

# ALTURA

DROUIN

DESIGN GUIDELINES



AS ONE OF THE  
BIGGEST INVESTMENTS  
IN LIFE, YOUR HOME  
IS MORE THAN JUST  
BRICKS AND MORTAR.

WEEBAR RD, DROUIN



## THE GUIDELINES

THE FOLLOWING GUIDELINES MUST BE ADHERED TO BY ALL HOMEOWNERS, ARCHITECTS AND BUILDERS WHO WISH TO BUILD A DWELLING AT ALTURA DROUIN UNLESS EXPRESS WRITTEN CONSENT TO DEVIATE FROM THESE GUIDELINES HAS BEEN GIVEN BY THE ALTURA ESTATE DESIGN REVIEW PANEL.

### LOTS WITH AN AREA OF LESS THAN 300M<sup>2</sup>

- In addition to these design guidelines, the small lot housing code is applicable for these lots
- Some requirements of these design guidelines do not apply to dwellings on these lots
- Dwellings on these lots shall be designed to comply with all applicable requirements of these design guidelines, however special consideration may be given for areas of non-compliance. Approval is at the discretion of the Altura Estate Review Panel.

### USE OF LAND

- Two or more lots may not be consolidated.
- Your dwelling's primary frontage must face or address the road, a laneway or an open space.
- On a corner lot, your home must face both the front and secondary street frontages and each façade must be of the same design character
- Architectural features such as façade materials, window designs and verandahs used on the front facade must be echoed on secondary frontage where it is visible to the public.

### SITE AND SERVICING

- Your new home must:
  - Be cabled and equipped with fibre cabling in accordance with the specifications nominated by NBN Co from time to time

- Meet all applicable requirements of the National Construction Code's energy efficiency standards, and
- Be set within your Building Envelope back from your lot boundary as required under the Victorian Building Regulations 2006.

## HOME EXTERIORS

- Your home must include a front veranda, portico, porch or other entrance feature which is clearly visible from the street and consistent with the design of the dwelling and it can encroach the front set back by up to 1.5m.

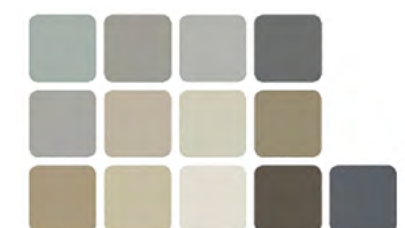
### FAÇADES

- The façade of your home must include at least two different material finishes, each of which must cover a minimum of 30% of the façade .
- The front façade finishes must also continue for at least one metre around the sides of your home (excluding parapets).
- The design of your front façade must not be inherently similar to that of the next two homes to the left and to the right of your lot, or the dwelling across the road from your lot.
- Colours chosen for roof tiles, brick faces, façade materials, accents, and architectural features must complement the base colour palette, and not contrast with it.

#### BRICK



#### ACCENT



**WINDOWS AND FRAMES**

- Window frames and glazing must complement the façade colour and the overall colour palette of the dwelling, and not contrast with it.

**ROOF AND OVERALL HEIGHT**

- The height of your home must be no more than 8.5 metres from the natural surface level.
- Your roof must be:
  - At a pitch of at least 22 degrees (if pitched)
  - Constructed out of steel or concrete/terra cotta/slate, and
  - Only in colour from the Colourbond contemporary range (or a similar colour).

**GARAGE**

- Must be integrated into the overall floorplan of the dwelling or similar.
- The garage must be set back a minimum of 840 millimetres from the main building line of the dwelling.
- Your garage door or opening must take up no more than 40% of the width of the lot.
- If the garage opening uses sectional or tilt panels, they must be either:
  - In the same colour scheme as that of your house, or
  - Finished with a wood grain or timber panel.

**OUTBUILDINGS AND ATTACHMENTS**

- All outbuildings and attachments – including any workshop, garden shed, heating and cooling systems, antennae and satellite dishes, washing lines, solar units and hot water services or other outbuilding – must be:
  - Less than 20 square metres in area
  - Less than 3.6 metres in height
  - Placed so they cannot be seen from any street, or the private open space of any other lot, or from any public open space, and
  - Constructed only from materials or finishes, and in a style or colours, which are consistent with the main dwelling.

**FENCES**

- Your front fence must:
  - Be 1.2 metres high or less
    - Have a transparency of at least 50 per cent unless the front fence is less than 0.7 metres in height, in which case it may be solid
    - Be consistent with your home’s design in relation to style, materials and colours
    - Not include mock Victorian or other heritage detailing.
- Side and rear facing must:
  - Be constructed only out of Colourbond Monument paling
  - Be 2 metres in height (except where there is a front fence)
- You may only erect side fencing that extends in front of the building line if a front fence has been installed. In such cases, the additional side fencing must be 1.2 metres in height.
- On a corner lot, any fence built to a secondary boundary which is a street or public space, must:
  - Return a minimum of 2 metres behind the front building line
  - Be Colourbond Monument paling feature fencing, and
  - Be 2 metres in height

**RETAINING WALLS**

- Retaining walls and structures between your home and street, or public space must be 1 metre in height or less
- The vertical face of a retaining wall that can be seen by the public must be made from a material that complements the character of your home and may include:
  - Natural or Hewn stone
  - Rendered masonry
  - No gabion (rock-filled mesh) type retaining walls allowed
  - Timber not visible from the street
  - Concrete sleepers

**DRIVEWAYS & CROSSOVERS**

- Your driveway must be:
  - Completed before you move into your home
  - Constructed using only exposed aggregate or concrete (not stamped or plain concrete), and
  - In a colour that’s consistent with the materials and finishes of your home.
- Your crossover must be compliant with Baw Baw City Council and constructed within 6 months from your Occupancy Permit

**FRONT YARDS AND GARDENS**

- Your front yard must be landscaped within 6 months from the date you were issued the occupancy permit for your house.
- Your letterbox must be located and constructed to Australia Post standards, and in a way that complements the character, materials, colour, style and design of your home.
- Weeds and grass must be maintained and not allowed to grow excessively.
- All rubbish must be stored in an appropriately sized skip or bin, and not allowed to accumulate or remain unsecured on your lot.

**BUILDING MATERIALS**

- All building materials must be delivered and stored fully on your property and may not be placed on the nature strip or outside the boundary of your lot.
- During construction, you must ensure that construction rubbish or other rubbish does not move from your lot to other lots.
- Trade and/or delivery vehicles are not to be parked on footpaths, verges, nature strips or park reserves or in any location which hinders overall development construction.

**PROCESS**

1. Work with your chosen builder and/or architect to design a new home that fits your needs and meets the requirements of the Altura Drouin Design Guidelines.
2. To complete your Design Approval Submission your Sales Agent will advise you of the process.
3. The required documents include:
  - a. A copy of the site plan
  - b. Floorplans (A3 size)
  - c. Roof plans and elevations, including ancillary items such as... (A3 size)
  - d. Landscape design plans
  - e. Clearly annotated schedule of colours (with samples)
  - f. Clearly explained list of materials to be used (with images)
4. Once the Altura Drouin Design Review Panel has assessed your submission, the Panel will notify you of its decision.
5. If Panel requires you to make amendments, discuss these with your builder and submit your new or amended designs to the Panel.
6. Upon receiving design approval from the Panel, apply to the Baw Baw City Council for your building permit.
7. When you have received your building permit, notify your builder that it’s time to start creating your new, dream home.







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