



Design Guidelines

V 2.0

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Introduction

Vision

The Rise at Officer will be a high quality boutique neighbourhood at the gateway to Officer. Residents will benefit from a well-designed, visually appealing community that will also form part of the larger master-planned community of Officer.

It is our vision to create a neighbourhood showcasing good design principles in home design and landscape. These guidelines have been created with the resident and environment in mind. The masterplan allows for great access to local amenity including parkland, lakeside reserves, shops and recreational facilities. By paying special attention to quality landscape design, we aim to create a neighbourhood of distinction that you will be proud to call home.

Purpose

These guidelines have been created to achieve a consistent built and landscape outcome that meets the overall vision for The Rise. A quality outcome will provide you with an appealing and sustainable environment to live in as well as protecting your asset and maximising its value over the course of time.

This document will provide you and your appointed builder with the information required to select, design, site and build your home. Over time, these guidelines may evolve or be altered to meet building trends or changes in legislation.

Submitting your design

All house designs and building works including fencing, retaining walls and outbuildings require the endorsement of Arcadia Land Company prior to lodging a building application.

Important Note:

All information is subject to change without notice at the discretion of Arcadia Land Company. All decisions relating to the Design Guidelines including acceptance or rejection of plans is at the complete discretion of the Arcadia Land Company Design Panel (ALCDP). The ALCDP reserves the right to request additional documentation where required. The ALCDP is not liable for any credits, compensations or refunds that result from the granting or refusal of a submission. If you or your builder are uncertain about any aspect of the design guidelines, you are encouraged to contact the ALCDP for clarification.

In addition to these Design Guidelines, the Plans of Subdivision for The Rise include Restrictions relating to development of the allotments.

In the case of a conflict between the Design Guidelines and the relevant building codes / regulations, the Building Regulations and Planning Scheme objectives will prevail, with the exception of setbacks identified on the relevant Plan of Subdivision.

The following information will need to be submitted in duplicate to the Arcadia Land Company Design Panel (ALCDP)

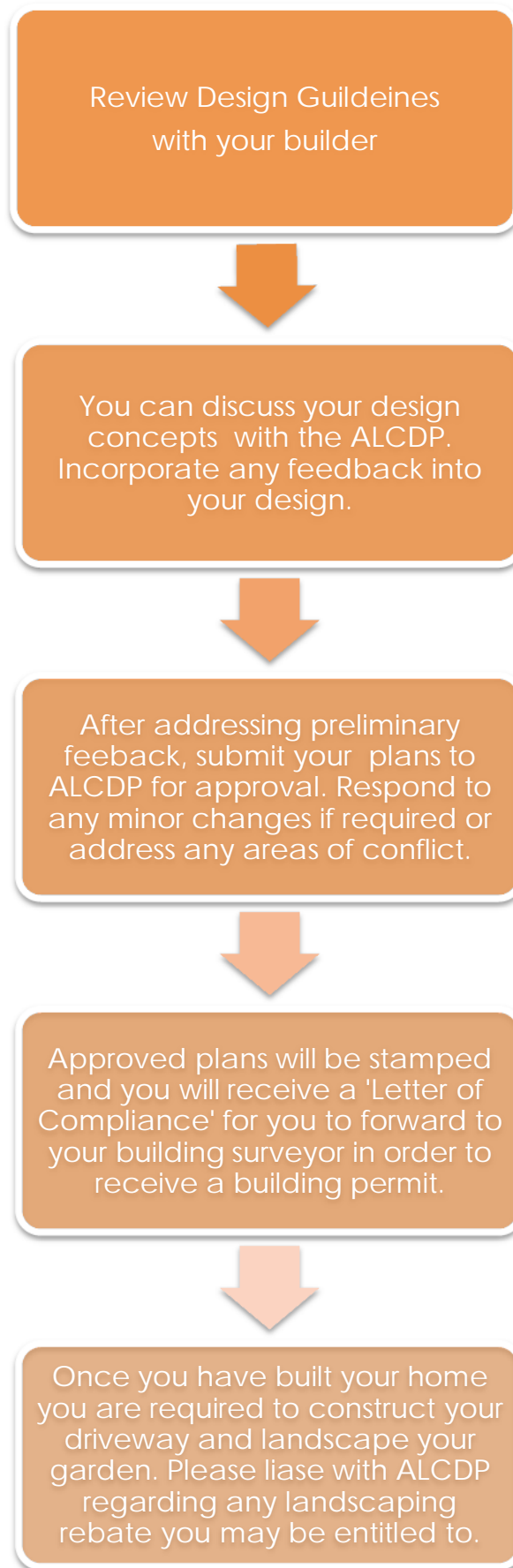
1. Completed Checklist
2. Site Plan showing:
 - Setback distances from all boundaries to locate your home and any outbuildings on the lot
 - Site levels (contours), extent of earthworks, finished floor levels of house & garage
 - Service locations, such as meter box and HWS
 - Retaining wall location, height and material (if applicable)
 - Driveway location (including setback from side boundary), material, colour and pattern
 - Location of the tap(s) in the front yard
3. Dimensioned Floor Plans (min scale 1:100) showing all rooms, windows and doors
4. All elevations (min scale 1:100), indicating building heights, roof pitches, eave sizes and external fixtures (air-conditioners, solar panels, TV antenna, water tanks etc.)
5. Schedule of external materials, finishes and colours including roof, walls, garage door and letterbox
6. Cross Sections indicating details of walls constructed on boundaries and ceiling height

A detailed checklist can be found in Appendix B

Once submitted, the ALCDP will attempt to review your application within the shortest possible time, usually within 10 working days on receipt of your fully completed application.

Once assessed, the ALCDP will either provide a notice of approval or you will receive feedback that your design conflicts with the guidelines. This feedback will also outline what changes will need to be made for compliance. If your design is close to compliance, you may receive approval that is conditional on a few design elements being modified.

Once you have received approval from the ALCDP, you will need to submit your building plan to a building surveyor for approval before you can start building.



Timelines

1. If you have purchased land within The First Release, construction of your home must be started within one year of the settlement of your allotment and completed within two years.
2. If you have purchased land within subsequent releases, your home must be started within two years of the settlement of your allotment and completed within three years.
3. Completion of building works (including garage, driveway, fencing and retaining walls) must occur within three years of settlement.
4. Landscaping of all gardens visible from the street or reserve needs to be completed within six months of the certificate of occupancy being issued.
5. Window furnishings to windows visible from front and side street boundaries must be installed within three months of occupancy.

Siting and Orientation

Where possible, your home should maximise the natural characteristics of your site. In siting your home you should consider solar access, prevailing wind, views, relationship to the street and adjoining homes, landscaping and open space. The design needs to respond to these elements.

All Lots:

- Must be sited in accordance with the Victorian Building Legislation
- The front boundary of an allotment is the boundary that fronts the road and is the principle frontage. On a corner allotment, the principle street frontage is deemed the shorter side.
- Dwellings where the lot depth is 30m or greater, must be set back from the front title boundary by a minimum of 4.5m or as noted on the Plan of Subdivision.
- Dwellings where the lot depth is less than 30m, must be set back from the front title boundary by a minimum of 4.0 m or as noted on the Plan of Subdivision. A reduction in the portico depth as required in these Guidelines may be allowed in order to achieve compliance with the setback requirements.
- All dwellings must be set back from the rear boundary by at least 3 m.
- Garages must be set back a minimum distance of at least 5m from the front title boundary (primary street frontage).
- Garages are not permitted to be built forward of the main building line of the dwelling.
- The following may encroach into the specified side and rear setback distances by no more than 500mm:
 - Porches and verandas
 - Sunblinds
 - Flues and pipes
 - Water tanks
 - Heating and cooling equipment and other services
- If siting is sought outside the allowable setbacks, council dispensation may be required.

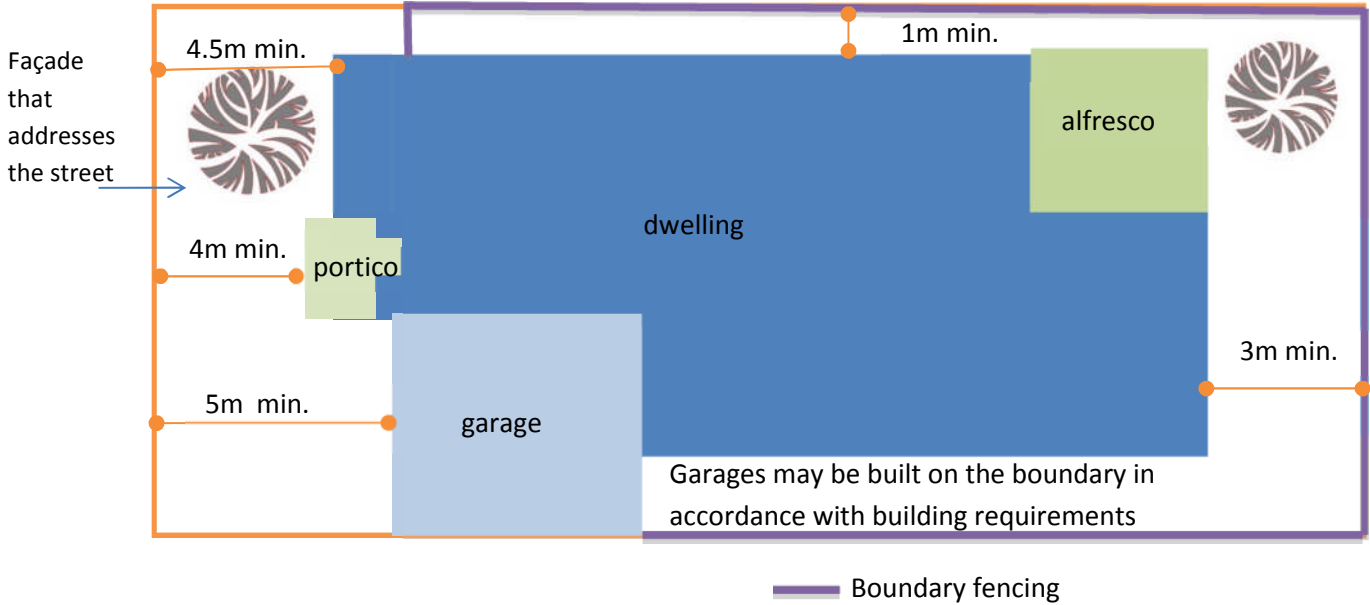
Corner Lots

For the purpose of these guidelines, a corner allotment is an allotment with a street or open space on a second/side boundary (secondary frontage/street).

- Where vehicular access is via a secondary street frontage - a minimum set back of 4 m from the side title boundary to the garage is required.
- Any dwelling on a corner lot must be set back from the side boundary by at least 2 metres or, if applicable, the minimum distance noted on the Plan of Subdivision.
- Dwellings assessed under the Small Lot Housing Code may be permitted with 1.5m side street setbacks. This would require ALDCP approval.

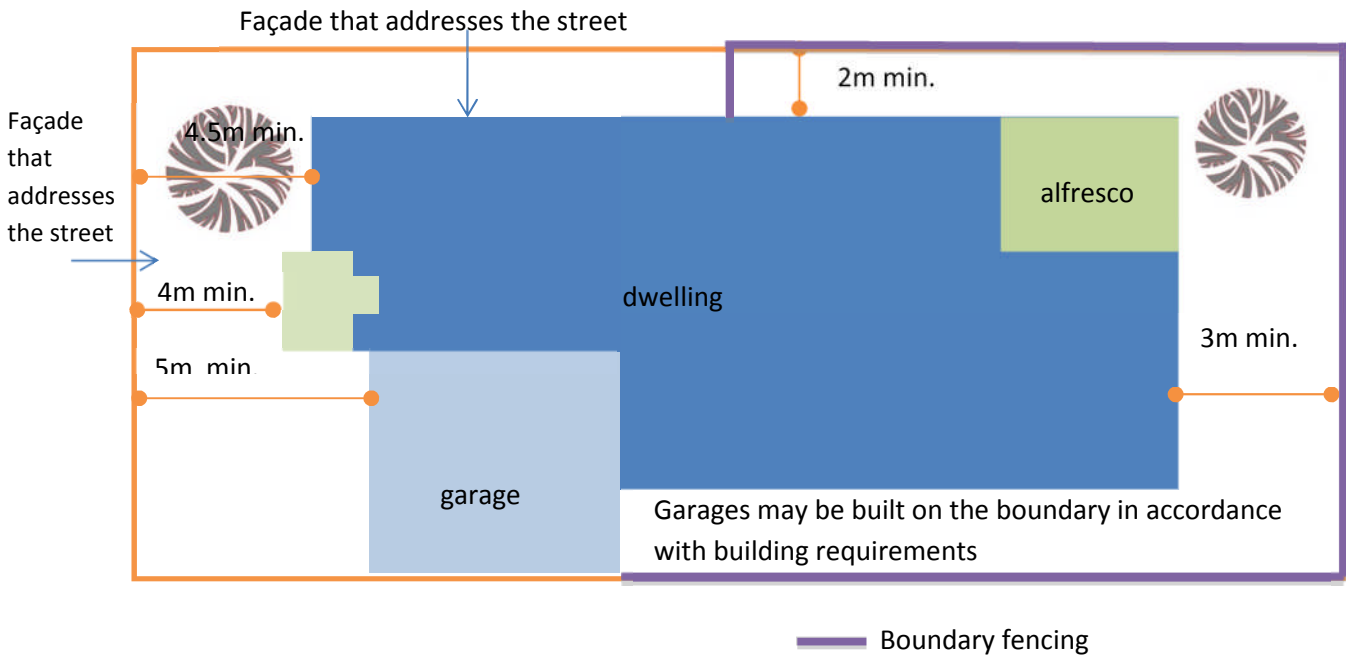
Conventional Lot Siting Diagram

For the purpose of these guidelines a conventional lot is an allotment with one street frontage. In most cases, a dwelling must be set back 1.0 metre from the side boundary, however in some instances it may be deemed acceptable to build on the boundary (zero setback) if the design complies with the Restrictions on the Plan of Subdivision and meets relevant Building Regulations. .



Corner Lot Siting Diagram

On a corner allotment the dwelling must be sited a minimum of 2.0 metres from the secondary street boundary. In most instances, the shorter street boundary is the primary frontage.



Siting & Orientation of Double Storey Homes

Second storeys should meet the relevant side and rear setback requirements of the relevant and the Building Regulations.

Dwelling Design

External Materials and Finishes

The overall tone and style of the neighbourhood can be enhanced by controlling the palette of materials that can be applied to the exterior of homes within the estate.

- Dwellings must be constructed from:
 - Rendered masonry block
 - Rendered brick
 - Rendered cement sheeting
 - Clay or masonry brick
 - Painted weatherboard or architectural cladding.

Other materials will be considered on their merit. All materials and colours must be approved by the ALCDP. We welcome the use of innovative and sustainable building materials. All materials will be reviewed based on their long term sustainability, neighbourhood compatibility and visual appeal.

- The roof materials should complement the style of the dwelling. Materials to be used include:
 - Corrugated steel roofing sheet roofing,
 - Stone, terracotta concrete or slate tiles

Untreated, galvanised or zinc finished sheeting is not permitted.

- The inclusion of finials is not encouraged.
- Façades must not be the same as the 3 adjoining residences on each side of your property.

Verandas & Porticos

The front facades of your home must incorporate a veranda, entrance portico or covered porch that adheres to the following requirements:

- Minimum veranda size of 6m² with a minimum depth of 1.5m.
- Minimum portico or porch size of 4m² with a minimum width and depth of 1.5m (including the entry recess).
- The portico must project forward of the building line a minimum of 0.5m.
- Veranda posts must have a minimum dimension of 100mm x 100mm.

Roof Design, Pitch & Eaves

- The roof design and material should complement the style of the home. If your design incorporates a pitched roof we advise that the pitch be no greater than 25°. The roof should include articulation such as gables, raised porticos, verandas and balconies.
- Innovative curved and flat roof designs will be assessed on their merit.
- Garage roof sections should tie in with and compliment the main roof structure of the residence.
- All homes must have eaves with a minimum width of 450mm. Exceptions may be considered on merit if this presents a conflict with the architectural integrity of the home. Eaves on single storey homes must return a minimum of 3 metres around the side of the home. On corner allotments, eaves must be present on both street frontages. When a home is built to the boundary, an eave may be omitted from this part of the home.

Size & Scale

- Lots equal to or under 450sqm require a dwelling of over 120sqm (not including garage, eaves, portico and decks).
- Lots equal to or over 451sqm 450sqm require a dwelling of over 150sqm (not including garage, eaves, portico and decks).
- No dwelling can exceed two storeys.
- Ceiling heights must not be less than 2.4m above the floor level.
- Variations to these requirements based on merit will be considered by the ALCDP.
- These requirements do not apply to lots less than 300m² in area.

Corner Lots

Corner lots are an integral part of the overall look and feel of a neighbourhood. Homes built on corner allotments have a higher profile than homes with only one street frontage. For the overall appeal of the neighbourhood it is important that these homes address both streets and have appropriate fencing.

The façade facing the secondary street must incorporate one of the following:

- Feature window
- Wrap around veranda
- Replicated portico
- Other articulation feature in consultation with ALCDP
- Bathroom windows, toilet windows and clotheslines are not permitted forward of the side fence return.
- Refer to the fencing requirements of these Guidelines.

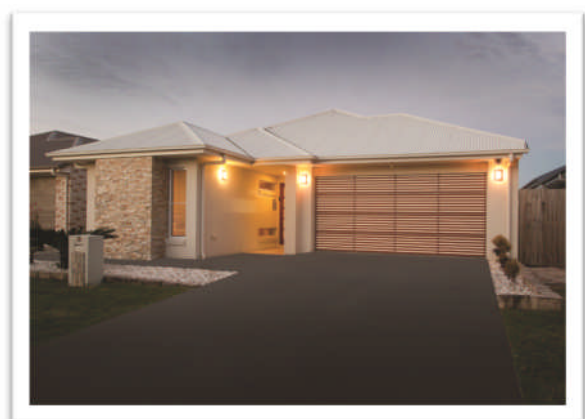
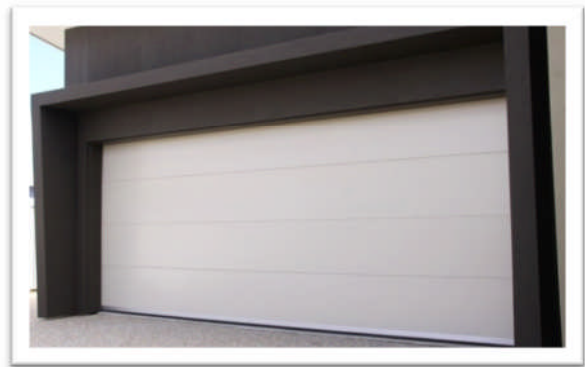
General

- Kit homes or relocated homes are not permitted.
- The main entry to the home or access to the main entry of home needs to be visible from the primary street frontage. Concessions may be given to corner lot homes.

Garages

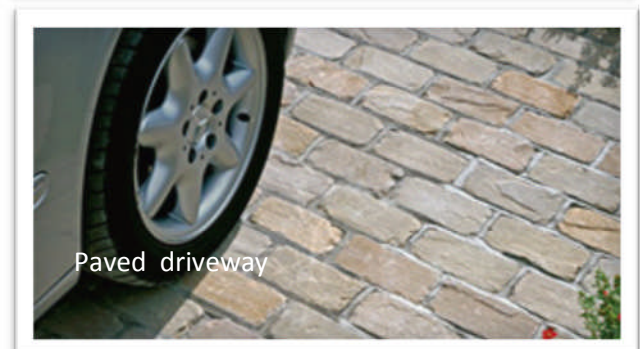
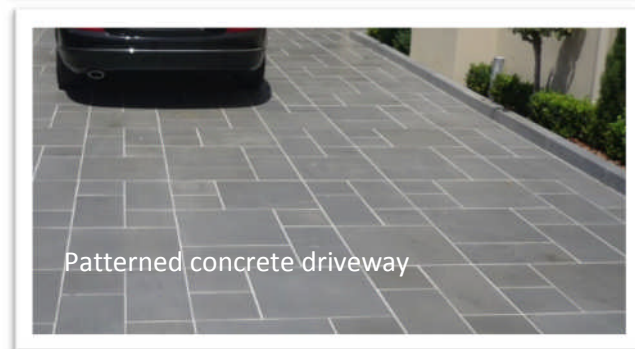
- Garages should not dominate the streetscape. The width of a garage opening must not exceed 40% of the frontage width of an allotment and must not be greater than 6.5 metres
- The garage must be set back a minimum of 0.5 metres from the primary façade of the dwelling.
- Garages must be set back 1.0 metre from the side boundary unless permission is granted to build on the boundary.
- Brick garages are to be constructed with brick infills above the front garage door opening. Other materials may be considered on their merit and design integrity.
- The Garage is to be integrated into the home design, under the main roof form of the dwelling.
- The materials used on the garage should complement the dwelling in regard to material, colour and roof pitch.
- Roller doors are not permitted.
- On lots with a frontage greater than 12.5 metres, a garage must be constructed that can house two vehicles (side by side)
- On lots with a frontage of 12.5metres or less a single garage is permitted
- Where possible, the application of side by side garages should be limited.
- Double storey dwellings are encouraged to build above the garage and articulate this space with a minimum of one window.

Examples of preferred garage door treatments are shown below:



Driveways

- Driveways must be completed prior to occupancy.
- The relocation of the crossover is discouraged.
- The driveway must match the width of the cross over and can taper to match the width of the garage opening.
- The driveway and paths must be constructed of either:
 - Exposed aggregate
 - Coloured brick or cement pavers
 - Stencilled coloured concrete
 - Natural stone.
- Driveways must be set back 0.5m from the boundary to allow for planting unless the garage is built to the boundary.
- Gravel driveways are not permitted.
- Plain concrete driveways are not permitted.



Treatment between Driveways

Where a double crossover exists and there is a requirement for abutting double garages provision must be made for a 500mm landscaped strip to run from the front face of the driveway to the front lot boundary on both lots. This must be shown on plans submitted to the Design Panel prior to approval.

Letterbox



The letterbox must complement the materials and colour palette of the main dwelling.

Fencing

Fencing is a very important factor in the overall street appeal and functionality of a neighbourhood. It provides a transition between public and private space.

Side & Rear Boundary Fencing

To create a consistent look, side and rear boundary fencing must be capped vertical timber paling fencing at 1800mm high.

Where a rear boundary fence of a corner lot forms the side fence of an abutting lot the rear fencing treatment of the corner lot will prevail.

Once your home is completed, you are required to construct side boundary fencing including a 90° return fence to connect with the side of the house. This return fence is to also be vertical timber paling fencing at 1800mm high and the return must be 1 metre from the front building line. Gates are permitted.

Fencing is to be constructed by allotment owners unless provided by the developer. Fencing is to be maintained in good condition by the owners of adjoining lots.

Front fencing is not permitted.

The interface between street and dwellings and neighbouring properties can be defined by soft landscaping elements.

The style of fencing illustrated below is consistent with the prevailing neighbourhood character and neighbourhood design.



Corner Lot & Reserve Fencing

Corner allotment side street boundary fencing will be 1800mm high timber paling fence and will also require 100mm x100mm exposed posts with pyramid capping. Other fencing designs may be considered by the ALCDP.

The length of the side street boundary fence may not exceed 50% of the lot depth measured from the rear boundary except with permission from the ALCDP. A 90° return fence to connect with the side of the house is to be provided. This return fence is to also be vertical timber paling fencing at 1800mm high.

Front fencing is not permitted. The interface between street and dwellings and neighbouring properties can be defined by soft landscaping elements.



Outbuildings and Ancillary Items

Sheds

- Small sheds with a floor space of up to 10m² are permitted and may be constructed from rendered cement sheeting, Colorbond or approved timber product.
- Sheds should not be visible from the street. The wall height should not exceed 2400mm with the roof height not exceeding 2600mm at the ridgeline.

Water

Dwellings and associated buildings on a lot are required to meet water and conservation objectives and standards of the relevant Building Regulations.

Recycled water is provided at The Rise at Officer. Dwellings are to incorporate plumbing for the supply of recycled water for flushing toilets and garden watering.

TV Antennas & Satellite Dishes

TV antennas and satellite dishes should be installed within the roof structure where possible. Where this is not possible they are to be located toward the rear of the property to minimise their visual impact.

Fibre to the Home (FTTH)

FTTH is fibre-optic cable technology which will provide your home with the capability to receive telephone and internet services and TV (Free-to-Air and subscription TV services) through the National Broadband Network. It is optional whether you want to use any, some, or all of these services.

Homes should be wired to NBNCo standards to ensure a smooth connection. Visit nbnc0.com.au for more information.

Climate Control Devices

- Air-conditioners should be located under the eave line and screened from public view.
- Evaporative Cooling Units must be low profile and located toward the rear of the home. The colour of the unit should match the roof.
- Ducted heating and similar items must be screened from view.

Rainwater Tanks & Solar Panels

- Rainwater tanks are highly encouraged. Consideration needs to be given to their placement to restrict them from public view.
- Solar panels should be located away from the front of the home. In cases where the greatest efficiency is achieved in a place of public view, the size and scale of the panels must be reviewed and approved by the ALCDP

Clotheslines

Clotheslines and rubbish bins must be housed away from public view.

General Requirements

During Construction

For the duration of construction of the dwelling or other associated works the property owner, builder or relevant contractor engaged by the property owner is responsible for the maintenance of all pavement works and street trees adjoining their allotment. Any damage occurring would ultimately be the responsibility of the owner.

The allotment is to be fully enclosed with chain wire mesh fencing during construction.

Access to your allotment shall only be via the property's designated vehicle crossing for the allotment. The use of other points of access will not be permitted unless prior consent is provided from adjacent landowner or ALCDP. In the case of corner allotments side access may be used and any damages will be the responsibility of the owner.

Maintenance During Construction

The allotment must be kept clear of rubbish at all times, with rubbish stored in appropriate rubbish receptacles.

Weeds and rubbish including site excavation and building materials will not be accumulated on a lot. Should ALC be required to remove builder's rubbish and/or debris from an allotment, any costs incurred will be forwarded to the landowner of that allotment.

Signage

Signs will not be permitted on residential lots with the following exceptions:

- Builders site signage. These signs must be removed upon the completion of construction.
- A sign advertising the sale of a vacant lot or completed dwelling with the written approval of ALCDP and provided that the sign is no larger than 1800mm X 900mm. These signs must be removed within 10 days of the property being sold.
- Home business signs will be considered providing that the sign is not larger than 0.2m².
- No home is to be used as a display home or for sales and marketing purposes unless given permission in writing from Arcadia Land Company.

In addition to the above requirements, any signage must be consistent with the Cardinia Planning Scheme. It will be the responsibility of the owners or home builders to obtain any required Planning Permits.

Aluminium Roller Shutters

Aluminium Roller Shutters on windows are not allowed.

Parking of Heavy Vehicles

Residents must not park commercial vehicles (greater than one tonne) in locations visible from or on the street or nature strip unless for temporary construction or maintenance of the property or in strict accordance with Council regulations.

Boats caravans or trailers must not be parked in locations visible from or on the street or nature strip unless strictly in accordance with Council regulations.

Landscaping

Garden Design

The developers of The Rise at Officer have created a plant & design guide to assist you with your plant selection. Please refer to this guide before embarking on your landscape design process.

- Garden layouts should limit the amount of impervious surfaces to a maximum of 40%.
- Design should encourage rain water to infiltrate into the garden rather than draining out to the stormwater system.
- Design should create a unity between house and garden through the selection of materials that complement the façade. Planting should also consider the view from the street and inside the home.
- Garden beds are to be edged and mulched.
- A minimum of one canopy tree is to be planted to the front and one in the rear of the property. A species list can be made available to help you with your selection. You are responsible for the selection of an appropriate tree that will not impact on the structural integrity of your home or outbuildings.
- Establishment of grass to the nature strip/s adjacent to your allotment, and ongoing maintenance of the nature strip is your responsibility.
- Landscape rebates (if applicable) will be issued upon the satisfactory completion of your landscaping works. Landscaping works must be completed within the outlined timeframe to be eligible for the rebate.
- Pebbles or crushed rock if used should be limited a small proportion of the overall garden area. They may also be used as an alternative garden path. Colours must complement the colour scheme of the dwelling and must not be stark such as white. Variations to these requirements can be approved by the ALCDP.

We appreciate that landscape design is an organic process. Submission of your landscaping plans can occur at any stage prior to the completion of the construction of your home.

Appendix A

Design Submission Checklist

Name: _____

Lot Number: _____

House Design: _____

-
- Site Plan demonstrating compliance with these Design Guidelines, with a roof plan, building envelope, setbacks from boundaries, fences, driveways, crossovers, and driveway surface treatment all shown. The site plan must be drawn to a minimum scale of 1:100 and all dimensions should be specified.

 - A set of building plans demonstrating compliance with these Design Guidelines, with sections and elevations showing the angle of the roof pitch, construction materials, external materials and the external colour scheme. Cross Sections indicating details of walls constructed on boundaries and ceiling height. The plans must be to a minimum scale of 1:100 and all dimensions specified.

 - A schedule of all external colours and materials including roof, walls, garage door and letterbox.

