RAPIDSLANDING
Margaret River

PURCHASERS INFORMATION KIT

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firstnational REAL ESTATE Margaret River

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Introduction

As you embark on the journey of building your new home, we invite you to consider Rapids Landing, and trust that our Estate can offer you the lifestyle and community you've always wanted.

This is both an exciting and somewhat overwhelming time, and we are here to help you find the block of your dreams, right here in the heart of Margaret River. Our region is renowned worldwide for its thriving tourism and fusion between coastal and country living, and Rapids Landing is no exception. Earning a place among the most environmentally pro-active land developments in Western Australia, our Estate brings a modern approach to sustainability and design, and boasts a safe and family-friendly community that we hope you, too, will one day be a part of.

Here in Rapids Landing we've set new standards for residential living, by providing a true testament to the building industry in terms of innovation, construction management, and sustainable design. At Rapids we truly believe in building not just a home, but also a lifestyle, and more importantly a future.

Attached in this Information Pack we have included some helpful information on our building, fencing and landscaping guidelines, as well as some of our environmental initiatives and telecom services. We encourage you to peruse these documents at your leisure, and to get in touch with our Sales Representative Vicki Genge should you require further information or have any questions.

Vicki have negotiated successful sales across a broad range of properties, from house and land sales through to large rural holdings. Vicki brings a dedicated and professional approach to client relationships, and hope to work with you in this exciting new chapter.

The diversity of our natural surrounds and strong sense of community come together to create a lifestyle that is both a unique and quietly comfortable place to call home. We hope that you take the time to explore our community, and get in touch should you require any more information or assistance.

You can reach Vicki Genge 0409 587 443 or via the First National office on 08 9757 9333



Vicki Genge
0409 587 443

Rapids Landing | Purchaser Information

Regional Information

Situated in the heart of Margaret River, the southwest town of Margs is renowned for its thriving tourism and fusion between coastal and country living. A region of spectacular natural contrasts – from sprawling vineyards to pristine beaches, towering forests and secluded bays, to world-class restaurants, arts and culture – the lifestyle in Margaret River is one that offers a balance between adventure and leisure, that entices more than 500,000 visitors each year.

Located about 3 hours south of Perth, Margaret River is one of Australia's most renowned food and wine regions, with the abundant cellar doors and boutique breweries complementing the rich, organic produce that can be found at farmers' markets, cafes, and specialty stores across the southwest.

The relaxed nature of the town is also a testament to the warm and friendly locals that have made Margaret River their home. Turning onto the Main Street you'll immediately feel at ease, and no matter the time of the year you can always be guaranteed a warm welcome!





Rapids Landing Primary School

Rapids Landing Primary School opened in 2018. The K-6 primary school was designed to ease the pressure on Margaret River Primary School, and further cement Rapids Landing as a leading residential estate in the region.



BUILDING AND DESIGN GUIDELINES

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RAPIDSLANDING
Margaret River

Building and Design Guidelines

Rapids Landing is a residential estate nestled within the beautiful Margaret River township close to all amenities.

To maintain the Rapids Landing appeal, community atmosphere and to ensure a high standard of home construction we have established some building & design guidelines.

Protective covenants will be registered on all titles and are designed to assist your builder or architect in sharing the responsibility of matching the quality standards of homes in your neighbourhood. This brochure is designed as a guide to the covenants and includes the special covenants as they appear in the land transfer document.

In the case of any inconsistency between the terms of this Explanatory Pamphlet and the special covenants attached to this Explanatory Pamphlet, the special covenants will apply.

BACKGROUND

Building Plan Approval

Prior to submission to the Shire of Augusta-Margaret River ("Shire") for building approval, a full set of plans and specifications in duplicate which incorporate the following:

- Scaled development site plan, including existing and proposed levels;
- Site and floor plans with dimensions showing the proposed dwelling, garage, outbuildings, patios etc.
- Elevations of proposed buildings, including natural ground level.
- Schedule of finishes detailing construction materials, finishes and external colours.

must be submitted to: Tectonics Building Design, PO Box 1458, Margaret River WA 6285.

Following satisfaction that the plans comply with the design guidelines, Balwyn Margaret River Pty Ltd (BMR) or their representative will send advice to the Shire supporting issue of a building licence. A letter of compliance will be forwarded to the applicant confirming this.

No development is to be commenced on any lot without the plans and specifications having been approved in writing as set out above.

GUIDELINES

Minimum Floor Areas

All dwellings shall have a minimum floor area of 140 square metres (inclusive of the outer faces of the external walls but exclusive of areas under verandas, soffits, porches, garages or carports). No transportable dwellings are permitted.

Materials

Walls

All external walls shall be constructed with masonry bricks finished in facework or render, stone or blocks, rammed earth or timber.

Composite board or fibro cement is specifically excluded unless it has a minimum thickness of 8mm and the external surface is painted with a minimum two coat proprietary product.

Corrugated Iron (Colourbond) is also permitted but is restricted to a maximum of 50% of the total wall area.

Gables incorporated as part of roof framing may be coloured timber and fibro cement.

Roof

Dwellings, extensions and renovations to dwellings must have roofs of clay or concrete tiles, timber shingles or metal sheeting, having its exterior surface colour coated, sealed and treated so as not to be highly reflective. All dwellings must have a roof which:

i) Is a pitched roof with a minimum pitch of 24 degrees; or

ii) Is a skillion roof with a minimum of 7 degrees pitch; or

iii) Is a curved roof with a curve of radius greater than 14 metres and in accordance with the special covenants.

Building and Design Guidelines

Driveways
A minimum of one single driveway and crossover of at least 2.5 metres in width must be provided to each Lot. All driveways and crossovers shall be constructed of hot mix bitumen, paving materials or concrete.

Carports & Garages

Must be constructed of the same materials used in the construction of the walls and roof of the dwelling.

Outbuildings (detached sheds, tool stores, garden sheds etc.)

Must be of a design and constructed with the same materials used in the construction of the dwelling or other materials similar in colour so as to integrate with the dwelling. If the outbuilding is not visible from the roadside boundary of the Lot and is constructed at the rear of the Lot behind the dwelling, then other materials may be approved. No outbuildings to be erected without residence first being constructed.

Fencing

Side boundary fencing may comprise either timber, masonry or as approved by BMR. No boundary fences or walls higher than 1.2 metres may be erected forward of the building line unless the wall or fence forms part of a garage or carport.

Where a Lot fronts onto two roadways, a fence up to 1.8 metres may be erected up to the building line along the longer of the two road frontages.

Rubbish Disposal During Building

The Lot owner must maintain or cause to be maintained, a large waste bin on the building site and must ensure that at least daily, and more frequently in windy weather, all waste materials that may blow onto the roadways or onto adjoining blocks are collected and properly stored in the bin.

The Lot owner will be held responsible for any costs incurred by BMR and/or the Shire of Augusta-Margaret River in removing rubbish emanating from a Lot onto the roadways or onto adjacent Lots.

Landscaping Guidelines

To assist in the creation of Rapids Landing as a distinct community, "Landscaping Guidelines" have been developed to maintain the character of the streetscape. BMR will provide landscaping in the road verge of Rapids Landing and this area must be maintained to a reasonable standard at all times by the Lot owners.

All garden areas within public view are to be landscaped within six months of occupation of the dwelling.

Clearing

No vegetation can be cleared from the Lot except where required to comply with fire prevention regulations or by-laws or for access, safety or amenity of the dwelling.

Commercial Vehicles

Commercial vehicles and/or caravans, boats, boat trailers, etc must not be parked or be stored on any Lot unless contained within a carport or garage or screened from public view.

Use of Property

The carrying out of any construction or repairs or restorations of any motor vehicle, boat, trailer, aircraft or any other vehicle is prohibited on any Lot unless screened from public view.

Rainwater Tanks

Rapids Landing recommends all homes be fitted with a minimum of 2,500 litres of slow release storage to counteract the stormwater runoff from your house roof. Larger rainwater tanks are encouraged which are plumbed into the house for use in the toilet and washing machine.

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Certified System Quality ISO 9001 SAI GLOBAL

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Rapids Landing, Margaret River – Development Considerations

Note: This advice is not a recommendation from the Developer (Balwyn Margaret River Pty Ltd). The following information is not exhaustive and is provided as general information only to help you understand the building process and to support your interactions with your chosen builder. It does not constitute professional advice or recommendations, nor does it create any legal or contractual obligations. You should seek independent professional advice tailored to your specific circumstances, and confirm all relevant requirements with the Local Authority, before making any decisions or taking any action related to building, construction, or development.

1 Site Works

1.1 Ground Conditions

Assess your lot's size and slope to determine the best location and level for your house. If your lot is large enough, you may have opportunity to choose the location of your house. If ground levels on your lot are sloping, you may have opportunity to design a multi-level house to suit the natural slope, or undertake cut/fill earthworks to create a level building.

Some things to consider:

- Consider choosing a timber framed house or a stump footing system to help minimise site works and footing costs.
- Incorporate retaining walls or terraced gardens into your landscaping to help minimise site works costs.
- Engaging a geotechnical engineer to determine the appropriate site classification, design the footing system, and advise on any other relevant requirements.
- Engaging your own civil engineer and contractor for site earthworks, which might be more cost-effective than your builder's sub-contractor. Always confirm with your builder if this would be acceptable and exactly how this arrangement would work between you and your builder.

1.2 Retaining Walls

If you cut into or fill your lot, retaining walls or terraced gardens may be required to match back into ground levels at your lot boundaries.

Some things to consider:

- Determining if your retaining walls require a sub-surface drainage system to reduce loads on the retaining walls and assist with minimising the impact of water to your neighbours property.
- The impact on your neighbours and whether their retaining walls may affect your proposed building and vice-versa.
- Engaging an engineer to design your retaining wall system.

- Determining if any services and/or easements exist on your property, or on adjacent properties, that would prevent the construction of retaining walls. If existing services and/or easements are present, always confirm requirements with the relevant authority or service provider.
- Obtaining approval from the Local Authority prior to construction.

2 Stormwater Management

You will need to consider how rainfall runoff from your roof, driveway, and front/rear yards is managed.

Some things to consider.

- Ensuring water from your neighbours that may flow under fences can flow around your house in heavy rainfall events.
- Whether your lot slopes from the back yard to the front yard, side to side, or from the front yard to the back yard.
- Ensuring escape routes for excess water that may build up are always available. Provision of grates with connections to your downpipe system may help drain any potential trapped areas of your backyard.
- Provision of a “silt/sediment trap” prior to connecting into your lot’s stormwater connection point as may be required by the Local Authority. Consider regular cleaning out and maintenance of any “silt/sediment traps” and how your drainage system would function if these “traps” were not maintained and became blocked.
- Whether your house floor level is sufficiently elevated above the surrounding ground levels if there is heavy rainfall such that rainfall runoff can flow “around” your house.
- Whether your house and landscaping design creates a “dam”, preventing water from flowing from the back to the front of your lot or vice-versa or from side to side as may be the case.
- Ensuring paved or other impermeable areas slope away from the house.
- The location and depth of your lot’s stormwater connection point and how any piped drainage systems will connect into the connection point with sufficient fall/grade.
- Ensuring rainfall runoff can flow under fences on your boundaries and that fencing is not embedded into the ground creating a “dam”.
- Ensuring verge levels (between the front of your property boundary and the road) are not adjusted, particularly in such a way that street stormwater can flow into your lot (e.g. do not lower verge levels).

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3 Sub-Surface Drainage

Groundwater can affect your development, especially if you cut into the ground.

Some things to consider:

- Adequate separation from house footings.
- Depth of your lot's stormwater connection point and whether sub-surface drains will function if connected to this.
- Soil permeability above and around drains.
- Accessibility and ease of future sub-surface drainage pipe maintenance.
- Required levels and gradients for effective drainage.

4 Crossover (Driveway) Design

The shape and slope of your lot, along with your house design, will influence driveway requirements.

Some things to consider:

- If your lot slopes from front to back, ensure when constructing your crossover and driveway that verge levels (between the front of your property boundary and the road) are not adjusted, particularly in such a way that street stormwater can flow into your lot (e.g. do not lower verge levels at your property boundary)
- Installing strip drain(s) or other drainage measures in front of garages/carports to help capture water running down driveways.
- Ensure the driveway gradient is not too steep and that changes in gradient are not too "sharp".
- Crossovers (the portion of driveways within the road reserve/verge) must comply with the requirements of the Local Authority.

5 Utilities (Water, Power, Street Lights, Sewer, Gas, Communications

- Services and utility connections are typically provided at the front of lots however this is not always the case and you should confirm the location of all service connections.
- Before building, locate and confirm the level of all services to confirm suitability and know the sequence of construction/connections to avoid costly rework.

National Broadband Network (NBN)

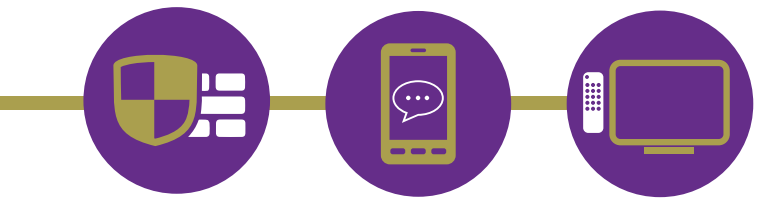
Rapids Landing is connected to the NBN. To plan your connectivity needs, consider the design of your home and where you would like the connection box to be positioned. Making this decision early is important both aesthetically and functionally.

Make a note of the services you will use in each room, including equipment and data points you will need and mark where you want these installed on your plans.

Speak to your builder early, once your new home build is underway talk with them about submitting a pre-installation request to arrange installation of the NBN connection box before you move in.

For more information visit the NBNCO website.

https://www.nbnco.com.au/residential/getting-connected/preparing-for-the-nbn/new-property-developments



FENCING AND LANDSCAPING

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RAPIDSLANDING
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Fencing and Landscaping

The provision of Fencing and the Landscaping rebates are conditional upon the buyer/s achieving practical completion of a dwelling in accordance with the Restrictive Covenants and the Development Conditions and Building Guidelines within thirty six (36) months from date of settlement.

FENCING

The seller, Balwyn Margaret River Pty Ltd (BMR), will at their expense, procure for the buyer/s, the provision and erection by a contractor nominated by the seller, of boundary fencing at the property, consisting of Timber Pine Lap, or a material approved by BMR, in compliance with the Restrictive Covenant.

LANDSCAPING

To assist in the creation of Rapids Landing as a distinct community, "Landscaping Guidelines" have been developed to maintain the character of the streetscape. BMR will provide landscaping in the road verge of Rapids Landing and this area must be maintained to a reasonable standard at all times by the lot owners.

All garden areas within public view are to be landscaped within six months of occupation of the dwelling. The seller's landscape contractor will, with the buyer, discuss on site a design which is forward of the building line. The seller will pay to the seller's landscape contractor a contribution towards the costs of the landscaping plan. This contribution will be up to $4,000.00 +GST.

The landscaping, irrigation design and construction to be provided by the seller will be as follows:

- Initial consultation between the buyer/s and the landscape contractor
- The design, supply and installation of irrigation and "start up" landscaping to the front garden (and side if a corner lot) by the landscape contractor within the budget of the incentive package provided and using water wise principles.

The installation will nominally include:

- Design
- Instant Turf
- Soil Conditioner
- Mulch
- Plants
- Trees
- Fertiliser to garden and lawn

Boundary fences or walls higher than 1.0 metre may not be erected forward of the building line unless the wall or fence forms part of a garage or carport. When a lot fronts onto two roadways, a fence up to 1.8 metres may be erected up to the building line along the longer of the two road frontages.

The installation will exclude the following:

- Earthworks
- Power point for irrigation controller
- Pre-lay or irrigation pipe beneath driveway
- Maintenance
- Warranty other than suppliers' warranties and guarantees

Any additional fencing or landscaping work, which may be required, will be at the sole cost of the buyer/s and must be in accordance with the Guidelines. Any arrangements between the seller's landscape or fencing contractor and the buyer/s will be a matter solely between those parties and will not be an arrangement or agreement to which the seller is a party.

Contacts:

Fencing
Dan Norrish 0417 927 261

Landscaping:
Steve Bolesta - Backyard Creations - 0415 399 315
Dean Santich - Greenwave Landscaping - 0417 270 015

RAINWATER TANK INCENTIVE

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TAKING RESPONSIBILITY

Water consumption and conservation is everyone's responsibility!

Australia is the driest inhabited continent in the world. Ironically, per person, we are also the biggest consumers of water on the planet.

With only 1% of the world's water supply safe for drinking, we continue to waste this precious resource on activities such as garden irrigation and toilet flushing.

We are literally draining our reserves and drying our rivers and dams.

Good water management is not only sensible, it is critical for our future, and everyone has a role to play.

THE TURNING OF THE TIDE

Water saving techniques have been used in rural areas for centuries, but are only now becoming accepted as part of the urban lifestyle.

Rainwater tanks can be used to capture water collected from roofs of homes and outbuildings and stored appropriately for use in the garden, washing the car, toilet flushing and the washing machine.

Collecting water this way will save you money but has much broader environmental benefits.

A RAPIDS LANDING INITIATIVE

Rapids Landing is leading the way in creating a sustainable environment. Amongst other environmental initiatives, Rapids encourages the installation of water tanks to every home and provides incentives to do so.

Of course, as a new initiative, there are many questions that need to be addressed.

A great deal of work and research has been carried out to ensure the introduction of water tanks does not only support a sustainable environment, but also provides benefits to each homeowner.

QUESTIONS AND ANSWERS

What is the Rapids Landing water requirement?

Rapids Landing recommends a minimum 2,500 litres of slow releasing storage for every home, assisting the community to reduce potential flood damage.

In a first for WA, homeowner incentives from the developer are also in place to encourage the installation of an additional 2,000 litres or more of rainwater to be plumbed into the home, creating a significantly more sustainable environment.

What are the benefits to me ?

In addition to the peace of mind by taking positive steps towards a sustainable and environmentally sound home, taking responsibility of your own household water consumption will:

- Cut your water bill by reducing your consumption of mains water
- Allow you the freedom to water your garden or wash your car when you want to
- Assist in creekline rehabilitation by reducing the intensity of peak storm water flow.
- Contribute to the more sustainable use of our finite resource
- Minimise the environmental footprint of urban living
- Conserve drinking water
- Reduce the risk of pollution entering natural waterways through run offs
- Provide and enjoy water that does not contain contaminants (from the soil) that are normally found in ground water and other sources
- Help protect our precious supplies of water
- Reduce the impact of flood damage potential in the community
- Reduce significant damage to our creeks, water habitats and organisms caused by storm water run off
- Conserve valuable drinking water and reduce runoff and pollution entering natural waterways

Rainwater Tank Initiative

Where do I use the rainwater?

Rainwater can be readily used for watering the garden and washing the car. However, it can also be connected to the toilet, washing machine and hot water system.

A typical household can actually reduce its mains water requirements by around 70% if connected to the toilet and washing machine alone, and up to 85% if connected to the hot water system.

Will the water tank save me money?

Yes. Every drop of water saved in a household's consumption of the mains water supply means direct savings in water charges. That could mean 85% off a bill .

What are the upfront costs?

Rainwater tanks vary in size, design, materials and price, and pumps and filters may be required.

It is important to choose a rainwater tank system to suit your needs and budget.

For further information, visit www.westcoastpoly.com.au or www.bluescopewater.com.au, or contact your builder.

Is financial support available?

A $2,000 rebate will be given by the developer to those owners who fulfill the developer's recommendations of:

Installing a tank with a minimum of 2,500 litres of slow release storage.

Having purchased the land direct from the developer and having achieved Practical Completion within 36 months after settlement.

This is the first initiative of its kind in Western Australia and could result in a cost neutral expense.

Is the water safe to drink?

Water used for household purposes for drinking, food preparation or bathing should meet water quality guidelines in order to protect you and your family's health. The water should be free of harmful micro-organisms or harmful levels of chemicals. By far the greatest potential risk to your health comes from contamination of water.

For further information, visit the Western Australian Department of Health at www.public.health.wa.gov.au.

Rainwater can be protected by the installation of a First Flush Diverter to divert the first flow of water from the roof, so that the tank does not collect it. A mesh covering can also be installed along the roof line to prevent leaves or other objects entering the pipes.



Rainwater Tank Initiative

What will my rainwater tank look like?

These days, water tanks are not just functional, they are also modern, stylish and sleek and are designed to fit unobtrusively into your overall home design.

They can be made of many different materials such as concrete, metal, fibreglass and plastic or a combination (such as fibre reinforced poly tanks).A tank may be round or oval, square or rectangular, tall or short, squat or slim and just about any colour.

Where will it go?

Dependent on lot size and shape, there are a variety of ways a water tank system could be installed.

You can install one next to the house, on top or under it, on a stand, on the ground or below it. Many designs fit under the eaves of your house and come in a colour to blend in with your house colour so you barely even know it is there.

The desired water capacity could also be split between two smaller tanks and located at different points of the property.

Your architect or builder can help you find the best fit for you.

How do I get a water tank?

There are a number of reputable local water tank suppliers who would be happy to help you with your tank selection.

Some rainwater tank installations can be carried out by a competent home handy-person, however, the Plumbing Industry Commission guidelines recommend that a licensed plumber be engaged to install your rainwater tank. Visit www.westcoastpoly.com.au or www.bluescopewater.com.au, or ask your builder.

Wherever a tank needs a connection to the mains water supply, such as for a top up system or a connection to the toilet, a professional plumber is required by law.



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