



Alarah

Design Guidelines



Centre of Attention



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Overview



Alarah Estate is a new and premier residential neighborhood. Our guidelines are designed protect your investment and aim to achieve the optimum image for the project. They are intended to ensure that all residents of Alarah Estate act in the best interest of the neighborhood.

Every resident will be able to contribute to the design of their dwelling and surroundings.

We encourage the use of contemporary architectural design as well as the Modern Australian Theme throughout the estate. Box style homes should be avoided through the use of design techniques such as entries, verandahs and articulation to the front façade of the dwelling. We do not allow Federation or Period style dwellings.

The value of your investment is protected through the design guidelines and covenants.



Objectives of the Master Plan and Design Essentials

These design essentials are a supplement to the Alarah Estate Master plan. The Master plan identifies how the community will be laid out. It illustrates the:

- Proposed network of roads, lanes and pathways which link to open space areas,

- Location and character of open space areas, and
- Orientation of allotments to maximise their solar access and street appeal.

The Master Plan has been designed to create a special environment that will best realise the vision for the Alarah Estate.

The Design Guidelines

- Aim to encourage a variety of housing styles that are in harmony with each other and the streetscape;
- Promote a modern Australian architectural style;
- Provide a high level of presentation to the neighborhood; and
- Protect the amenity of Alarah Estate.

These guidelines also apply to your neighbors.

By following the Design Guidelines carefully you will help to contribute to the criteria to the creation of a more desirable neighborhood and enhance the value of your home and the Alarah Estate community. This means that you can be assured that the style and design of the buildings within Alarah Estate will consistently be of high standard.



Gaining approval

Approval is required from the Design Assessment Panel for the construction of new dwellings, fences, garages, sheds, and any other structures on any allotments within Alarah Estate before building works can commence.

You must obtain the prior approval from the Developer for your building plans up to a period of 4 years from the date of the title release of your particular allotment and relevant stage. Subsequent to this period expiring, restrictions on your title will continue to apply via Restrictions on the Plan of Subdivision and the Memorandum of Common Provisions to which it refers.

All applications for Design Approval must have proof of a minimum 5 star Energy rating. The design approach and siting of your home can influence the energy efficiency of your dwelling and achieve considerable savings to your energy bills, and make for a more comfortable home environment for residents.

To obtain the Developer's approval, you must forward two (2) legible A3 copies of the following documents for approval to:

Alarah Estate Design Review Committee
C/ - Shelton Finnis Architects
Suite 4 – 31 Chessell Street
South Melbourne, VIC 3205

- house floor plans including roof plan (1:100 scale);
- dwelling elevations from four sides including building heights, roof forms and pitches site plan showing setbacks from all boundaries and details of fences, outbuildings and other ancillary structures;
- all drawings must be to a conventional scale and contain a north point;
- schedule of external materials and colours;
- retaining wall details (where applicable) and nature of materials used;
- an Energy Rating Assessment if the dwelling design does not conform with the current minimum standard as detailed by the Sustainable Energy Authority of Victoria.
- all other relevant information regarding the application for design approval, whether drawn or scheduled, to allow complete assessment of the documents against the criteria as set out in the Guidelines.

While these guidelines are consistent, there are a number of standards not covered by the design guidelines that must be complied with such as Part 4 of the Building Regulations. Purchasers are encouraged to make their own enquires with regard to the Building Regulations.

The final decision of all aspects of The Design Guidelines is at the discretion of the Design Assessment Panel.

The Design Assessment Panel will assess all designs and either provide a notice of approval or specify how the design does not conform 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. In any case The Design Assessment Panel may make suggestions intended to improve the design.

The Design Assessment Panel will use its best endeavors to assess proposals in the shortest possible time and generally within 10 business days of receipt of a fully completed application.

Should the applicant require any amendments, the application will need to be re-submitted with changes made and a additional 10 business days will be needed to re-assess the application.

The Developer reserves the right to request further information. No recourse for any developers against any other designs as approved by the developers' representative.

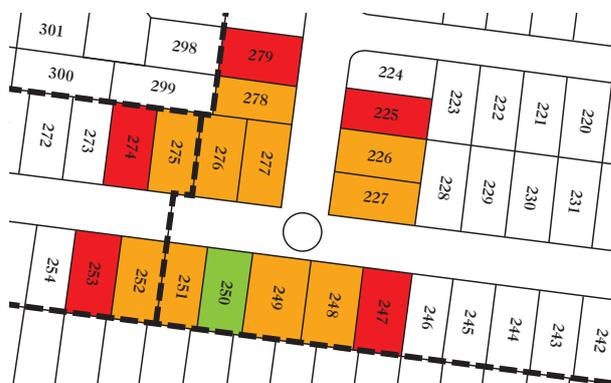
You must then obtain approval of the building plans from the local Council or relevant Building Surveyor and/or any other relevant authority.

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



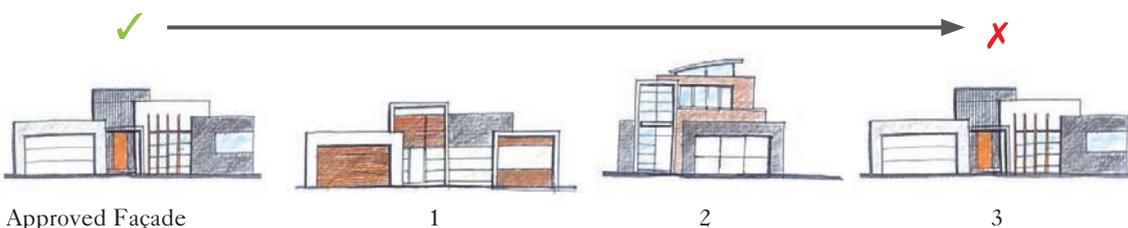
Design Guidelines and covenants

Identical Façade Assessment



- Two dwellings of the same front facade shall not be built within 3 house lots of the original lot, this would include lots either side, opposite and encompassing other street frontages where applicable (refer diagram below).
- Only a fully scaled set of application documents will be considered. No concept designs will be accepted to reserve facades.
- The final decision will be at the discretion of the Design Assessment Panel.
- This provision will not apply to integrated housing developments or terrace allotments less than 440m².

-  Proposed Lot: This façade will be permitted.
-  Highlighted lots indicate where the façade check applies.
-  The same façade will not be permitted as it falls within the three house block range.



Approved Façade

1

2

3

(First application received by assessment panel)

Setbacks from the front boundary

The front setback of the house is to be a minimum of 5 metres and a - maximum of 5.5 metres from the front boundary. The following may encroach into the front setback by not more than 2.5m

- Porches, unroofed balconies and verandahs that are less than 3.6 metres high;
- Eaves, fascia and gutters,
- Sunblinds and shade sails;
- Open pergolas with a maximum height of not more than 3.6m above ground level;
- Decks, steps or landings less than 800mm in height.

- A garage is to be setback from the front boundary by no less than 5.5 metres. In addition to this, the front wall of the garage must be setback at least 0.85 metres from the front wall of the house.
- A front boundary is deemed to be that part of the lot with the street frontage with the smallest dimension.
- Corner lots side setbacks should comply with Building Regulations.



Building on corner lots

- 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.
- On a corner lot, solid fencing (ie less than 30% translucent) to the secondary/street boundary exceeding 1.2 metres in height must not exceed 40% of the length of the same boundary. Refer to the later fencing section regarding the design of the secondary fence.

Dwelling size

Owners must not:

- Erect, cause or permit to be erected or remain on the lot more than one dwelling.
- Erect, cause or permit to be erected or remain on the lot a dwelling (excluding garages, balconies and verandahs) other than a minimum size of;
 - 100m² for lots less than 450m²
 - 140m² on lots between 451m² to 600m²
 - 165m² on lots greater than 601m²
 - Duplex lots, medium density lots and lots under 300m² are excluded from the above control.

Lot size M ²	Minimum floor area
300m ² to 450m ²	100m ² (10.76sq)
441 m ² to 600m ²	140.m ² (15.07sq)
Greater than 601m ²	165m ² (17.76sq)

Building materials

- Erect cause or permit to be erected or remain on the lot a dwelling or other structure other than dwelling or structure with external walls constructed of materials which include no less than 50% of brick, brick or masonry veneer or other approved texture coated material.
- Fascia boards, trim and exposed metalwork must be colour co-ordinated with the dwelling.
- Unpainted and/or untreated metalwork is not permitted unless approved by the Design Assessment Panel.
- Reflective glazing and excessively tinted glass is not permitted.
- Finishings on all exterior walls, fences, storage facilities and retaining walls must compliment the dwelling and not exceed 1 metre in height. Acceptable solutions would include, stone, rendered block or masonry and must be colour co-ordinated with the dwelling. The final decision will be at the discretion of the Design Assessment Panel.

Roof materials and pitch

- Roof materials must be constructed from masonry, terracotta tiles, steel or other treated non reflective materials.
- A minimum roof pitch has not been specified in order to encourage diversity in the design of roof lines.
- Only one roof material and colour may be used.

Further Subdivision

Lots must not be further subdivided.



Driveways

- Driveways from the front allotment boundary to the front of the garage must be fully constructed prior to the issue of the Occupancy Permit.
- One driveway and crossover only will be permitted to each dwelling site.
- The driveway shall have a minimum width of three metres at the boundary of an allotment and shall be no wider than the total width of the garage.
- Driveways must be constructed of pavers or coloured concrete or concrete with exposed aggregate or stamped/ stencilled surfacing in neutral coloured tones. The final decision will be at the discretion of the Design Assessment Panel.
- Existing driveway, crossovers and footpaths must not be damaged or removed during construction. Any reinstatement will be at the property owner's expense.

Examples of preferred driveway finishes include;



Pavers



Coloured Concrete



Asphalt



Fixed Granular

Garages

- To avoid garage dominance, the garage should be integrated into the house structure and have lock up doors to all street frontages. The garage must be set behind the front wall of the house by a minimum of 0.85 metres.
- The width of the garage opening, or combined length if separate doors are used, must not exceed 40% of the length of the front boundary.
- The design of your home must allow for two (2) car spaces on site. Covered accommodation for at least one (1) vehicle in the form of an enclosed garage must be provided.
- All garages must be constructed in harmony with the main house by using the same materials, colours and roof pitch of the main dwelling unless otherwise approved.
- Roller doors and metal tray deck doors are prohibited.
- Three car garages will be considered on an individual basis by the Design Assessment Panel, however no more than a double garage should be visible from the street.
- Detached garages shall be designed to compliment the main dwelling by using similar walls, windows, roof forms, colours and materials and will be considered on an individual basis by the Design Assessment Panel.





Landscaping

- We encourage native gardens with indigenous plants as generally they require less water and maintenance.
- Provision for the planting of a canopy tree of an appropriate species must be made in the front and rear yard.
- Front landscaping to the dwelling must be completed within 90 days from the Certificate of Occupancy.



Canopy tree within front setback of the house

- Owners are encouraged to plant a tree with a spreading canopy within the front setback area.

We encourage owners to choose from the following species:

Single Storey Residence:

Common Name	Mature Size	Install Size
Cinnamon Wattle	5m X 3m	2.5m, 45L, 30cal
Giant Candles Banksia	5m X 3m	2.3m, 45L, 30cal
Ball – fruited Mallee	5m X 3m	1.2 – 1.5m, 50L, 30cal
Crepe Myrtle	5m X 3m	2.5m, 45L, 30cal

Double Storey Residence:

Common Name	Mature Size	Install Size
Snowy River Wattle	5m X 4m	1.2 – 1.5m, 50L, 30cal
Montpelier Maple	8m X 6m	2.5m, 45L, 30cal
Black She-oak	8m X 4m	2.5m, 45L, 30cal
Snow Gum	7m X 3m	2.5m, 45L, 30cal
Plunkett Mallee	6m X 4m	2.3m, 45L, 30cal
Gippsland Mallee	8m X 4m	2.5m, 45L, 30cal
Summer Scentsation	6m X 4m	2.3m, 45L, 30cal
Native Frangipanni	8m X 6m	2.5m, 45L, 30cal
Capital Callery Pear	11m X 4m	2.5m, 45L, 30cal
Chinese Tallow	8m X 3m	2.5m, 45L, 30cal

- The mature tree canopy must not exceed 5 metres.



Solar heating panels

- 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. Where visible from public areas, solar panels will be assessed on their merits with regard to scale, form and colour. Hot water storage tanks shall be detached and concealed from view by locating them within the roof space or in a location out of public view.

Timing of works

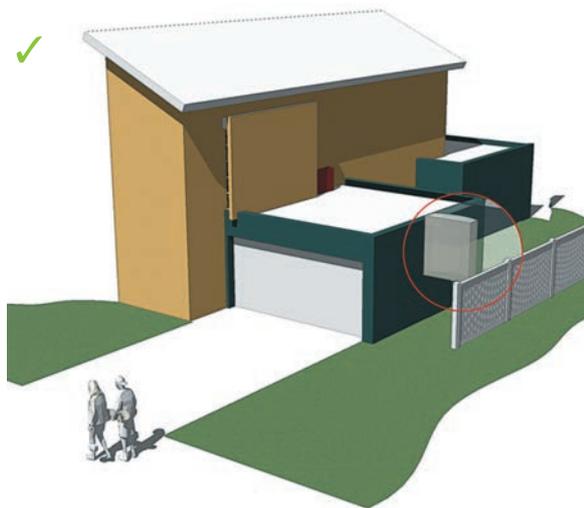
- Incomplete Building Works must not be left for more than three months without construction being carried out, and all building works must be completed, i.e.: issue of the certificate of occupancy, within twelve months of commencement.

Rainwater harvesting tanks

- Rain water harvesting tanks are encouraged as an environmental initiative.

Rain water tanks;

- Should hold a minimum of 3000 litres
- Must be positioned to restrict them from public view.
- The colours and materials must compliment the dwelling.





Fencing

- Details of all fencing are to be included on your plans when submitted to the Design Assessment Panel.
- Fences between lots (and to the secondary boundary of a corner lot) must be constructed of timber, with timber capping and exposed posts and double sided paling. All perimeter fencing must be completed prior to occupation of the dwelling.
- Fencing is not to be constructed forward of the front wall of the dwelling.
- Side and rear boundary fencing must be 1.8 metres (+/- 50mm) in height above the natural ground level of the lot and shall finish 1.0m behind the closest perpendicular front façade wall to enhance the front façade and allow ease of access to meter boxes by relevant authorities. In relation to the service side of the dwelling, the fence shall have a return to the side of the dwelling.
- All side and rear boundary fencing must be timber paling with exposed posts and capping. No colourbond, fibro, corrugated iron, compressed board fencing etc will be allowed.
- The owner is solely responsible for the maintenance or replacement of fencing between an allotment and any adjoining screening reserve or recreation reserve.
- If a lot already has a fence or wall being part of a fence or wall erected by the developer, the owner must not remove, damage or disfigure it and must maintain it in good condition.
- All perimeter fencing must be completed prior to occupation of the dwelling.
- As noted under BUILDING ON CORNER LOTS (Page 8), on a corner lot, solid fencing (i.e. less than 30% translucent) to the secondary/street boundary exceeding 1.2 metres in height must not exceed 40% of the length of the same boundary.



Letter box

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





Additional buildings and ancillary structures

- All additions and extensions to the dwelling, including outbuildings and other ancillary structures which will be visible to the public, such as but not limited to verandahs, pergolas, garden sheds must be approved by the Design Assessment Panel in the same manner as the building application.
- Whilst garage side boundary walls facing the front boundary are not encouraged, should it be essential that this occur then the wall facing the front boundary must contain windows of a size and proportion matching that of the general house façade.
- The design, appearance, external colours and material of all outbuildings should be aesthetically integrated with the house.
- When positioning garden sheds consideration must be given to the potential impact created and the potential loss of visual amenity of neighbours' and as such if it is deemed prudent to provide screening to adjoining boundary fences then this should be implemented to meet the requirements of Part 4 of the Building Regulations 2006 in relation to screening.
- Garden sheds, outbuildings and other structures shall be located behind the building line and screened from view from a public place.
- Untreated and /or unfinished surfaces must not be used including reflective materials such as galvanised iron or zinc/aluminium.
- Fibre-cement sheeting or blue board sheeting may be permitted if finished in either a textured or rendered surface.
- No caravan tent or other temporary living shelter of any kind may be erected.
- Commercial vehicles, including utility trucks and vans must be accommodated within a garage and must not be visible from the street.
- External plumbing must be out of public view.
- External TV antennae and other aerials must be located towards the rear of the dwelling house.
- Satellite dishes will only be approved if below ridge line.
- Clothes lines must be screened from view from public areas.
- Solar panels must be integrated with the roof design and should be of low visibility from the street.
- Externally mounted spa equipment attached to side boundary walls of any dwelling must endeavor to be positioned out of public view and be painted in a colour matching the adjoining wall surface.
- Evaporative coolers must be located below the ridge line, be of low profile and coloured to match the roof colour and be screened from public view.
- All other Air Conditioning units are to be screened from public view.



Signs

- No signs including “For Sale” signs may be erected by the Purchaser other than a “Home for Sale” sign which may be erected after completion of construction of a dwelling.
- Builder’s signs may be permitted (600mm² to 600mm² maximum) during construction only and must be removed on completion of building works or may remain with the Developer’s written permission.
- Only one (1) advertising sign permitted per dwelling at any one time.

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 comply with any request of the developer to clean up any rubbish, including site excavations and building material on adjoining land and if the purchaser does not comply within 14 days of receiving a written notice then the Purchaser shall be liable to reimburse the developer all costs, including administration costs, incurred in the removal of such materials.



Alarah Design & Sitting Guidelines

- Approval is required from the Design Assessment Panel for the construction of new houses, garages, carports and fences facing primary streets or parks.
- All documentation required to be submitted for approval to Alarah Design Assessment Panel is listed in the checklist.
- Applications cannot be assessed until all of the below information is available. No facsimile or email 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 overshadowing and overlooking provisions as stated by local council and state government requirements i.e. ResCode.
- All drawings should be to a conventional scale and all plans should contain a north point. The Design Review Panel will endeavour to assess proposals in the shortest possible time and generally within ten (10) working days of receipt of a compliant application, if all of the required documentation is provided.





Check list - *Submit with Application*

Lot No _____

Owner's Name _____

Current Postal Address _____

Home Ph. _____

Bus Ph. _____

Builder's Name _____

Contact Name & Number _____

Attached

- | | |
|--|--|
| <input type="checkbox"/> 1. Site Plan (min scale 1:200) indicating setback dimensions for all buildings, total footprint and floor areas, vehicle crossover, driveway and building envelope. | <input type="checkbox"/> 4. Fence design drawings where relevant, showing location, height, materials and colour. |
| <input type="checkbox"/> 2. Floor Plans (min scale 1:100) showing key dimensions, window positions and roof plan. | Note: All the above to be provided in A3 format. |
| <input type="checkbox"/> 3. All Elevations (min scale 1:100) indicating building heights, roof pitch, eaves depth, schedule of all external finishes and colours and all external building equipment (e.g. garden sheds, pergolas, BBQ areas) | <input type="checkbox"/> 5. Schedule of external colours and materials. |
| | <input type="checkbox"/> 6. An Energy Rating Assessment if the house design does not conform with the energy efficiency standard minimum of 5 Star. |

Please submit two copies of the above documentation to:-

Alarah Design Assessment Panel
C/- Shelton Finnis Pty Ltd
Suite 4, 31 Chessell Street
South Melbourne Vic 3205





Alarah

www.alarah.com.au

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