

ALAMORA
Tarneit

Design Guidelines

MINI GUIDE



ALAMORA BUILDING DESIGN GUIDELINES

Developed to enhance the long term investment of purchasers, the Design Guidelines ('Guidelines') have been designed to ensure all homes at Alamora are built to a high standard whilst encouraging a variety of housing styles which are in harmony with the streetscape and contribute to the environment in a positive way.

This outline of the Guidelines should be used in conjunction with the full Alamora Design Guidelines available at alamora.com.au. All homes at Alamora must comply with the Guidelines which will be managed by the Design Assessment Panel (DAP). The DAP must approve plans prior to the commencement of home construction.

APPROVAL PROCESS

STEP ONE Awareness

Preliminary advice may be sought from the DAP at the time of purchase to ensure that concept designs will meet the requirements of the Guidelines.

STEP TWO Submission

All house plans and design features are to be submitted in duplicate to the DAP for approval.

STEP THREE Approval

Providing all documents have been submitted and meet compliance, allow approximately 10 working days for approval.

STEP FOUR Re-Submission

Any plans that do not comply with the Guidelines will be returned with the areas of non-compliance highlighted; plans may then be amended and can be resubmitted for approval.

STEP FIVE Construction

Once a building permit has been obtained, construction of your house may begin.

HOME DESIGN & CONSTRUCTION

Construction of all dwellings must commence with 18 months of settlement and must be completed within twelve months of their commencement.

The minimum dwelling size is:

- 160m² in the case of a lot having an area of 500m² or greater;
- 130m² in the case of a lot having an area of 400m² or greater than but less than 500m²;
- 100m² in the case of a lot having an area of 300m² or greater than but less than 400m²;
- 75m² in the case of a lot having an area of less than 300m² or greater

One dwelling only is permitted per allotment, dual occupancy or further subdivision is not permitted.

Houses must face the main street frontage.

Buildings must not occupy more than 60 per cent of the lot unless otherwise noted in the Building Envelopes.

Two storey houses are to be designed and sited correctly to minimise overlooking and overshadowing.

The second storey of any home must have a minimum setback from the rear 5.5m.

All houses are required to have minimum 2700mm high ceilings.



PHOTOGRAPH COURTESY OF BURBANK



01. Sample Built Style.
02. Sample Built Style.
03. Sample Garage Style.
04. Sample Letterbox Style.

GUIDELINES

Building Envelopes and Profile Diagrams are contained in the Memorandum of Common Provisions (MCP).

All buildings including garages must be contained within the building envelope specified for the chosen allotment and in accordance with the profile diagrams.

LOTS SMALLER THAN 300m²

If your lot is smaller than 300m², a building envelope has not been specified as Council requires that your house go through an additional approvals process, where it is assessed against the Small Lot Housing Code. A copy of the code can be obtained from Council.

(This is not applicable to VillaRange lots, which are subject to their own planning permits.)

BUILDING ENVELOPE EXAMPLE

DIAGRAM 1: Example of a Building Envelope as contained in the MCP

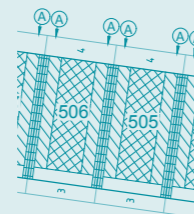
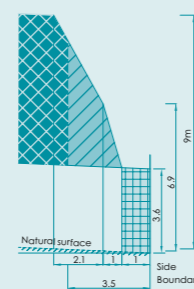
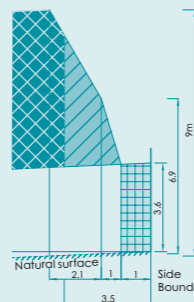


DIAGRAM 2: Example of a Profile Diagram



Natural surface rising from boundary



Natural surface falling from boundary

SINGLE STOREY BUILDING ENVELOPE Hatch Types

- Single Storey Building Envelope (wall height not exceeding 3.6m)
- ▤ Building to Boundary Zone

DOUBLE STOREY BUILDING ENVELOPE Hatch Types

- ▤ **Overlooking Zone**
Habitable room windows or raised open spaces are a source of overlooking
- ▣ **Non Overlooking Zone**
Habitable room windows or raised open spaces are not a source of overlooking

HOUSING STYLES

High standards of house design will be required, and a variety of styles are encouraged. Designs should be responsive to the individual attributes of the lot, having regard to any slope or vegetation. Designs that break the front of the dwelling into distinct visual elements will be supported.

Mock period style homes such as French provincial will not be permitted. Large boxy two storey homes with minimal or no articulation between ground and first floors will not be permitted.



ARTIST IMPRESSION

HOME FACADES

Houses with identical facades may not be constructed within four houses of one another in any direction, unless otherwise approved by the DAP.

The external walls (excluding windows) are to be constructed of brick, brick veneer, texture coated material or other material as approved by the DAP.

Dwellings must have render or other texture coated material to the front facade as approved by the DAP.

Three or more different materials are to be used on the main facade. Different coloured renders are not considered different materials.

The roof is to be constructed of steel or masonry as approved by the DAP. COLORBOND® roofing is encouraged.

Light coloured roof colours are preferred.

GARAGES

All homes must allow for garage car accommodation and must be constructed with the building envelope.

Garages are to be setback a minimum of 5 metres from the front street boundary unless otherwise specified.

It is preferable for garages to be construed under the main roof of the house.

Driveways must be constructed of charcoal coloured concrete, saw cut charcoal colour concrete, or concrete with dark exposed aggregate. Plain concrete is not permitted.

Driveways must not be wider than 5 metres at the street boundary of a lot. Only one crossover and driveway is to be permitted per allotment, unless permitted by the DAP.

SUSTAINABILITY

All homes on a lot greater than 350m² must include a rainwater tank of minimum capacity 2000L, connected for use in the toilet, laundry and/or garden.

All homes must have a minimum of 2.5kW of solar panels. Batteries are encouraged.

All homes must have double glazing windows. This does not include doors.

Recycled water is intended to be piped to Alamora and all homes must provide for connection to the recycled water network for use in garden taps, toilet flushing, car washing and the like.

The use of water savings initiatives in the home including dishwashers, washing machines and other appliances is encouraged.

BROADBAND NETWORK

Alamora is an OptiComm Fibre Connected Community and all homes in Alamora will have access to the high speed broadband network.

To ensure your home is ready for fibre connection, you should instruct your builder to prepare your home as per the Cable Entry Guide at opticomm.net.au.

LANDSCAPING & EXTERNAL

All landscaped areas to the front of the house must be established within three months of the issuing of an occupancy permit.

Landscaping should be designed to minimise the need for watering.

Letterboxes should be designed to match the house using similar materials and colours.

Solar water heaters, air-conditioning units, garden sheds, ducted heating units and satellite dishes are all permitted and are to be located out of view from the street frontage.

All side and rear fences are to be constructed of timber palings with exposed posts and capped across the top to a maximum height of 1.8 metres (excluding a screen required for overlooking purposes).

Fences may be stained with a clear finish but not be painted with coloured stains or paint.

No fencing forward of the building line is permitted.

Fencing along the front boundary of a lot will only be permitted in certain areas, and to a certain fence type, as per the Design Guidelines and as approved by the Design Assessment Panel.



CORRECT FENCE STYLE



INCORRECT FENCE STYLE

ALAMORA.COM.AU

Call **9684 8121** Sales Centre **1071 Sayers Rd, Tarnet**

SELLING AGENT



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