



DESIGN GUIDELINES

STAGE 6 +





THE VISION

The vision for housing at Saratoga aspires to a high quality, modern approach to home construction and urban design.

This vision is supported by building and design guidelines that establish a straightforward yet formal framework for the review and approval of building plans, ensuring that all homes are designed and built to exacting standards.

With a genuine commitment to promoting intelligent and sustainable building practices, these guidelines encourage individuality and innovation in the design and construction of modern, light filled and environmentally sensitive homes.

This philosophy ensures your neighbours build with a similar standard of quality as your own; enhancing the visual appeal of the estate collectively and protecting the long term value of your investment.

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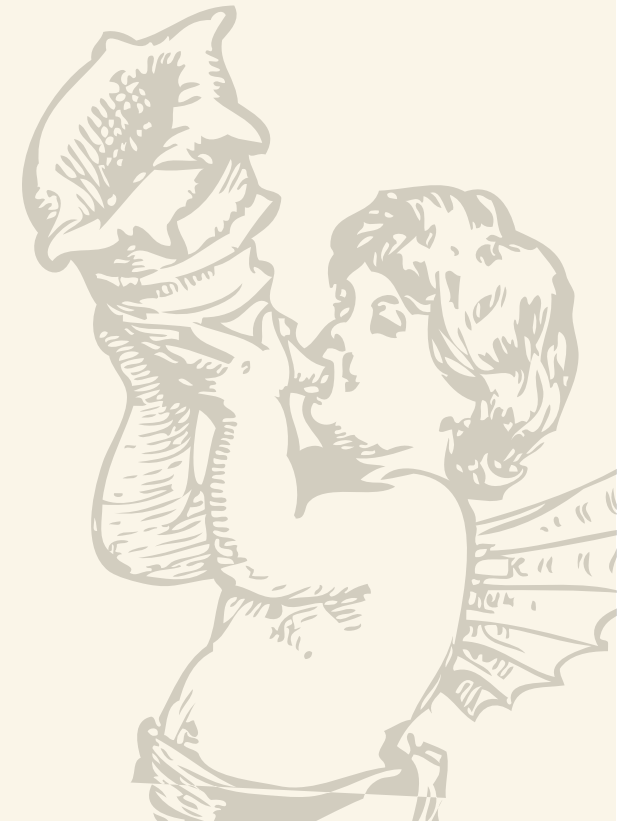
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1.0 INTRODUCTION

THE DESIGN GUIDELINES

In order to achieve a high quality of design and construction at Saratoga, specific safeguards have been implemented by the developer in order to protect the interests of all residents.

The Design Guidelines also serve as reassurance for residents expecting a high quality of built form by minimizing the potential risk of disharmony occurring between neighbouring dwellings.

These Design Guidelines may be amended on occasions at the developer's discretion to reflect changes in design trends or to coincide with the release of later stages.

THE APPROVAL PROCESS

Approval is required from the Wolfdene Design Review Committee (WDRC), for the construction of all new dwellings, garages, fences, sheds and any other structures on any allotment within Saratoga.

Upon receiving approval from the WDRC, the applicant must then obtain building approval for the dwelling from the Local Council / independent Building Surveyor and/or any other governing authority. It is the responsibility of the applicant to ensure all proposed works meet relevant authority approvals and the required permits are obtained.

The role of the WDRC is to ensure that all proposed works are compliant with the Design Guidelines. The Design Guidelines should be read in conjunction with the Saratoga Covenants, which are outlined in the sales contract.

The WDRC will assess all designs and if they are compliant with the Design Guidelines, provide a letter of approval along with an endorsed copy of the plans and external colour schedule. Designs that substantially comply with the Design Guidelines may be given a letter of approval with conditions requiring the rectification of minor deviations. These deviations may also be noted on the plans. The WDRC may also offer suggestions intended to improve designs.

If the design submission does not comply with the Design Guidelines, the WDRC will advise the applicant of the reasons why it is non-compliant and the amendments that must be made. Applicants will then be required to submit amended plans in order to gain approval.

The final decision of all aspects of the Design Guidelines will be at the discretion of the WDRC. Please refer to section 4.0 at the rear of this document for further information regarding the approval process.

COVENANTS

In conjunction with these Design Guidelines, additional covenants have been created requiring that built forms and other related standards of performance are observed and specific criteria are met in the development of Saratoga. These covenants will take the form of Restrictions noted on the Plan of Subdivision and Memorandums of Common Provisions (MCP).

In the event that requirements under the Design Guidelines contradict covenants defined within the Plan of Subdivision or the MCPs, the Plan of Subdivision or the MCP will prevail.

From time to time additional MCPs may be created for the purpose of including specific covenants and Building Envelopes as required by council and the developer.

STATUTORY OBLIGATIONS

Together with the Design Guidelines and Covenants, it will be purchasers' responsibility to ensure all submitted documents comply with the relevant Building Code/s, Rescode and all other planning and authority requirements, along with relevant current governing energy rating standards prior to construction.

2.0 THE DESIGN GUIDELINES

SITE PLANNING

PRINCIPLES

- To encourage sustainable design through correct orientation and siting
- To encourage energy efficient designs that will lead to reduced resource consumption
- To maximise quality solar access to external and internal living areas
- To maximise north orientation to living areas and private open space
- To maximise solar access and penetration during winter months
- To minimize solar access and penetration during the summer months

Controls

- Dwellings must achieve the minimum energy rating requirements presently governing all residential dwellings
- All dwellings must install a minimum 2000L capacity watertank or;
- A solar generated hot water system

SITE COVERAGE & BUILDING HEIGHTS

PRINCIPLES

- To ensure a consistent scale of buildings throughout the community
- To ensure dwelling size is in proportion with lot size
- To minimize overshadowing and overlooking to adjoining lots

CONTROLS

- Total site coverage must not exceed 60%. In the event that site coverage exceeds 60%, written consent must be obtained from the WDRC before proceeding with the Council approval process.
 - Dwellings on lots 400m² or less must have a minimum floor area of 110m²
 - Dwellings on lots 401m²-500m² must have a minimum floor area of 130m²
 - Dwellings on lots exceeding 500m² must have a minimum floor area of 160m²
- Minimum floor area excludes garages, porches, verandahs, balconies and any alfresco areas. Duplex lots, medium density lots and lots under 300m² are excluded from this control
- A maximum of 2 storeys is permitted, with a maximum height of 9m above natural ground level
 - Single storey dwellings must not exceed 6m in height above natural ground level
 - All dwelling heights must comply with the requirements of ResCode as well as any other governing authority requirements



INTRODUCTION

SETBACKS

PRINCIPLES

- To allow for separation between buildings and public spaces
- To provide suitable and useable private open space
- To allow for sufficient vehicle access and parking

CONTROLS

Front

- A minimum of 4.0m and a maximum of 5.5m from the front boundary
- Porch and verandah elements less than 3.6m in height above natural ground level can encroach into the minimum front setback by up to 1.5m

Sides

- A minimum of 1.0m for single storey dwellings
- A minimum of 1.8m for double storey dwellings
- A minimum of 2.0m from the secondary street boundary for corner lots
- Garages may be built on the boundary
- Dwellings may be built on one side boundary for lots with a frontage of 10m or less. A minimum 1.0m setback must be maintained from the remaining side boundary (excluding garages)

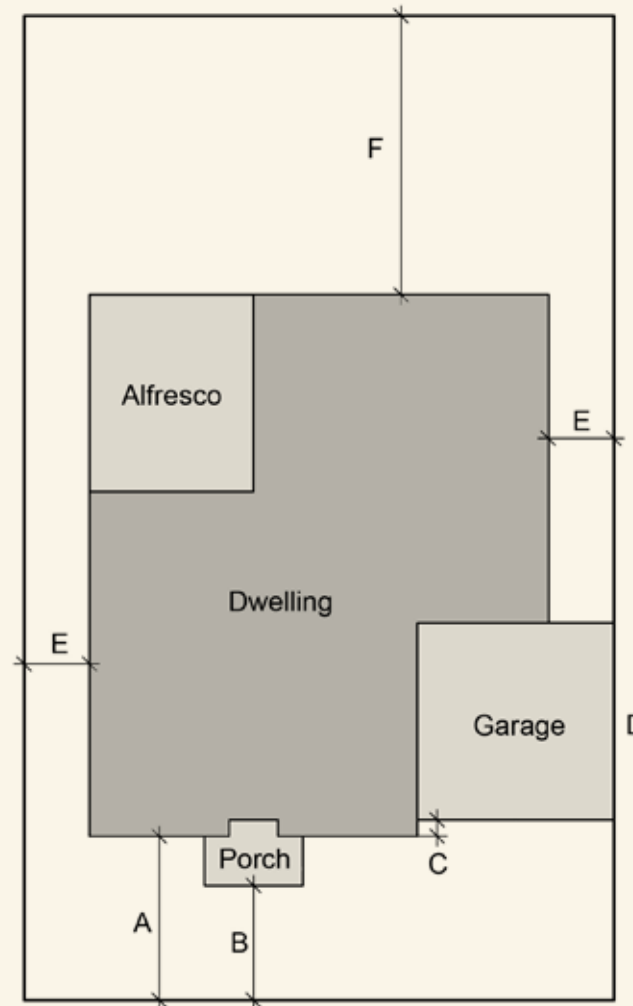
Rear

- A minimum of 1.0m from the rear boundary

Garages

- Garages must be setback behind the dwelling by a minimum of 0.5m

All dwelling setbacks must comply with ResCode and any other governing authority/Council requirements.



A - DWELLING SETBACK:

A minimum of 4.0m and a maximum of 5.5m from the front boundary

B - PORCH SETBACK:

Porch elements less than 3.6m may encroach into the minimum 4.0m dwelling setback by up to 1.5m. Any element exceeding 3.6m must be setback at a minimum of 4.0m

C - GARAGE SETBACK FROM DWELLING

Garages must be setback a minimum of 0.5m behind the dwelling

D - Garages may be built on the boundary in accordance with ResCode

E - Dwellings must be setback a minimum of 1.0m from both side boundaries (excluding 10m frontages)

F - REAR SETBACK

A minimum of 1.0m from the rear boundary

2.0 THE DESIGN GUIDELINES

ARCHITECTURAL CHARACTER

PRINCIPLES

- To produce streetscapes that maximize the amenity and appeal of public spaces including streets and parks
- To produce and maintain a high quality of contemporary built form and landscape
- To ensure visual consistency within the streetscape
- To encourage the utilization of a variety of materials and finishes

CONTROLS

Façade Assessment

- The WDRC will assess each submission against homes nearby. Two dwellings of the same front facade shall not be built within three house lots of the original lot. This includes lots either side, opposite and encompassing other street frontages where applicable
- The above provision will not apply to integrated housing developments, terrace allotments less than 300m², or allotments as nominated by the developer

Dwelling Design

- Dwelling designs must be of a contemporary nature - traditional features prominent in styles such as Federation, Victorian and Colonial are not permitted
- Dwellings must provide an entry clearly legible from the street
- Dwellings must be designed to address the street and provide windows to living areas that overlook the street
- Dwellings are to be the dominant form, with elements such as garages and fencing to be secondary features

Corner Expression

- Dwellings on corner lots must address both frontages. The portion of the secondary frontage visible from the street must include a minimum of 1 window, with articulation, material variation and pergola elements also strongly encouraged
- It will be at the discretion of the WDRC to determine acceptable corner treatment for each corner lot submission



examples of acceptable corner treatment

2.0 THE DESIGN GUIDELINES

ARCHITECTURAL CHARACTER

CONTROLS (CONT.)

Architectural Detailing

- Entry features such as porches and verandahs must be used to provide detail and interest that adds character to the street
- Where used, pergola structures should appear as an extension of the dwelling and be used to provide a spatial link between internal and external living areas
- Where used, balconies should enhance the design of elevations and provide additional opportunities to overlook the street or public places; however, they should not compromise the privacy of adjoining lots.

Roofs

- Buildings must provide a varied roof form to break up the visual mass
- Roof finishes must be non-reflective
- A minimum 450mm eaves are encouraged to facades

Materials

- Predominantly, external walls must be face brick or a rendered finish
- Other cladding materials, such as feature stone or timber, can be used as secondary materials

Colour Schemes

- All finishes must be consistent with the intent as displayed by the colour palette. For example, earthy, natural tones punctuated with accent or highlight colours. Refer to section 3.0

Garages

- Lock up vehicle accommodation in the form of an enclosed garage must be provided
- Garages must be setback a minimum of 0.5m behind the dwelling
- Standard Lots: Garages must not be wider than the dwelling
- 10.5m Lots: Garage must not exceed 63% of the width of the facade.
- Garage door/s must be panel lift, sectional or a similar contemporary style. No roller doors will be permitted to the street frontage.
- Additional storage space should be provided within the garage to minimise the need for additional outbuildings

Driveways

- Driveways must not dominate the streetscape
- Driveways must be setback 400mm from the nearest side boundary to allow for landscaping
- Driveways must be constructed of masonry pavers, coloured concrete, concrete with exposed aggregate or fixed granular surfaces. Plain concrete will not be permitted within public view

Main Boulevard Lots

- Dwellings facing the main boulevard must also comply with the 'architectural character' requirements. In addition to these requirements, dwellings facing the main boulevard must be double storey – no single storey dwellings are permitted.



Permitted driveway finishes

2.0 THE DESIGN GUIDELINES

FENCING

PRINCIPLES

- To ensure that fencing is a secondary element to the dwelling
- To create a point of consistency within the community while highlighting the character of each individual dwelling

CONTROLS

Front

- No front fencing is permitted

Side & Rear

- Must be 1.8m in height and constructed of timber palings, with capping and exposed posts to both sides. Side fences must be setback a minimum of 1.0m behind the dwelling

Corner lots

- Fencing to the secondary street boundary must be setback a minimum of 3.0m behind the closest corner of the front façade. As a minimum standard, fencing to the secondary street boundary must be constructed of timber palings, with capping and exposed posts to both sides. Alternative styles of fencing may be submitted to the WDRC for approval.

Wing

- Wing fencing must be constructed from horizontal timber slats or similar, to a height of 1.8m. Any variation in materials must be approved by the WDRC.



Standard boundary fencing

2.0 THE DESIGN GUIDELINES

LANDSCAPING

PRINCIPLES

- To enhance the appeal of individual dwellings and the streetscape in general
- To create a streetscape that demonstrates native and indigenous character, consistent appearance and quality presentation

CONTROLS

Front Landscaping

- Front landscaping must be completed within 30 days of receiving your Certificate of Occupancy.
- Front landscaping must be of a contemporary design in order to enhance the architecture of the dwelling
- Front landscaping is encouraged to be environmentally sensitive by utilising appropriate drought tolerant plants, organic mineral mulches and drip irrigation systems
- At least 50% of front landscaping (excluding driveways and paths) must be of a permeable surface using materials such as pebbles, sand, mulch and/or bark
- Any retaining walls within public view are limited to a height of 0.5m and must be constructed using materials such as tiles or timber that will enhance the landscaping theme
- 1 semi-advanced tree 1.5m height at installation.
- 1 large shrub from a 300mm pot size at installation.
- 5 medium shrubs from a 200mm pot size.
- 25 small shrubs/tall tussocks from a 150mm pot size
- 20 groundcover plants / small tussocks plants from 85mm pot size at installation.

- Where grass is used, a warm season grass such as Kykuyu, Buffalo our Couch is selected.
- Where mulch is used it must be natural in colour. Coloured mulch will not be approved.
- Where rocks, stones and pebbles are used, they must be natural in colour.
- Regular inspections will be undertaken to ensure that landscaping has been completed within the required time. Should your landscaping not be completed within the specified time, action may be taken to have this requirement met at the owners cost
- Extensions of time will only be considered in exceptional circumstances
- Front landscaping must be maintained to an acceptable level at all times. This will also be monitored by regular inspections

Rear Landscaping

- It is encouraged that equal attention is given to rear landscaping

Letterboxes

- Letterboxes must complement the appearance of the dwelling, and must be constructed from materials such as rendered masonry or timber
- Metal letterboxes supported by a single post or temporary letterboxes will not be permitted.



Encouraged landscaping solution

2.0 THE DESIGN GUIDELINES

ANCILLARY ITEMS

PRINCIPLES

- To ensure, where possible, that ancillary items are screened from public view and finished to blend with the dwelling
- To ensure the location and design of any ancillary items will not adversely affect the amenity of neighbours

CONTROLS

Additional Buildings

- Sheds, if necessary, will be permitted where they are screened from public view. A maximum floor area of 20m² is permitted, unless sufficient justification can be made to the WDRC, in which case sheds will be assessed on their merits.
- Shed height must not exceed 2.4m at the perimeter, and 3.0m at the ridgeline of the roof.
- Sheds must be constructed of an appropriate, non-reflective material. It is encouraged that the materials used are consistent with those of dwelling.
- Any proposed pergolas, decks or other extensions must be submitted to the WDRC for approval
- Carports may be permitted if located out of public view

Services

- Air conditioners are to be located below the eaves line and screened from public view
- Evaporative cooling units must be of low profile, located towards the rear of the dwelling and colour matched to the roof
- Solar panels should be located out of public view. In the case that the most efficient position is within public view, solar panels will be assessed by the WDRC in regards to form and scale
- Provisions must be made for the storage of rubbish and recycling bins in areas that are accessible but not within public view
- Clotheslines must be located out of public view
- Rainwater tanks, hot water units, ducted heating units and similar services must also be screened or out of public view
- Roller shutters will not be permitted to windows

Signs & Advertising

- 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.
- Builders signs may be permitted (600mm by 600mm maximum) during construction only and must be removed on completion of the building works
- No signs shall be erected on vacant lots
- Advertising signs are not permitted

MAINTAINING THE LOT

PRINCIPLES

- To ensure all allotments within Saratoga are maintained in line with the intended quality of built form and the overall vision for the community

CONTROLS

Heavy Vehicles

- Trucks or commercial vehicles 1 tonne, recreational vehicles and caravans shall be screened from public view when parked or stored.

Maintenance

- 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.

3.0 COLOUR PALETTES

BRICKS

Bricks must be of a contemporary colour and style. Alternatives may be approved by the WDRC if they are considered to be complementary to the overall dwelling design and the streetscape. Generally, red and golden coloured bricks will not be permitted.



RENDER

Render colours must be consistent with those shown in the colour palettes, unless otherwise approved by the WDRC

BASE COLOURS



ACCENT COLOURS



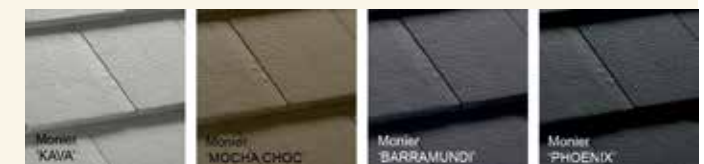
ROOFS

Roof colours must be consistent with those shown in the colour palettes, unless otherwise approved by the WDRC

COLORBOND



TILES



Palette represents colours only. Other roof tile brands and profiles are permitted

3.0 COLOUR PALETTES

GUTTERS, FASCIA & DOWNPIPES

Gutters, fascia and downpipes must be consistent with or complementary to the colour scheme of the dwelling. All colorbond colours may be approved.

GARAGE DOORS

Timber look garage doors are encouraged; however, colorbond colours will also be permitted

WINDOW FRAMES

Window frames and any other cladding materials must also be consistent with or complementary to the colour scheme of the dwelling.



4.0 SUBMITTING TO THE WDRC

SUBMISSION INFORMATION

The WDRC may request the applicant to provide fully compliant and authority approved overshadowing and overlooking diagrams for double storey dwellings as part of their submission requirements. It will be the responsibility of the applicant to ensure that all potential overlooking and overshadowing issues are observed as per authority requirements.

Only a fully scaled set of application documents will be considered upon final submission to the WDRC. Prior to final submission, applicants may submit preliminary sitings or facades to the WDRC for feedback and comments.

The WDRC will endeavor to assess proposals in the shortest possible time and generally within 10 business days of receipt of a fully compliant application. The Vendor also reserves the right to request further information.

In order to make the approval process as efficient as possible for applicants, the WDRC is able to approve documents electronically and email the approved documents. This time saving measure only applies to emailed submissions.

It is preferred that submissions are sent via email; however, submissions may also be sent via the post.

Please submit the Application Form (see following page) and relevant documents to:

EMAIL

design@wolfdene.com.au

Documents must be submitted in pdf format, with the maximum size limit per email being 10MB.

You must name the subject of your email appropriately, including the lot number and street name

POST:

Wolfdene Design Review Committee

24 Anchor Place

Prahran, VIC, 3181

Telephone: 03 9827 8830

www.wolfdene.com.au



APPLICATION FORM

LOT NUMBER

.....

OWNERS NAME/S

.....

.....

CONTACT NUMBER/S

.....

.....

BUILDER

.....

.....

APPLICANTS NAME

.....

CONTACTS NUMBER/S

.....

.....

CURRENT POSTAL ADDRESS

.....

.....

.....

EMAIL ADDRESS

.....

DOCUMENTS TO BE SUBMITTED WITH THIS APPLICATION FORM TO THE WDRC:

1. Site Plan (minimum scale 1:200)

Must indicate all boundary setback dimensions, building envelopes, total site coverage and floor areas, north point, vehicle crossover, driveway, fencing details, any proposed outbuildings and/or retaining walls.

2. Floor Plans (minimum scale 1:100)

Must indicate key dimensions and window positions.

3. Elevations (minimum scale 1:100)

Must include all 4 elevations and indicate building heights, finished floor to ceiling levels, roof pitch, eaves depth, external finishes, existing ground levels and any excavation, fill and proposed finished ground levels. (Alternatively, some of the above information can be indicated on a cross section at a minimum scale of 1:100).

Note: Plans & elevations must also be submitted for any proposed decking, pergolas, patios, carports, sheds, swimming pools, BBQ areas or similar.

Note: If submitted via the post, all of the above must be provided in A3 format.

4. External Colour & Material Selection

Including brands, colour names and colour swatches.

5. Landscape Plan

I/we believe that the submission documents comply with the Saratoga Design Guidelines and covenants, as well as all relevant Building Codes and governing authority/Council requirements.

SIGNED

.....

DATE

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