



Design Guidelines

VERSION 1.1

Alluvium

BALLARAT CARNHAM RD — WINTER VALLEY

Contents

1.0 Introduction

- 1.1 Overview
- 1.2 The Design Guidelines
- 1.3 Design Review Panel Approval
- 1.4 Statutory Obligations
- 1.5 Construction Process

2.0 Site Response

- 2.1 Orientation and Solar Access
- 2.2 Building Setbacks

3.0 Architectural Character

- 3.1 Facade Design
- 3.2 Corner Lots
- 3.3 Roof Design
- 3.4 Garages
- 3.5 Materials and Colours
- 3.6 Similar Facades

4.0 Driveways, Fencing and Landscaping

- 4.1 Driveways
- 4.2 Boundary Fencing
- 4.3 Landscaping
- 4.4 Retaining Walls

5.0 Outbuildings and Services

- 5.1 Water Tanks
- 5.2 Additional Structures
- 5.3 Ancillary Items

6.0 General

- 6.1 Timeframe to Build
- 6.2 DRP Assessment Fees

Introduction

1.1 Overview

Located on an undulating site punctuated by native vegetation, Alluvium offers generously sized allotments which will afford flexibility to design solutions and encourage a diverse range of architecture. Elevated sites will provide residents with scenic views of the surrounding landscape and nurture a cohesive and comfortable living environment.

The construction of dwellings which are sensitive to the topography of individual allotments will help to establish a community that is integrated with the natural landscape and complementary to the existing vegetation and site conditions.

1.2 The Design Guidelines

The principal aim of these Design Guidelines is to create a coherent vision for this new community. The Guidelines have been designed to ensure all homes are built to a high standard and encourage a variety of housing styles that are sympathetic to the local streetscape.

The Design Guidelines have been created to complement both State and Council development controls so as to promote quality design outcomes for Alluvium. Such guidelines exist to ensure visual cohesion, to help protect our estate against inappropriate development, providing peace of mind for a secure investment.

1.3 Design Review Panel (DRP) Approval

All house designs and building works including excavation, fencing, retaining walls and outbuildings require the prior endorsement of the Design Review Panel. Approval from the DRP is required before applying for a building permit for the construction of a new dwelling.

The DRP 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. If the design submission does not comply, the DRP will advise the applicant on the areas of noncompliance and the required amendments. Applicants will then be required to resubmit their amended documents in order to gain approval.

The DRP will endeavor to assess proposals within around 10 business days of the receipt of a complete and compliant application, accompanied by the DRP Approval Application Form, contained at the end of this document.

The Design Guidelines may be amended from time to time at the Developer's discretion to reflect changes in design and building trends and/or amendments to legislation affecting building approvals. Applications will be assessed against, and must comply with, the current version of the Design Guidelines. Any and all final decisions regarding the Design Guidelines will be at the discretion of the DRP, who also reserve the right to waive or vary any requirement of the Guidelines.

1.4 Statutory Obligations

It is the responsibility of the purchaser/builder/building surveyor to ensure compliance with any applicable statutory requirements including Building Regulations, planning requirements and the current Victorian energy rating standards. Approval from the DRP is not an endorsement that dwelling plans comply with such requirements.

1.5 Construction Process



Site Response

2.1 Orientation and Solar Access

Appropriately designed open space areas can offer privacy from adjacent buildings and facilitate opportunities for recreational and social activities, passive amenity and landscaping. Correct orientation of the home is environmentally responsible, can help reduce energy costs and increase your enjoyment of your home.

- Dwellings must face the main street frontage and present an identifiable entrance to the street.
- Where possible, dwellings should be sited so that living areas and private open spaces are oriented north, in order to maximise solar efficiency.
- Only one dwelling is permitted per lot. Dual occupancy and further subdivision is not permitted.

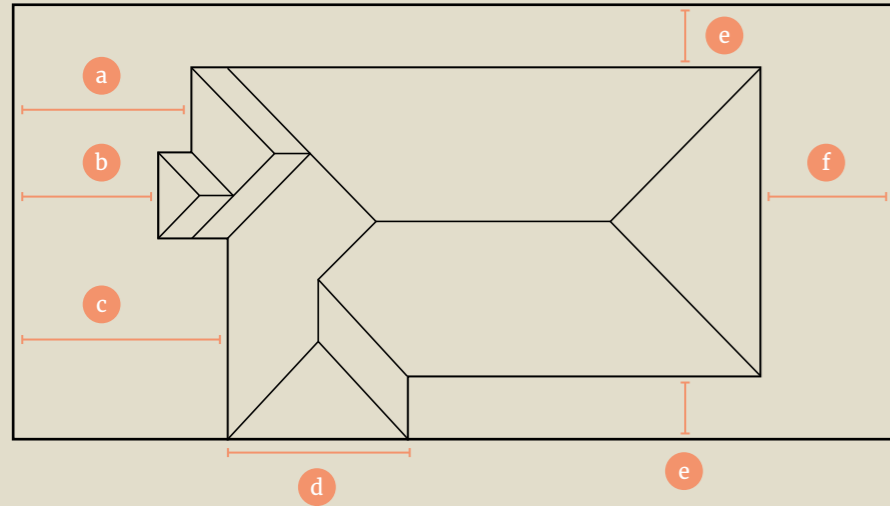
2.2 Building Setbacks

Dwelling position on the lot should be carefully considered. Appropriate setbacks can also promote community interaction and passive surveillance, while also maintaining sufficient privacy from the street and adjoining properties.

- Front boundary — Dwelling must be set back at least 4.0m. Any porches, verandahs and pergolas not exceeding 3.6m in height may encroach up to 1.5m.
- Corner boundary — Dwelling must be set back at least 2.0m.
- Side boundaries — A minimum 1.0m setback is required (excluding the garage, which may be built on the boundary).
- Rear boundary — Dwelling must be set back at least 3.0m
- Eaves, fascia and gutter may encroach in addition to the above — no mandatory eaves on 12.5m (or less) frontages.
- Garages — Must be set back at least 0.5m behind the front wall of the dwelling and at least 5.0m from the front boundary.
- All setbacks are to comply with Council’s Planning Scheme and Part 5 of the Building Regulations 2018 as applicable.



2.2 Building Setbacks



Example of setback requirements

- a) **Dwelling front setback** — minimum 4.0m.
- b) **Porch fronts** — porches, verandahs and pergolas not exceeding 3.6m in height above natural ground level may encroach up to 1.5m into the minimum 4.0m dwelling front setback.
- c) **Garage front setback** — minimum 5.0m (and at least 0.5m behind the dwelling front setback).
- d) **Garage on boundary** — 0mm – 200mm setback (or a minimum of 1.0m off the boundary).
- e) **Side setback** — minimum 1.0m (excluding the garage), with minimum 2.0m required for corner lot side boundaries.
- f) **Rear setback** — minimum 3.0m

Architectural Character

3.1 Facade Design

Dwelling designs reflecting an appropriate, high quality response shall assist in establishing the desired neighbourhood character for Alluvium.

- Habitable rooms shall be located on the front facade with suitable windows to provide a clear view of the street.
- All dwellings must incorporate various features to create articulation and visual appeal to the front facade (e.g. porches, balconies, windows, materials variation, projected elements). Blank or unarticulated walls will not be permitted.
- The dwellings' main entry must be visible from the street and delineated by a porch or similar entrance feature designed to complement the facade. Porches must have a minimum depth of 1.5m and balconies must have a minimum depth of 1.0m.
- A variety of architectural styles are encouraged and permitted, with each design assessed on its merit by the DRP. Integration with the wider streetscape shall be considered in context of the dwellings' approval, specifically in relation to the built form and facade detailing of traditional proposals.



Encouraged facade designs

3.2 Corner Lots

Corner lots play a significant role in establishing the aesthetics and character of a neighbourhood. It is crucial that homes on corner lots are designed with their prominent position within the streetscape in mind, contributing to the creation of an attractive, safe living environment.

- Corner elevations must address the secondary street by incorporating design features which match and compliment the front elevation ('corner treatment'). Factors which will be considered include window design, materials and articulation such as roof and wall projections, pergolas, etc. Each proposal will be considered on its merits by the DRP.
- Blank unarticulated walls will not be permitted.
- The above also applies to elevations facing a reserve or public open space.



Corner treatment example

3.3 Roof Design

A variety of roof forms are encouraged and permitted. The roof should be simple in style and integrated with the overall building design.

- Hipped roofs shall be pitched at 22–30 degrees, or a minimum of 20 degrees for all double-storey dwellings.
- Roofs must be constructed from non-reflective corrugated colorbond or tiles in a flat/slim line profile. Tray deck profiles are permitted for flat roof designs when concealed by a parapet.
- All roofs (12.5m frontages or above) should include minimum eaves of 450mm to the street frontage. Eaves to the frontage of a dwelling must return and continue a minimum distance of 1.0m along the connecting return wall and or walls.
 - Corner dwellings must include eaves to both street frontages.
 - Double-storey homes must have eaves to the entire first floor.
 - The use of parapet walls will be considered by the DRP.



3.4 Garages

The location and treatment of garages and carports should contribute positively to the design of the dwelling and the streetscape. Vehicles must be accommodated on-site with minimal obtrusiveness and adequate provision made for vehicle maneuvering.

- Vehicle accommodation in the form of an enclosed garage must be included in all dwelling designs.
- To avoid dominance of the streetscape, the garage shall:
 - Be setback behind the front wall of the dwelling (not including the porch, verandah or balcony) by at least 0.5m
 - Provide a garage door(s) not exceeding 5.2m in width.
 - Have a panel lift or sectional door. Roller doors are not permitted to street frontages.
 - Be designed to minimise visual impact on the street, with an emphasis on the dwelling façade and front landscaping.
 - Be constructed to match the dwelling in relation to its design, materials and colour scheme.
 - Be integrated with the dwelling and under the main roofline (detached garages may be considered by the DRP).
- Garage sidewalls facing the front boundary may be approved at the discretion of the DRP. Walls facing the street must contain windows to sufficiently address the street.

3.5 Materials and Colours

An important element in maintaining a high quality neighbourhood character is the control of external building materials, colours and other related finishes. These need to be durable which in turn will reduce future maintenance, repairs and will maintain the Alluvium's appeal for many years to come.

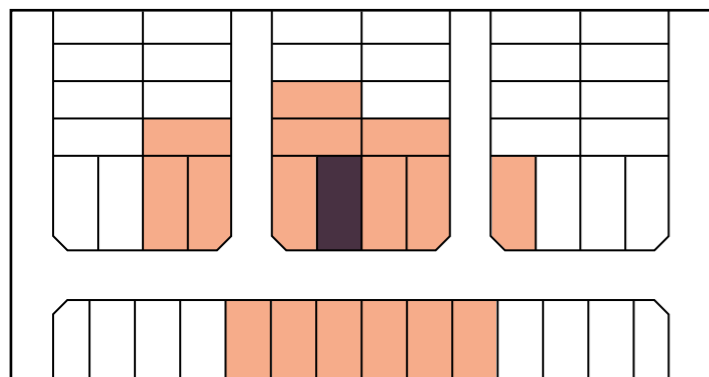
- External walls should be constructed from:
 - Face brickwork
 - Rendered lightweight cladding or masonry
 - Weatherboards or cement composite materials (such as scyon cladding)
 - Timber cladding
 - Selective use of stone, tile or corrugated colorbond cladding
- Facades must incorporate at least 2 different materials, with the second material comprising at least 20% of the elevation.
- Front facade materials must continue for at least 1.0m along the adjoining side elevation.
- Unpainted and untreated metalwork and reflective glazing will not be permitted by the DRP.
- Lightweight infill is not permitted to windows and doors on street elevations.
- An external palette which adopts natural, neutral colours is required. Reliance on external colours which are bright or draw visual attention to the building as a result of its contrast to the surrounding environment shall not be supported.



Example colour and materials palette

3.6 Similar Facades

Variety in facade designs contributes to the visual appeal of a community and can protect the investment of residents. Similar façade designs and colour schemes will not be permitted within 3 lots of each other.



- Amethyst lot denotes a facade that has already been approved by the DRP.
- You cannot have a similar or identical façade to the amethyst coloured lot if you are building on one of these lots.

Example of facade checking range

Driveways and Fencing



Example of acceptable driveway finishes

4.1 Driveways

Driveways should be constructed to blend with the dwelling facade colours in subdued, natural tones and of a finish that will be appropriate for vehicle use.

- Driveways must be constructed prior to occupancy.
- As a minimum standard, driveways must be constructed from coloured concrete. Pavers or exposed aggregate are encouraged.
- Natural concrete is not permitted, nor are permeable surfaces such as compacted toppings, crushed rock, etc.
- Driveways must taper to generally match the crossover width and must be setback at least 0.5m from the closest side boundary to allow for a landscaping strip.
- Excluding corner lots, only 1 driveway and crossover shall be permitted per individual lot.

4.2 Boundary Fencing

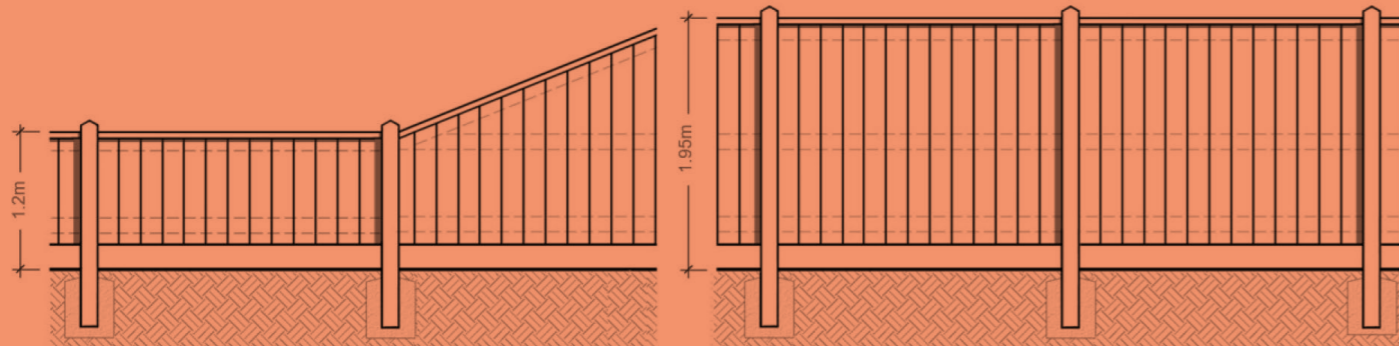
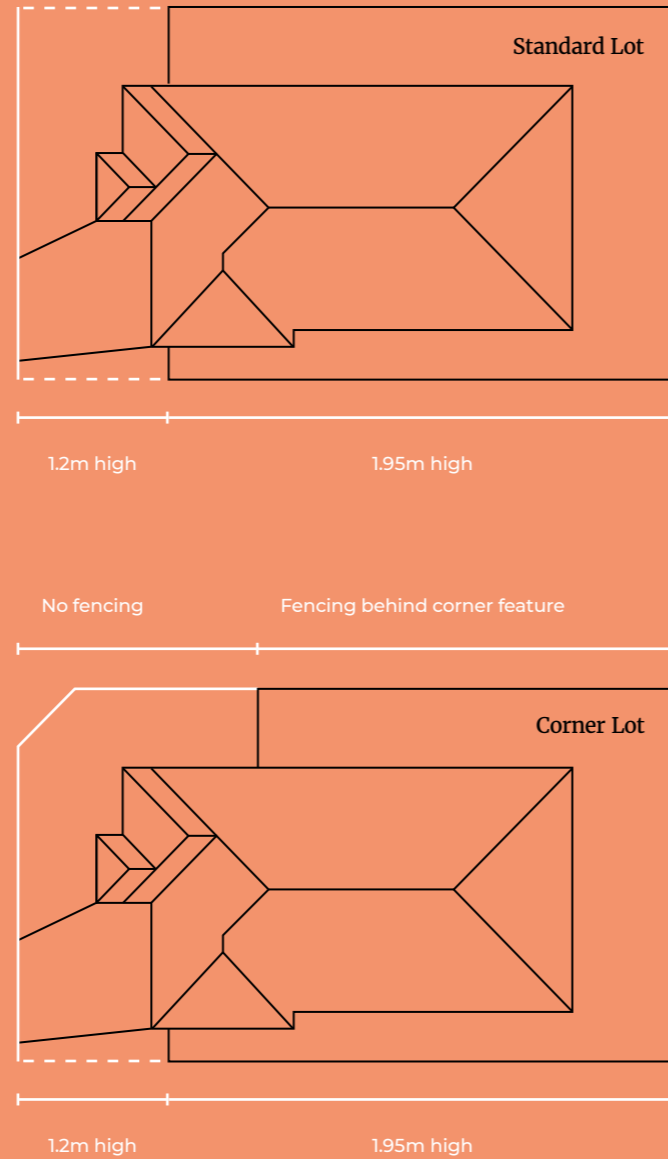
Consistent style and positioning of fencing throughout a community forms a common link which enables the streetscape to interact as a whole and keep the emphasis on individual characteristics of each dwelling rather than an assortment of fencing.

- Boundary fencing must be constructed from capped timber palings. The inclusion of exposed posts is encouraged.
- Boundary fencing must be 1.95m in height, dropping down to 1.2m in height along the side boundaries in the frontyard.
- Corner boundaries — Fencing along a side boundary which abuts a road must stop at least 4.0m behind the front wall of the dwelling and/or the corner feature, whichever is greater.
- Side boundary fencing must return at 90 degrees to abut the dwelling or garage (return fence). These fences, including any gates, must be constructed from capped timber palings to match the boundary fencing, or from an alternative timber style such as merbau slats. Return fences/gates must be setback to allow access to meter boxes.



4.2 Boundary Fencing

- Fencing must not be painted or stained without DRP approval.
- Side and rear boundary fencing must be constructed prior to occupancy.
- Front fencing is encouraged and permitted with the approval of the DRP. Front fencing shall be at least 30% transparent (not a solid mass) and not exceed a height of 1.2m. Note: a 1.0m height limit shall apply where applicable for corner lot proposals in accordance with Council's planning scheme and Part 5 of the Building Regulations 2018.
- Acceptable styles may include timber slats, post and wire, timber posts with corrugated sheet metal feature panels and masonry pillars with metal or timber picket infill. Alternatives will be assessed on their merit.
- Front fence design must suit the dwelling in relation to its style, materials and colours.



4.3 Landscaping

To ensure all private gardens are an extension of the street and community landscape and are well designed to create attractive spaces within and between lots. The Design Guidelines encourage plant selection that present well in all seasons and conditions.

- All front landscaping must be established within 3 months of the Occupancy Permit to ensure that a good presentation is achieved for the streetscape and local community at large.
- Front gardens shall include at least 20 plants/shrubs (minimum 150mm pot size) and no greater than 40% hard surfacing. At least 1 advanced tree is also recommended.
- Landscaping should be well designed to suit the style of the dwelling. The use of drought tolerant plants is encouraged.
- Plant selection and overall landscaping design should, where possible, minimise the need for garden watering.
- No tree or shrub with a mature height greater than 3.0m should be planted closer than 2.0m to the house.

4.4 Retaining Walls

- Where required, retaining walls should be constructed from the same materials as the dwellings front façade. This would include masonry such as brick or stone or rendered finishes.
- Timber retaining walls will not be permitted in the front yard but may be permitted within the back yard where they can demonstrate appropriate structural and aesthetic suitability.
- Retaining walls on or near the boundary, and retaining walls which are 1.0m or greater in height require a Building Permit. However, in all cases it is the owner and/or builders responsibility to ensure that retaining walls are constructed to all relevant structural standards, preventing danger or potential collapse.
- Any proposed earthworks and/or retaining walls must be detailed on the plans and approved by the DRP

Outbuildings and Services

5.1 Water Tanks

- All lots must provide a minimum 2,000L water tank for the purpose of garden irrigation and/or toilet flushing.
- Water tanks must not be visible from the street frontage. Their design should be preferably slim line and coloured to blend with the adjoining wall colour.

5.2 Additional Structures

- Sheds and outbuildings must be designed and positioned in a way which minimises visibility and potential impact on neighbouring lots and the streetscape. The DRP will assess these structures on their merits, however structures which are deemed to be of an excessive size will not be approved.
- The size and design of ancillary structures, such as pergolas and verandahs shall be unobtrusive and consistent with/complementary to the dwelling design.

5.3 Ancillary Items

- Unsightly services and other ancillary items must be located out of public view where possible and of an appropriate size, colour and finish. Including but not limited to:
 - _ Evaporative cooling and split system heating/cooling units
 - _ Antennae, aerials, and satellite dishes
 - _ Meter boxes, bins and clothes lines
 - _ Hot water units and external plumbing (excluding gutters & downpipes)
- Roof fixtures are not permitted on the front elevation (including solar panels).
- Internal window furnishings must be fitted within 3 months of occupancy. Sheets, blankets or similar materials in place of appropriate furnishings will not be permitted.
- Security shutters, sunblinds, shade sails or canvas awnings are not permitted where visible from public areas

General

6.1 Timeframe to Build

Construction must commence within 24 months of settlement, and must be completed within 12 months of commencement of construction. Any vacant allotments must be maintained to an acceptable standard and kept free from rubbish, long grass and weeds at all times.

6.2 DRP Assessment Fees

- The initial approval of your house plans will be covered by the developer, provided that you are the original purchaser. Any additional assessments and/or approvals undertaken by the DRP will be the responsibility of the purchaser.

7.1 Submitting to the DRP

Applications for developer approval are to be emailed in PDF format to the DRP at alluvium@micnet.com.au

You can find a copy of the DRP Approval Application Form at https://alluviumballarat.com.au/alluvium_design_guidelines



Design Review Panel Approval Application Form

Applicant and Lot Details

What is the purpose of this application form?

All house designs and building works at Alluvium, Winter Valley, including excavation, fencing, retaining walls and outbuildings requires the prior endorsement of the Design Review Panel. Approval from the DRP is needed for your home design before applying for a building permit for the construction of a new dwelling.

Personal Details

Owners Name/s

Lot No./Lot Address

Mobile

Email

Builder Name

Mobile

Email

Applicants Name

Postal Address

Mobile

Email

Submitting to the DRP

Completed application form in PDF format must accompany the submission documents.
Email your completed application to the Design Review Panel at alluvium@micnet.com.au



Design Review Panel Approval Application Form

Documents to be submitted to the DRP

1. Site Plan (scale 1:200)

Must indicate all boundary setback dimensions, building envelopes, total site coverage and floor areas, site contours, natural ground levels and finished ground levels, proposed earthworks and retaining walls, north point, vehicle crossover, driveway, fencing details, ancillary items, any proposed outbuildings.

2. Floor Plans (scale 1:100)

Must indicate key dimensions and window positions.

3. Elevations (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 & retaining walls. (Alternatively, the latter can be indicated on a cross section at a minimum scale of 1:100).

4. Landscaping Plan (minimum scale 1:200)

Must indicate site contours, existing vegetation, natural ground levels and finished ground levels, proposed earthworks and retaining walls, north point, planting schedule inclusive of the number and sizes of all proposed plant species and ground coverings, vehicle crossover, driveway, fencing details any proposed outbuildings.

5. External Colour & Material Selection

Including brands, colour names and colour swatches where possible.

Documents to be submitted	Works	To be completed by (circle)	Signature
<input type="checkbox"/> Site Plan	Fencing	Owner or Builder	
<input type="checkbox"/> Floor Plan			
<input type="checkbox"/> Elevations	Driveway	Owner or Builder	
<input type="checkbox"/> Landscaping	Front Landscaping	Owner or Builder	
<input type="checkbox"/> External Selection			
<input type="checkbox"/> Application Form	Letterbox	Owner or Builder	

Alluviumballarat.com.au

Email your Application to the Design Review Panel
alluvium@micnet.com.au

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