

## ARENA AT OFFICER – BUILDING & DESIGN GUIDELINES

### OUTBUILDINGS

- All outbuildings require the approval of an AVJennings Neighbourhood Officer
- Small sheds with a floor space of up to 10m<sup>2</sup> may be constructed of timber, "Colorbond", rendered fibre cement or using the same materials as the main dwelling.
- The maximum height of any shed or out building must not exceed 3.6m at the ridgeline with a maximum wall height of 2.4m (excluding gable infills).
- Sheds and outbuildings should be located so that they are not visible from the street or public space.
- Any shed or structure with a floor space greater than 10m<sup>2</sup> shall be constructed so that external appearance matches the dwelling (no Colorbond walls).

### RETAINING WALLS

- Retaining walls must not exceed 1.2m in height unless they are terraced or sloped back to allow for landscaping to break the overall height of the wall.
- Timber sleeper retaining walls are not permitted where their height exceeds 200mm and are visible from the street or public space. Materials permitted include bricks, rendered masonry and feature stone.
- Retaining walls on or near the boundary and/or over 1m in height are required to obtain a building permit.

### SIGNS

- Signs will not be permitted on residential lots with the following exceptions:
  - Display home signage on authorised display home sites only.
  - Builders or tradespersons identification signage (maximum 1200mm x 900mm) required during dwelling construction. These signs must be removed within 10 days of the issue of the occupancy permit.
  - A sign advertising the sale of a vacant lot or completed dwelling with the written approval of an AVJennings neighborhoods officer 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 Occupation Signs will be considered providing that the sign is not larger than 0.2m<sup>2</sup>.

### DURING CONSTRUCTION

- During construction the owner is responsible for the replacement of damaged footpaths, crossovers, verge and street trees adjoining their allotment caused by their builder.
- The allotment is to be fully enclosed with, as a minimum, a chain wire mesh fencing during construction.
- Access to the allotment must only be via the designated vehicle crossing.
- All lots should have a closed containment facility for the purpose of the disposal of refuse.

### MAINTENANCE OF LOTS

- The allotment must be kept clear of rubbish at all times, with rubbish stored in appropriate receptacle. Weeds and rubbish including site excavation and building materials must not be accumulated on the allotment. Should there be a requirement for AVJennings to remove builders rubbish and/or debris from an allotment; any cost incurred will be forwarded to the owner of that allotment.

### FRONT GARDEN DESIGNS

- Front garden design of lots should limit the amount of sealed impervious surfaces to a maximum of 50% with the balance being landscaped using trees, shrubs, groundcovers or grass. It should encourage rain water to infiltrate into the garden rather than draining out to the stormwater system and include the following:
  - At least 2 trees, each at a minimum of 2 metres in height with a spacing of 5m – 10m.
  - At least one garden bed should have 5 shrubs or trees, each to a height of 1 metre with a planting density of 2 plants per m<sup>2</sup>.
  - Smaller plants & ground covers in the balance of garden beds to have a planting density of 4 plants per m<sup>2</sup>.
  - Garden beds to be edged and mulched to a minimum depth of 75mm.
  - Turf to the remainder of the front garden area where applicable.
  - Timed irrigation system.
- Pebbles can only be used as a feature element in small quantities providing it is in keeping with the overall design philosophy or as an alternative path material. Their colour needs to compliment that of the house with stark colours such as white are not permitted.
- Establishment of grass to the nature strip/s adjacent to your allotment and ongoing maintenance of the nature strip is the owner's responsibility. At establishment the verge should be leveled, top dressed and seeded as a minimum standard.
- Careful consideration should be given to the species and mature size of trees and shrubs relative to the proximity of the house when making your plant selections as not to cause any damage to the house.
- No vehicles are permitted to drive or be parked on nature strips at any time. After construction is complete, no commercial vehicles, caravans, trailers or watercraft with the exception of registered 'Light Vehicles' are permitted to be parked or stored forward of the building line.

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### Introduction

- All house designs and building works including excavation, fencing, retaining walls and outbuildings require the endorsement of AVJennings prior to lodging a building application and commencing any work.
- The Arena Building & Design Guidelines are in addition to State or Local Government planning and building legislation.
- The re-subdivision of your allotment is not permitted.
- The re-sale of your vacant land is not supported.
- Construction of your home needs to start within 1 year and be completed, including garage, driveway, fencing and retaining walls within 2 years from settlement.
- The landscaping of all gardens visible from the street or reserve (incl. corner lots) need to be completed within 6 months of the occupancy permit being issued.
- No more than one dwelling is to be constructed on your allotment and the building area must exceed 150m<sup>2</sup> for lots >450m<sup>2</sup> and 120m<sup>2</sup> for lots ≤450m<sup>2</sup>, measured from the external face of the wall and excluding garages, verandahs and alfresco's.
- AVJennings may apply and enforce these Guidelines at its discretion and reserves the right to vary or waive any of the requirements of these Guidelines.
- South East Water has mandated that Class A recycled water infrastructure be installed within Arena. South East Water intends to supply Arena with Class A recycled water once the Pakenham Sewerage Treatment Plant is upgraded and associated works are completed. All enquiries regarding connections to and plumbing for Class A recycled water should be directed to South East Water.

### Seeking Approval

The following information will need to be submitted in duplicate to an AVJennings Neighbourhoods Officer:

- Completed AVJennings Checklist
- Site Plan showing:
  - Setback distances from all boundaries to locate your home, outbuildings and trees on or abutting the lot.
  - Site levels (contours), extent of earthworks, finished floor levels of house and garage.
  - Fencing location, material and height.
  - Service locations, such as Meter box and HWS.
  - Retaining wall location, height and material.
  - Driveway location (incl. setback from side boundary), material, colour and pattern.
  - Location of the tap(s) in the front yard.
- Dimensioned Floor Plans (min scale 1:100)
- All Elevations (min scale 1:100), indicating building heights, roof pitches, eaves size and external fixtures (a/cond, solar panels, TV antenna/dish, water tanks etc.)
- Schedule of external materials, finishes and colours including roof, walls, garage door and letterbox.
- Cross Sections indicating details of walls constructed on boundaries and ceiling height.

### Building Design

#### SETBACKS

- Front, rear and side setbacks must comply with the building envelope plans.

#### STREET APPEARANCE

- The front facade of homes on allotments greater than or equal to 16m wide must have a minimum of two rooms facing the main street frontage, with windows facing the main street frontage. A large single room may be considered on its merits if it has the same proportions and appearance of two rooms. These rooms must be living areas or bedrooms and can be accommodated on either a single level or over 2 storeys. Single storey dwellings must be a minimum width of 13.3m.

**NOTE:** Lots with single car accommodation must provide a minimum of two rooms facing the main street frontage, with windows facing the main street frontage.

- The front facades of your home must incorporate a verandah, entrance portico or covered porch:
  - Minimum verandah size of 6m<sup>2</sup> with a minimum depth of 1.5m.
  - Minimum portico or porch size of 4m<sup>2</sup> with a minimum width and depth of 1.5m (excluding the entry recess).
  - Verandah posts must have a minimum dimension of 100mm x 100mm.
- Where your house is 13.2m wide or greater or has a single garage, the facades must have either:
  - A minimum of 840mm step to the alignment of the front wall and associated roof form. (excluding the step to the garage)

Note: The entry recess will not be considered a step in the facade.

- Verandah/portico with a minimum footprint area of 10m<sup>2</sup>.
- Verandah for the length of the frontage of the dwelling (excluding the garage).
- Dwellings constructed on Corner/Reserve Lots, as defined in the Building Envelope Plan (BEP) must be designed to address both the main street frontage and any secondary frontages including roads, reserves or public open space. The use of verandahs, porticos, feature windows and other design features that compliment the front elevation will be required. The corner/reserve treatment must return around the corner by a minimum of 2 rooms. Additionally, two storey homes on Corner Lots must have all upstairs windows facing the secondary frontage to match the front windows with consideration of horizontal and vertical alignment. Blank walls to the Corner/Reserve frontage are not permitted.
- The ceiling height of all single storey dwellings must be a minimum of 2.7m above floor level.
- Roofs are required to have a pitch of at least 25°. Flat roofs will generally not be approved. Innovative roof designs incorporating curved or some flat elements will be assessed on their individual merits.
- The roof material should compliment the style of the dwelling. Terracotta, concrete or slate roof tiles, corrugated Colorbond are preferred. Galvanised or zinc finishes, tray deck, or fibre cement roofing materials will not be approved. The colour of each roof also requires approval.
- Parapet walls are not permitted on the boundary unless it forms part of the architectural detailing and is integrated with the dwellings front facade.
- For lots greater than 15 metres wide, entry foyers must include either a side light at the front door or double doors. For lots less than 15 metres wide all front doors must include at least 20% glazing.
- External walls of the dwelling should be constructed of clay brick, rendered brick, rendered masonry, other approved texture coated materials or painted weatherboard. All materials and colours require approval. Unfinished fibre cement sheeting and galvanised iron will not be approved. The use of other alternative wall cladding materials will be considered on their merits.
- Any elevations visible from the main street or secondary frontage must not have lightweight materials (i.e. fibre cement sheeting, painted beams) or similar above windows or doors unless it is integral with the architectural style of the dwelling.
- Satellite dishes and TV aerials must be located within the roof space or mounted at the rear of the house as low as possible on the roof (below

ridge line). They must be located to minimise their visual impact. On Corner/Reserve lots they must be located away from both frontages.

- Fixtures such as external hot water services, heating units, clothes lines, rainwater tanks, garden sheds, and the like, must not be visible from any street or public space. Meter boxes must be located to minimise their visual impact.
- Roof mounted cooling units must be low profile, coloured to match the roof, be below the ridge line and placed a minimum of half way to the rear of the dwelling and must not be located on the corner/reserve side of the roof.
- Solar panels/collectors, must not be visible from the street unless it is required for orientation and efficiency purposes, in which case the roof colour must match the colour of the solar panels (ie black). Storage tanks must not be visible from the street or public space and coloured to match the roof.
- Solar pool heating and associated plumbing must not be visible from the street, or public space.
- Roll down security shutters are not permitted.
- Waste pipes and vents must be concealed with in wall cavities on 2 storey dwellings. Exposed plumbing on single storey dwellings must be screened to at least 1.8m (i.e. behind boundary fence).
- The design of letterboxes is to be consistent with, and complement, the design, style, materials and colours of the main dwelling. Letterboxes incorporated into front fences must be integrated neatly into the construction of the front fence, and be consistent with, and complement, the design, style, materials and colours of the main dwelling.
- Taps in the front yard are to be fixed to the wall of the dwelling or fence, or adequately screened with landscaping as not to be visible from the street or public space.

**NOTE:** AVJennings will try to ensure that homes of similar design are not built within close proximity to each other within this estate.

#### PRIVATE OPEN SPACE

- An area of secluded private open space must be provided that is directly accessible from the living areas of the dwelling. This open space should be located on the north side of the dwelling wherever possible and form an extension of the dwellings living areas.

#### CAR ACCOMMODATION

- All lots must provide a double garage of 5.5m minimum internal width, unless otherwise nominated on the BEP.
- Garages must be located at least 5.5 metres from the front lot boundary unless otherwise indicated

on the building envelope plan.

- All garages must be setback a minimum 840mm from the front building line (The front building line of the dwelling is defined as the front wall of the house, which does not include bay windows, porches, porticos and verandahs). Where your house is less than 13.2m wide, the step in the front facade must be incorporated into the roof line or;
- Where a two storey section (min 50% of the garage width) is directly above the front building line of the garage, the garage can be level with the building line.
- Triple garages are only permitted on two storey homes on lots with a minimum 20m frontage and must have an additional 840mm setback to the third garage and associated roof form.
- Garage doors facing the street must be paneled and the colour must compliment the colours used on the dwelling. Roller doors will generally not be approved however may be considered on their architectural merit where they complement the design of the home.

#### DRIVEWAYS

- Driveways must be completed prior to occupancy.
- Only one driveway per lot will be allowed. Relocation of crossovers is not encouraged, however is allowed only with the prior consent of AVJennings and the Council. Relocated crossovers will be constructed at the owner's expense in accordance with the Council's specifications and of the same finish as the original crossover. The existing crossover must be removed and the verge, kerb and footpath (if damaged) reinstated to the same standard as that adjacent at the owners expense.
- Driveways must be constructed from:
  - Stamped or patterned coloured concrete;
  - Brick, slate or natural stone pavers;
  - Exposed aggregate concrete;
- Plain concrete driveways are not permitted.
- Driveway must be offset from the side boundary by 500mm to provide a landscape strip.
- Driveway grade should not exceed 1 in 5.
- Driveways must abut and not cut through existing footpaths.

#### FENCING

- Side and Rear Boundary Fences (other than on corner/reserve lots) must be capped vertical timber paling at 1800mm in height.
- Fences between adjoining lots must be setback at least 1.0m from the building line at that boundary and return at 90° to the boundary to connect with the side of the house (wing fence). The wing fence must match height and material of the side fence. Where two adjacent buildings have varying

setbacks to the road, the wing fence must be setback 1.0m from the building line of the house with the greater setback.

- Front fences are permitted and must be:
  - Up to 1200mm in height
  - At least 30% transparent
  - Constructed of timber, steel or aluminium pickets or
  - Piered brick or masonry posts with timber, steel or aluminium uprights.
  - Have a suitable plinth.
  - Have a minimum Post dimension of 100mm x 100mm.
- Front fences on corner allotments are restricted to 1000mm in height
- Tubular steel or welded steel mesh fencing systems will not be approved.
- Returns from the front fence to the side fence must be constructed in the same style and of the same materials as that of the front fence and must not be erected prior to the front fence being installed.
- The transition between the 1.8m high side fence and front fence returns are to be stepped, not raked and must occur behind the main building line.
- On Corner Lots, where a front fence is erected it must be continued around the corner to fully enclose the front and side yard.
- Where Corner Lots abut a road reserve the fencing will be erected by AVJennings and built to the following minimum standards:
  - 1800mm high capped vertical timber paling.
  - 125mm x 125mm exposed posts that are shaped to a peak set at 45° and set 100mm above top of capping rail.
  - 150mm high plinth
  - Length of the fence must be no more than 50% of the lot depth (as indicated on the BEP) from the rear boundary of the property.
- Where Corner Lots abut a Reserve or public open space, fencing will be erected by AVJennings and built to the following minimum standards:
  - For 50% of the lot depth from the rear boundary, in accordance with the above 1800mm high corner lot / road reserve paling fence description.
  - For the remaining 50% in accordance with the following minimum standards:
    - 1200mm high capped vertical picket fence (approx 20mm gaps).
    - 125mm x 125mm exposed posts that are shaped to a peak set at 45° and set 100mm above top of capping rail.
    - 150mm high plinth.
    - At the fence transition, the fence shall be stepped, not raked.