

Iluka Views Design Guidelines

Overview to Guidelines

These Guidelines are binding to all Owners and Occupiers within the Development and are subject to and do not override local statutory requirements. These guidelines are to be read in conjunction with The Albury Development Control Plan 2010.

The Design Review Committee (DRC)

The DRC has been established to offer the necessary guidance for understanding and implementing the design guidelines for those who decide to enjoy the Iluka Views lifestyle opportunity. The DRC will ensure the quality and assets of the development are protected through the entire stages of the development of the project.

The DRC will consist of members nominated by the developer.

The Approval Process

All owners and occupiers must first comply with the Local Authority Planning and Building Regulations.

All owners and occupiers must comply with the Design guidelines and seek approval from the DRC for any improvements on any lot before submitting a Development Application or Building Application to Council or a Private Certifier.

The DRC reserves the right to consider any proposal that is not compliant by these guidelines on the merits of the design concept and on a case-by-case basis.

Siting

Buildings are to be sited to comply with the Albury Development Control Plan 2010.

Setbacks apply to all verandas, pergolas and outbuildings.

Building Requirements

Height

All dwellings shall be limited to a maximum height of double storey.

Site Coverage

Maximum site coverage for all lots shall be 60%.

Site coverage includes garages, storerooms, balconies and verandas.

Ceiling Heights

Minimum ceiling heights to be 2550 mm above finished floor level.

Walls

Homes to be constructed substantially of brick, brick veneer, smooth face stone blocks, concrete or other masonry material with a bagged or rendered finish. Other lightweight finishes may be utilized, such as; rendered polystyrene foam cladding, weatherboard or FRC, and colorbond, if used as features only and in keeping with the architectural theme.

Roofs

Roof forms will typically be hip and valley roofs with some feature gable ends. Roofs to have a minimum pitch of 20 degrees. Where the design requires a parapet or a lower single storey roofline, mono-pitch roofs may be used, with a minimum pitch of 5 degrees

Roofs are to be non-reflective.

Verandas, Decks and other related Design Elements

Architectural elements such as terraces, verandas, entry porticos and pergolas are to be utilized to create diversity in the streetscape. These elements must be detailed and designed to match the overall architectural style of the streetscape proposal.

Garages and Visitor Parking

Garage frontage shall be limited to 3 car width.

Garages must be designed in a manner that reduces their streetscape impact so that they are not considered a dominating element in the façade of the home.

Driveways

Approved finishes for driveway:

- Exposed aggregate coloured concrete
- Clay paving
- Bitumen – black or terracotta
- Natural Grey Concrete.

Plumbing

Gutters and down pipes to be pre-finished and sealed. All plumbing to be concealed.

Glass

Reflective glass is not permitted.

Pools

In-ground pools may be permitted and must be finished in a manner that compliments the architectural style of the residence. Pool fencing must be open or semi-transparent. Size and location of pools and pool fencing must be approved by the DRC.

Service Areas

All service areas are to be positioned to the rear of the main building and be obscured from view from the public road. This includes washing lines, rubbish bin storage and wood storage.

Fences

Front Fencing

Shall be permitted forward of the main dwelling, these fences must be a minimum 40% transparent.

The maximum height of a front fence to be 1800 mm. The front fence may be constructed of face brick, stonework, rendered brick or open powder coated steel, and articulated every 6m. The fence colour must complement the colour of the main dwelling.

All proposals for front fencing must be submitted to the DRC for approval.

Side and rear fencing

Side and back fencing to be a height of 1.8m, and may drop down to 1m forward of the main building

Fencing shall be selected Colorbond steel panels, colorbond "Grey Ridge" in colour, brush fencing, face brick or rendered brick.

ANCILLARY STRUCTURES

Out buildings and Structures

Sheds and any other structure, such as a gazebo or freestanding pergola may be permitted and subject to the DRC's approval.

Material and Colour

All outbuildings, sheds and other structures must be constructed in a style, proportion, material and colour that compliments the main dwelling and adheres to the design guidelines for material and colour for the dwellings.

Sheds may be constructed of colorbond steel sheet for walls and roof, in an earthy colour that compliments the main dwelling.

Air Conditioners

Are to be positioned appropriately to minimise visibility from the street.

Solar Water Heaters

Solar hot water panels should be positioned to minimise visibility from the street.

Water Tanks

Are to be positioned appropriately to minimise visibility from the street.

Satellite Dishes and Antennae

Are to be positioned appropriately to minimise visibility from the street.

.Letterboxes

To be consistent with the materials and colour of the main residence.

Letterboxes to be located on or immediately adjacent to the front boundary and driveway.

Other Items

Lighting

Lighting to the front of lots must be appropriately located and compatible with the other streetscape elements. Security lighting shall be directed downwards and should be shielded to avoid glare visible to adjoining lots.

Flood lighting to the rear of lots shall not be permitted where it adversely affects adjacent lots or open spaces.

Other Structures

Clotheslines, hot water systems, bin receptacles to be placed to minimize visibility from the street.

Material Storage

No material is to be stored on a lot unless it is in a neat and tidy manner.

No lot shall be used for the storage of dangerous goods or materials or other items or materials that may be described as “junk” or “rubbish”, except materials used for building or landscaping during the course of construction.

Demountable and Mobile Homes

No demountable, mobile or kit homes shall be erected on any lot.

Use of Land, Buildings or Other Structures

A main building erected on a lot shall be used for the sole purpose of a detached residential dwelling.

No garage, shed or barn shall be used for accommodation. Mobile homes, caravans, tents or any other mobile accommodation may not be used for accommodation purposes while located on a lot.

No trade, business, or activity of any kind, which may be considered offensive or injurious to the amenity of the neighbourhood, shall be permitted.

No building shall be used for any commercial, manufacturing, industrial or retail purpose. And no offensive or noisy trade or activity, including the breeding, training and kenneling of dogs shall be carried out on any lot.

Home-based businesses may be permitted, subject to approval from Albury City Council and the DRC.

Vehicle Storage

Unregistered or large vehicles (including articulated vehicles with or without trailers) may be stored in a garage or shed but must not be parked on any lot to the front or rear, nor on the street fronting any lot.

Permanent storage of caravans or other mobile accommodation must be located within a garage or shed.

Advertising and Signage

No advertisement, signage, hoarding or similar, shall be erected on any lot.