doors are to be set back 400mm behind the building line or recessed within a frame to optimise shadow line.

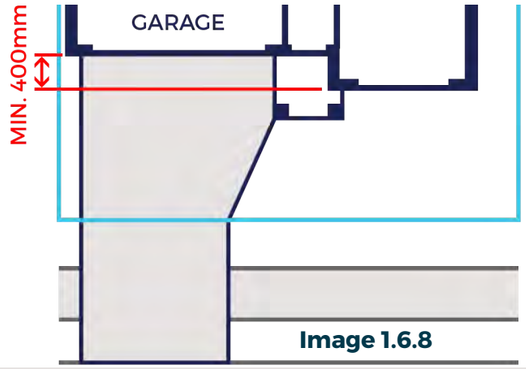


Image 1.6.8

1.7 Entry Door & Frontage

At a minimum the house frontage shall have:

- 1.7.1 - A minimum 1.9 sqm covered area over and beyond the entry door.
- 1.7.2 - The covered area shall be a minimum of 1.40 metres deep.
- 1.7.3 - A path to and from the entry door and letterbox.
- 1.7.4 - The entry door and path shall face and be visible from the street.
- 1.7.5 - One living space that looks or appears to overlook the streetscape.

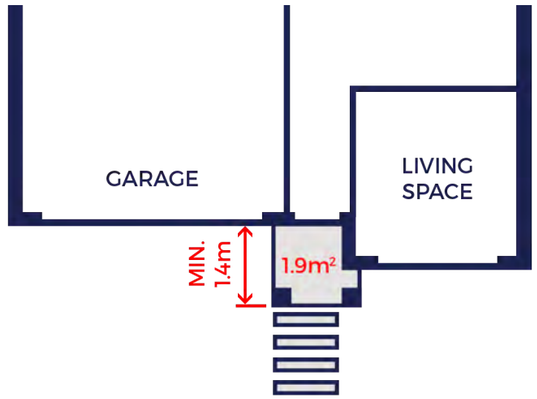


Image 1.7.2

1.8 Built Form

1.8.1 - Building colours, materials and finishes are to be from a predominantly neutral palette of colours, except for architectural features.

1.8.2 - Development on corner lots is to be designed so that housing addresses both street frontages, in order to promote a strong and legible streetscape character and support surveillance of the street.

1.8.3 - Setbacks to corner truncations shall be treated as if the lot did not have a truncation.

1.8.4 - Projections permitted into side and rear setbacks include eaves, sun hoods, gutters, down pipes flues, light fittings and electricity or gas meters, rainwater tanks and hot water units.

1.8.5 - Pergolas and other landscape features or structures are permitted to encroach into the rear setback.

1.8.6 - Building facades within the articulation zone and secondary frontage elements should consist of a range of the following elements:

- articulation or steps;
- entry features;
- awnings;
- eaves and sun shading;
- window to habitable space;
- balcony or window box treatment;
- recessing or projecting architectural elements;
- verandahs;
- bay windows or similar features.

1.8.7 - Zero lot dwellings (i.e. those that have one or more walls abutting the boundary with the next lot) are permitted within the R1 General Residential Zone provided that:

- Any wall that adjoins the boundary has a maximum length of 20m or 35% of the length of the boundary, whichever is lesser;
- There are no openings in the wall that adjoins the boundary;
- The Development Application demonstrates that there will be no unreasonable impacts on the adjoining property in terms of solar access and overshadowing.
- Built to Boundary walls only occur on the low sides of the lot, or where lots are flat to the south or west sides. Build to boundary walls that face to each other are to be discouraged.

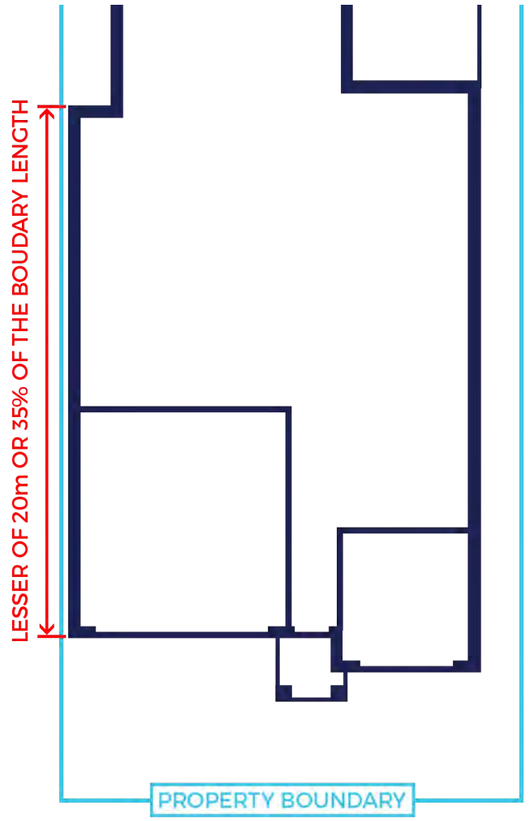


Image 1.8.7

1.9 Acceptable materials

1.9.1 - Unfinished materials (timber not coated or painted, galvanised or uncoated metal, concrete/concrete block not rendered/bagged or painted, external cladding boards not painted) are not allowed to any portion of a house.

1.9.2 - Highly reflective materials such as reflective window glazes and zincalume cannot be used.

1.10 Patios and Verandahs

1.10.1 - Homes that front to streets with parks opposite require a roofed patio or verandah of at least 9sqm to the street / park frontage on the ground or first floor.

1.10.2 - Homes that back onto parks require a patio or verandah of at least 12sqm facing the park. Alternatively, a living space that overlooks the park with at least 10sqm of glass openings facing the park from the living space.

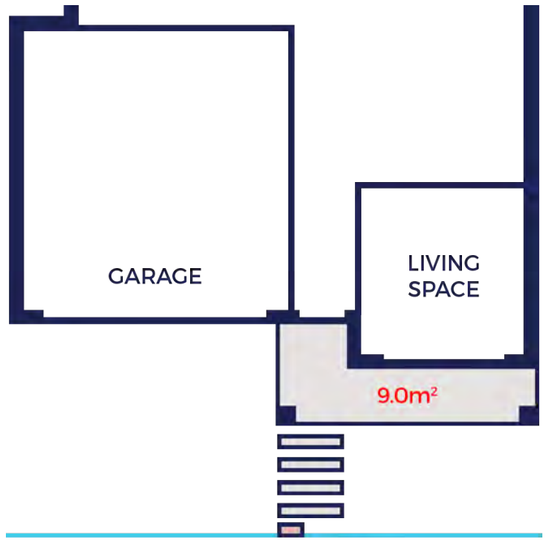


Image 1.10.1

1.11 Eaves

1.11.1 - All dwellings are to have eaves to all street facing walls, unless they are parapet walls. Fixed glass, windows or doors (excluding garage doors) within parapet walls that face to the street, or north and west facades of the house should incorporate shading elements that complement the parapet style of the dwelling.

1.11.2 - A minimum 450mm eave is required.

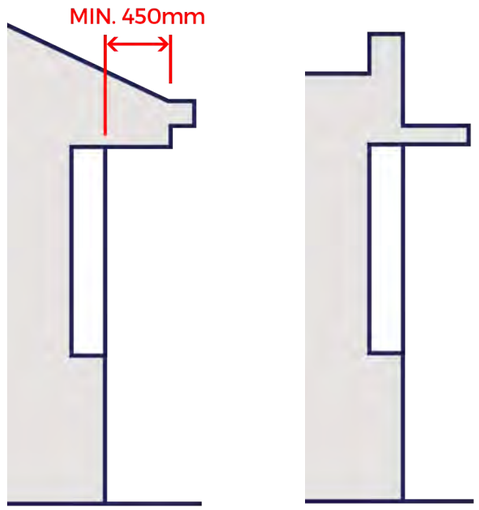


Image 1.11.1



1.12 Ancillary Structures

1.12.1 - Ancillary structures including sheds, heating and cooling plant, hot water systems, satellite dishes, clothes lines and water tanks must not be located where they are visible from any street frontage. Ancillary structures suitably screened will be considered.

1.13 Building Easements

1.13.1 - Construction within easements is prohibited unless advised by the relevant authority, Yass Valley Council. All enquiries are to be directed to Yass Valley Council at (02) 6226 1477.

1.13.2 - Some construction types may be permissible with approval from the authority including fencing and hard surfaces.

1.13.3 - Caution within all building easements should be taken not to hit underground services located within the easement. Dial before dig and cable location services should be used prior to any excavation works.

1.13.4 - Services located within the building easement are indicated on the Lot Disclosure Plan, are subject to final works, survey and approval.

1.14 Groundwater Extraction

1.14.1 - Groundwater extraction is not permitted.

1.14.2 - Drilling or boring in any way for groundwater extraction is not permitted.

1.14.3 - No bores, pumps or other groundwater extraction equipment are to be setup or installed on any lot.

1.14.4 - All groundwater licence enquiries are to be directed to the Department Planning, Industry & Environment (DPIE).

1.15 Termite Treatment Barrier

1.15.1 - All lots adjoining the rail corridor, 78 Laidlaw Street and 80 Laidlaw Street are to have a termite treatment along the adjoining boundary for the full length of the property boundary.

1.15.2 - The termite treatment shall be a termite rod or equivalent treatment that provides a continuous barrier for the full length of the adjoining lot boundary including back and/or side boundaries.

1.15.3 - The boundary termite treatment for applicable lots is to be supplementary to any termite related control stipulated by building codes and government legislation.

1.16 Other

1.16.1 - A transportable home is not permitted to be erected or placed or allowed to remain on Lot, unless it has been submitted for conditional approval from the Yarrah Design Review Panel prior to Development Approval or Comply and Development Certificate being issued.

1.16.2 - Ancillary structures, outbuildings, sheds, garage, and shipping containers can only be placed on the allotment at the same time as the construction of the primary dwelling.

1.16.3 - A trailer, camper, caravan, boat or the like are not to remain on the Lot, unless it is suitably garaged or screened from all public land, roads and lot holders.

1.16.4 - A Lot owner may not allow to accumulate on the lot any rubbish, car bodies, machinery or other material which is undesirable or unsightly in the opinion of the Yarrah Design Review Panel.

1.16.5 - A Lot owner may not allow the Property, or the verge in front of the Property, to become a fire risk.

Application Checklist

Please ensure that you have completed the following submission checklist.
Failure to include the documents listed below may delay the approval process.

Site Plan (1:200 scale):

- ☐ Setbacks - to wall and OMP
- ☐ Existing & proposed contours/site levels
- ☐ Building footprint
- ☐ Site cover - percentage & sqm
- ☐ Driveway - location, width & materials
- ☐ Private open space
- ☐ Pool (if applicable)

Floor Plan (1:100 scale):

- ☐ Room names & areas
- ☐ Fully dimensioned
- ☐ Location of electrical meter box
- ☐ Location of relevant services , hot water, gas services, A/C's etc.
- ☐ Floor areas

Elevations (1:100 scale):

- ☐ Facades - materials, finishes & colours
- ☐ Roof - pitch, materials & colours
- ☐ Overall building height
- ☐ Proposed retaining walls or batter
- ☐ Existing & proposed contours/site levels
- ☐ Location of relevant services , hot water, gas services, A/C's etc.

Landscaping Plan (1:200 scale):

- ☐ Softscape - location (turf, garden beds), plant sizes & varieties
- ☐ Hardscape - materials & colours
- ☐ Letterbox - location, materials & colours
- ☐ Fencing - type, location, height, materials & colours
- ☐ Retaining walls - height, materials & colours
- ☐ Outdoor lighting
- ☐ External elements - type & location

Timing Documentation:

- ☐ Photos with timestamp or date in file properties
- ☐ Occupancy Certificate with DA/CDC Approved Plans

Note: required for final assessment only. Not required for preliminary assessment

Application Form

Lot Number: Release:

Buyers Name(s):

☐ **Preliminary Assessment** ☐ **Final Assessment**

I/we certify that the information in the attached application is a true and accurate representation of:

- Preliminary Assessment: the home I/we intend to construct. If changes are made to the proposed plans, I/we undertake to resubmit this application for approval of those changes.
- Final Assessment: the home and works as constructed. Any changes from the preliminary approved plans are shown in the attached documentation.

Signature:

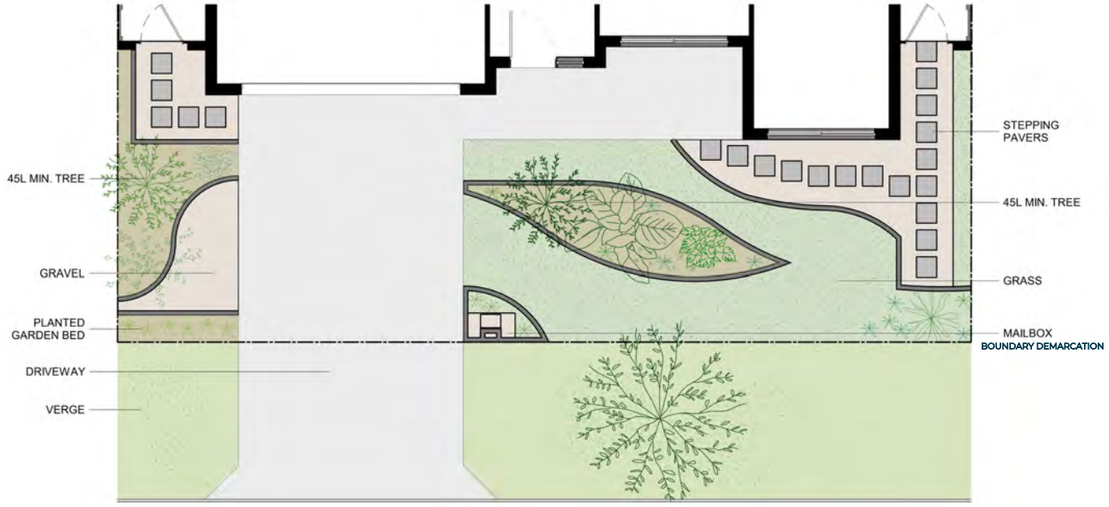
Date:

Submission

This page must be submitted with your full set of plans (in a single PDF document) to:
drp@yarrahyass.com.au



Appendix Landscape Example



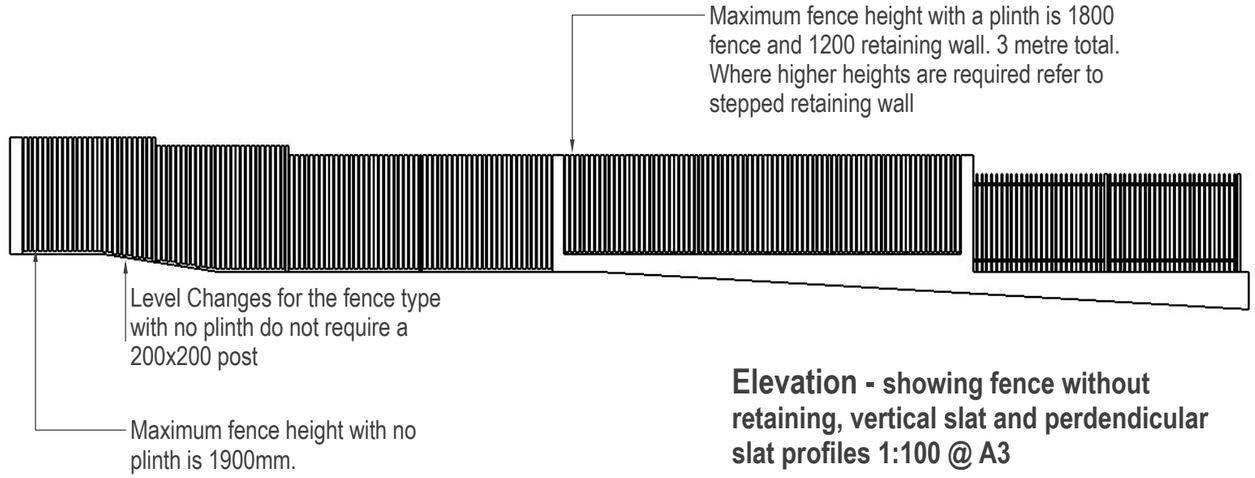
>15 Metre Frontage (Lot 11)

10-15 Metre Frontage (Lot 36)

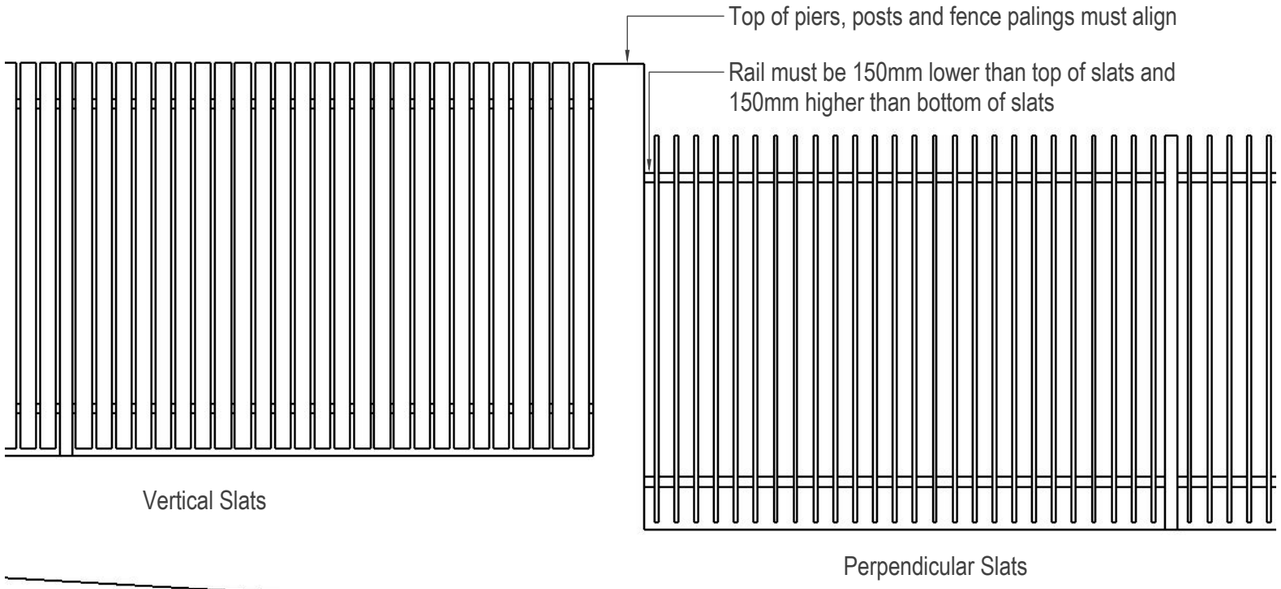


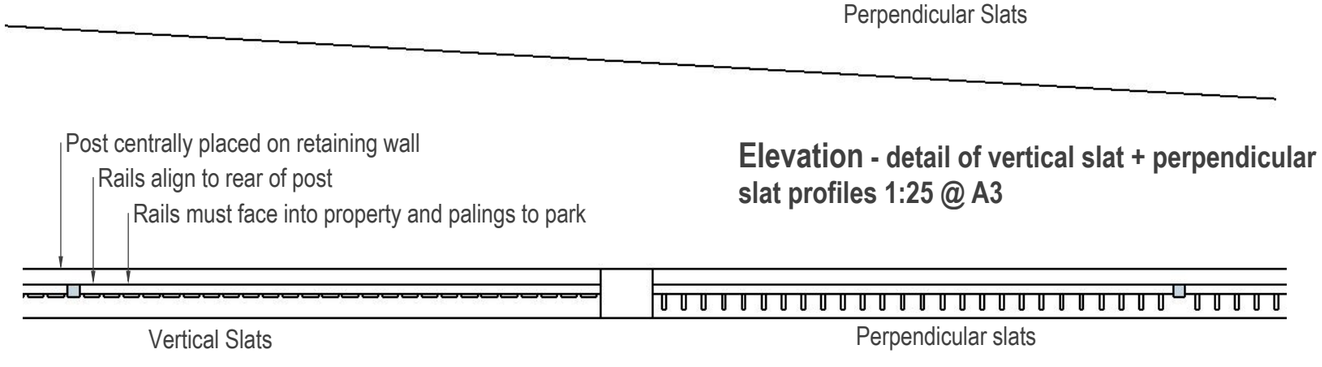
Corner Lot (Lot 3)





Elevation - showing fence without retaining, vertical slat and perdendicular slat profiles 1:100 @ A3



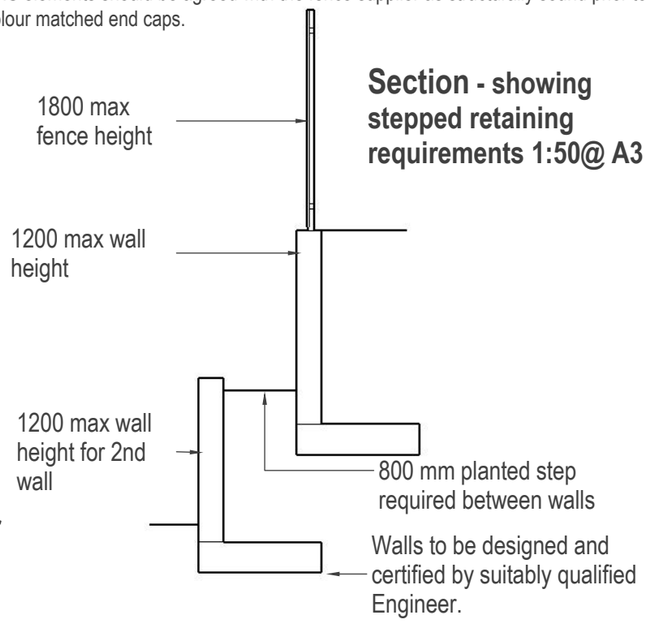


Elevation - detail of vertical slat + perpendicular slat profiles 1:25 @ A3

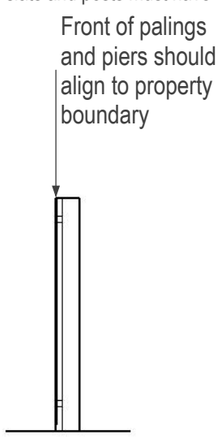
Plan - detail of vertical slat + perpendicular slat profiles 1:25 @ A3

NOTES

1. Fence is to be 65 x 16 powder coated aluminium slats at 81mm centres placed either as vertical slats or perpendicular slats on 40x40 powder coated aluminium RHS rails fastened with brackets to 50x50 powder coated aluminium SHS posts with 210x210mm masonry or 200x200mm timber posts at all level steps, corners, changes in direction, corners, and front building line step downs. Posts can be either flange fixed or fixed into pre located PVC sleeve within concrete filled block wall.
2. Alternatively when a perpendicular radiator style is required, the fence is to be a powder coated aluminium battern to a minimum size of 20x20 on 40x40 powder coated aluminium RHS rails fastened with brackets to 50x50 powder coated aluminium SHS posts with 210x210mm masonry or 200x200mm timber posts at all level steps, corners, changes in direction, corners, and front building line step downs. Posts can be either flange fixed or fixed into pre located PVC sleeve within concrete filled block wall.
3. The retaining wall is to be painted and rendered concrete block to a maximum height of 1.2 m with allowance for up to 2 walls with a landscape step in between. The wall requires engineering design and must ensure that the footing does not extend beyond the property.
4. All fence elements must be powdercoated Windspray satin, the rendered retaining wall, masonary piers and 200x200 timber posts must be painted to match. For durability the rear of the retaining wall must be waterproofed.
5. The vertical slat fence is intended for use where privacy is required. The perpendicular slat fence is intended for use where a view from the house/yard to the park/river is desired. Any single run of fence can only contain either vertical slats or perpendicular slats. Either fence type can be used to any park fronting edge. Where a view is desired with some private sections a perpendicular slat fence is recommended with hedge planting behind.
6. On side fences a pier should be located on the front building line and the fence section forward of this line must be no higher than 1250mm.
7. The top of the fence must be level and the fence must step as required and shown in a single direction. Raked fences are not permitted. The maximum level difference of any step in the fence is 400mm. Fences maybe lower than 1800mm and requests will be considered in line with the objectives sort to be achieve when maintaining views and the objectives of the fencing requirement & Design Controls.
8. The preferred panel length is 2122 to allow for manufacture efficiencies. All material sizes and thickness of RHS and SHS elements should be agreed with the fence supplier as structurally sound prior to ordering. All slats and posts must have colour matched end caps.



Section - showing stepped retaining requirements 1:50@ A3



Section - thru fence without retaining 1:50 @ A3

PlacePlan

River and Park Facing Fencing Control Plan -

To all park fronting edges along the river corridor, parks and dedicated open spaces excluding service areas.

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