



PINNACLE

BALLARAT

**Design
Guidelines**

WELCOME TO Pinnacle

BALLARAT

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Purpose

These Design Guidelines have been prepared by Abiwood Creekside Pty Ltd (Abiwood) as the developer of the Pinnacle Estate in order to shape the form and enhance the character of the Estate. Our aim is to achieve a consistently high quality of design for both homes and landscaping across all stages of the development thereby contributing to the quality of your local environment and preserving the value of your investment, without additional costs.

The Design Guidelines do not apply where more than one dwelling is to be constructed on a lot.

1.1 Submission requirements & development approval process.

To ensure a good built form outcome, the siting and design of your home is required to be approved by the Abiwood Design Assessment Panel (DAP). The DAP is a body nominated by Abiwood to assess dwelling designs against these Design Guidelines to ensure compliance and maintain the quality of the estate. Prior to obtaining building permits, all plans and other relevant drawings and specifications are to be submitted to the DAP for approval. The DAP is limited to varying requirements solely created within these guidelines, and does not have authority to vary controls specified in the restrictions on the Plan of Subdivision, Building Regulations, Small Lot Housing Code and related legislation. DAP approval does also not constitute Building Approval, or any other necessary approvals such as the Small Lot Housing Code approval if your lot is less than 300 square metres.

This service is of no charge to you, with the application often made by the builder. The DAP will use its best endeavors to assess proposals within 10 business days of receiving your fully completed application.



In order to obtain Design Approval (DA), you must lodge your Application via the Design Portal at www.beveridgewilliams.com.au/design-application/. All submission documents must be in PDF file format (less than 10MB) and be in accordance with the detailed checklist included in this document. All correspondence will be made via the Design Portal. You will be required to create a login account to use this service.

To facilitate a timely assessment of the application, the **Pinnacle Design Approval Application Form & Checklist** accompanying this document should be provided as part of your application.

Your submission must include:

- A siting plan of your home on your lot with dimensions and setbacks from all boundaries, existing and proposed ground levels, location of any proposed retaining walls and/or fencing and driveway, and the location of site services such as solar panels, hot water units and rainwater tanks as applicable;
- Floor plans that show the layout of the home indicating all rooms, windows, external doors, external fixtures and nominated floor levels;
- Full elevations indicating wall heights and all external finishes including garage door type;
- Relevant cross sections showing roof pitches, eaves depth, areas of cut and/or fill, the height of retaining walls and walls along the boundaries and driveway gradients; and,
- Fence design as per the estate/stage standard requirements.

Once your plans have been approved by the DAP you must then obtain Building Approval from your Building Surveyor and any other Statutory Approvals required.

Please Note: The final decision of all aspects of the Design Guidelines is at the discretion of the DAP.

1.2 Definition of terms.

For the purpose of this document, the following interpretations are made:

Front Façade means the wall of the dwelling (excluding verandah/porch posts and the like) orientated towards the Primary Frontage.

Primary Frontage means:

- (i) in the case of a lot where only one (1) boundary of that lot abuts a road, the boundary that abuts the road.
- (ii) in the case of a corner lot where two (2) boundaries of a lot about a road, the boundary with greater offset on the building envelope plan.
- (iii) in the case of a corner lot where two (2) boundaries of a lot about a road and a building envelope does not apply, the shorter boundary.

Responsible Authority means the Ballarat City Council.

Secondary Street Frontage means the boundary of a lot (other than the Primary Frontage) which abuts a road.



Each dwelling should be designed to take advantage of the site orientation. Solar angles, views, slope, relationship to the street, open space, landscaping and adjoining dwelling types and locations are important considerations in creating a responsive design solution, with the dwellings siting impacting on its livability.

Diagrams are provided in the Appendices of this document that aid to demonstrate the typical siting requirements sought under these Design Guidelines. These diagrams should be used as a guide to understand the written detailed requirements within the Design Guidelines.

Appendix A shows the siting of a typical dwelling on a Standard Allotment. Appendix B shows a diagram of a Corner Allotment, and Appendix C demonstrates how the siting of the dwelling can aid in improving the energy efficiency of the dwelling having regard to its orientation.

2.1 Orientation.

The orientation of the dwelling can assist in reducing energy costs, receiving warmth from the winter sun and breezes through cross-ventilation in the summer. Natural light received to living areas will negate the need for electricity to be used during the day. The orientation of the dwelling can also take advantage of views across the estate, be they distant views or views to parkland.

In addition to the requirements set out below, it is encouraged that the siting and design of your dwelling takes into account the orientation of the land and has regard to:

- Providing north-facing private open space where possible, accessible from a main living area.
- Locating living areas to the north of the dwelling.
- The role that effective and appropriate shading can play in the design, both from the built form (i.e. eaves) and landscaping (i.e. trees).
- Placing windows and doors to allow for cross (horizontal) and stack (vertical) ventilation through the interior of the dwelling.
- Increasing setbacks from side boundaries to promote an open landscape and reduce off-site amenity impacts, such as overshadowing and overlooking.

See Appendix C for further information.

2.2 Building Envelopes.

Lots less than 300m² in area have an applied Building Envelope, defined on the relevant plan of subdivision. Dwellings, including garages, must be wholly contained within the building envelope, unless an encroachment is provided for under the Small Lot Housing Code**.

On lots greater than 300m², dwellings must have a front setback of at least 4 metres. The front setback is taken from the Front Façade. Encroachments allowed under the Building Interim Regulations 2017 can be forward of that setback, with the dwelling otherwise sited to accord with those Regulations***.

Any dwellings on lots marked ‘DS’ on the registered plan of subdivision must be double storey.

Note:
*The relevant authorities consent is required to build over any easement. Consent must not be assumed. It is suggested that should this be proposed, the relevant authorities consent be obtained prior to proceeding with any building design, as often consent is not granted.

**The DAP can only consider variations to this requirement if Council have issued the required permission for a dwelling to be otherwise sited. The DAP do not undertake assessments against the Small Lot Housing Code.

***The DAP do not undertake siting assessments under the Building Interim Regulations 2017.



2.3 Benching & Retaining Walls.

Minimal benching has been provided across the estate to take advantage of the natural topography and view-lines provided on the land, creating diversity and character at Pinnacle. Good housing design embraces these characteristics with designs responding to the form of the land.

To retain this characteristic and provide an estate with a form of distinction within the area, due consideration is to be given to achieving minimal cut and/or fill on the land (i.e. split level dwelling). The use of retaining walls through excavation is to be minimised, with clever dwelling design and the use of soft battering encouraged to assist in achieving this end.

Soft batters to a site cut improve on-site amenity, allowing for landscape elements such as shrubs and groundcovers to add to the garden space and reducing the height of fencing and/or walls along an internal boundary.

Where retaining walls are required, these are to be kept to a minimal height and designed to be integrated into the overall design. Materials for the retaining walls must be sympathetic to the overall design of the dwelling and can include:

- Natural stone.
- Stained or painted smooth sawn sleepers.
- Blockwork with a bagged and painted, rendered or stone clad finish.
- Gabion walls.
- Coloured and textured concrete sleepers.



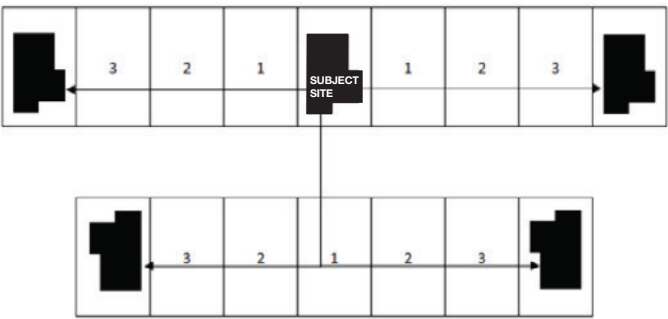
Dwellings must be constructed to provide architectural interest to the streetscape and a complementary setting for other dwellings within the Estate. To achieve the desired outcome for the Estate the following design requirements should be achieved, unless it can be demonstrated that an alternate solution enhances the character of the area.

3.1 Architectural character.

- The main entry (front door) to the dwelling must be visible from the Primary Frontage, defined with a verandah, portico, porch or other similar entrance feature, designed to be sympathetic to the overall dwelling design.
- Dwellings must have a staggered front setback achieved through a greater setback to the garage area and/or the incorporation of differing setbacks in the dwelling façade.
- Roof forms should add to the architectural character of the built form. Where hipped roof forms are displayed roof pitches should be a minimum of 15 degrees and maximum of 30 degrees from the horizontal. Alternate roof forms are encouraged where it can be demonstrated that they display a high degree of architectural merit.
- Homes must have low-reflective metal sheet roofing or roof tiles which complement the home design and style, with the use of recycled concrete or terracotta tiles encouraged.
- All pitched/hipped roofs must be designed to have eaves addressing the Primary Frontage, (excluding the garage) that must return and continue a minimum distance of 2 metres along the connecting return wall and/or walls from the said frontage. Eaves should have a minimum depth of approximately 450mm and are encouraged to be incorporated around the extent of buildings to aid in providing some shade protection to habitable room windows. Walls constructed on side boundaries and parapet walls will be exempt from eave requirements. (Where applicable, see section on Corner Lots for additional requirements.)

3.2 Façade design variation.

Two (2) dwellings of the same front façade design shall not be built within three (3) dwelling lots of the subject property this would include lots either side and opposite your lot. Please contact the DAP for potential proposals on adjacent lots, if required.

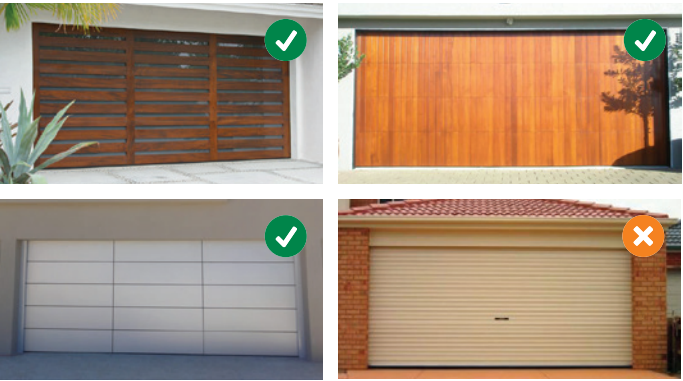


3.3 Garages.

At least one (1) covered car parking space is to be provided per dwelling. Whilst lock-up garages are encouraged, carports will be considered where they are integrated with the dwelling. The design of the car parking structure, including any garage door, must be complementary to the overall home design and must not be a dominant element in the built form.

- To assist in minimising the visual impact of the garage or carport, they should:
 - Be incorporated within the main roof form of the dwelling.
 - Not occupy more than 40% of the width of the lot frontage, unless the dwelling is two (2) or more storeys whereby the garage opening should not exceed 30% of the area of the front façade of the dwelling or alternatively meet the requirements of the Small Lot Housing Code (SLHC) if applicable.
- Be setback a minimum of 5 metres from the front boundary.

- Not have individual garage doors or carport openings greater than 5.5 metres in width.
 - Be setback behind the front façade of the dwelling.
 - Incorporate windows designed to complement other windows on the front façade facing the Primary Frontage where a garage wider than a double garage is used, with any window located alongside the entry/other dwelling windows
- Variations to these requirements will only be accepted if it can be demonstrated that an alternative design solution ensures that the garage and/or car parking area is sited to not dominate the streetscape.
- Garage doors visible from a street must be panel lift or sectional overhead, or a tilt door. Roller doors are not permitted.
 - Where side-entry garages are used to assist in reducing driveway gradients and the cut or fill of the land, any wall of the garage facing the Primary Frontage must incorporate windows complementary to the design of the dwelling.
 - For all lots less than 300m² please refer to the Small Lot Housing Code standards.



3.4 Appropriate materials.

An important element in maintaining a high quality residential neighbourhood character is the control of external building materials, colours and other related finishes. These need to be durable which in turn will reduce future maintenance, repairs and will maintain the developments appeal for many years to come.

Muted colours and finishes must be used in the dwelling design, with the exception of bolder accent colours that can be used sparingly to emphasise, contrast or create a rhythm in the built form. A minimum of two (2) different material finishes (excluding windows and garage doors) should be used on the front façade, with the secondary material encouraged to cover a minimum of 20% of the façade.

Full face brick façades must not be used unless at least two complementary brick colours and/or shades are used within the design.

All external surfaces are to be in a finished state (painted or coated where required) prior to occupation.

Where visible from the public realm (e.g. streets, parks, etc) infill materials above the windows and garage door must match the surrounding material of the façade and must be finished flush with the façade.

Materials should be sourced locally where practicable, and should include one or more of the following:

- Brickwork or bagged and painted or rendered brickwork.
- Masonry blocks, sandstone and stack stone
- Lightweight cladding panels (e.g. weatherboards)
- Horizontal or vertical timber cladding
- Colourbond (painted finish), Alucobond or similar

3.5 External glazing/windows.

Window frame and glazing selection should be complementary to the overall colour palette. Contrasting colours will not be approved.

Windows on the front façade must have sill heights no greater than 700mm above finished floor level to a habitable room, with window head or sill heights matching on that façade.

Double storey dwellings should have windows to habitable rooms that overlook the street and any abutting public open space.

Leadlight and stained glass features must not be used.

Window tinting is discouraged, though where accepted must be non-reflective tint.



3.6 Corner lots.

Corner lots have a significant impact upon streetscape character and in addition to the above, special consideration must be given to ensure that a desirable outcome is achieved.

A dwelling on a corner lot must appropriately address both street frontages with articulation of the built form including varying materials, window and door openings visible from both streets, with an appropriate corner feature ‘turning the corner’ at each level between the front façade and wing fence.

A dwelling on a corner lot must on its Secondary Street Frontage exposed to the street (i.e. forward of the wing fencing) return any eaves along the secondary façade and contain at least one habitable room window. The habitable room window addressing the Secondary Street Frontage should have sill heights to match those on the front façade.

Materials on the front façade of a dwelling on a corner lot must be incorporated along the façade of the secondary frontage between the front façade and wing fence.

In addition, a dwelling on a corner lot should have at least one of the following elements incorporated into the design as a corner feature:

- Additional window/s.
- A return verandah.
- A balcony.
- A pergola.
- An architectural element such as a blade/column compatible with the design of the dwelling.
- An articulated step back or setback to the side wall.

Corner lots with proposed crossovers intended to be located on the Secondary Street Frontage may be considered by the DAP on an individual basis.

3.7 Driveways.

Only one driveway must be constructed to each lot, unless the lot is on a corner or has a frontage width of at least 18 metres, where a second crossover can be considered. Crossovers should generally be limited to a single crossover width, designed to meet Council standards and must be constructed of plain coloured concrete to match the footpath.

The driveway must be offset from the side boundary by at least 300mm to allow for a planting strip along the side.

Driveways must be completed before the home is occupied. The colour of the driveway should be a neutral tone and complement the building design and external colour scheme (e.g. coloured concrete, exposed aggregate).

3.8 Letterboxes.

Letterboxes should be designed to complement and match the dwelling, using similar materials, colours and finishes.



Abiwood Creekside Pty Ltd is committed to providing a sustainable community at Pinnacle, an enjoyable place for people to live, work and play. Public spaces and streets are designed to allow residents and visitors to move safely and easily throughout the area whether walking, cycling or driving. With extensive parklands within the western portion of the estate having direct street connections to the major activity precinct to the east, which will provide shopping, entertainment, community and recreational facilities, everything will be within walking distance.

With sustainable building practices incorporated into the development of Pinnacle, purchasers are encouraged to build on these environmentally friendly practices and implement sustainable living into their home, design and lifestyle, rewarding both the environment and resident through reduced energy, waste and water needs and usage.

The measures below will assist in providing for a sustainable home, though for further information on sustainable design and lifestyle principles that can be applied to your home, please see:

- Greensmart section of the HIA website at www.hia.com.au
- The EnviroDevelopment page under the Residents page of the Pinnacle website at www.pinnacleballarat.com.au/residents/enviro

4.1 Water.

To reduce water usage in the home:

- Water efficient fixtures and appliances must be used, including:
 - showerheads and taps to bathrooms, laundries and kitchens that use less than 6 litres of water per minute (or at the least a 3 star WELS rating).
 - dishwashers that use less than 14 litres of water per use.
- All homes are encouraged to make space for the provision of rainwater tanks that can be plumbed to the dwelling for toilet flushing and garden irrigation. Any rainwater tank should be of a suitable, non-reflective, muted colour that blends into the home design.



4.2 Energy.

All home designs must:

- Achieve a minimum 6 Star NatHERS Energy Rating using the FirstRate 5, AccuRate or BERS, though designs that achieve a 7.5 star rating are encouraged to improve the energy efficiency of the home.
- Allow for the provision of solar power (or other non-polluting, renewable power source).
- Any solar hot water panels/piping for the dwelling or swimming pools located on the roof are to be installed at the same pitch angle as the roof and where practical they are to be located at the rear of the property to minimise visual impact from public viewing. Tanks for such systems are not permitted to be located on the roof and must be screened from public view.

To reduce energy consumption, compact fluorescent lamps or LED's should be installed in:

- Downlight fittings;
- Pendant and wall mounted fittings; and,
- External light fittings and garden lights, which should also be connected to sensors or timers.



Sustainability

4.3 Materials.

It is recommended that all dwellings use:

- Low emission paints on at least 95% of internal and external painted finishes.
- Low emission sealants and adhesives on at least 95% of internal and external surfaces.
- Low emission floor coverings on at least 95% of the indoor covered floors.
- Substantial insulation for floors, walls, roofs and ceilings.

4.4 Fittings.

To reduce greenhouse gas emissions, the fittings used in the home must be considered. It is mandatory that:

- Water heating must be through the use of gas hot water, heat pump or solar hot water (gas or electric boosted).
- Appliances that produce less greenhouse gas emissions are to be used. Suggestions of such appliances include:
 - dishwashers with an energy consumption of <245kWh per annum; and,
 - air conditioning systems with COP (Co-efficients of Performance) of >3.20 and EER (Energy Efficiency Ratio) of >3.00.

4.5 Landscaping.

The investment in quality landscaping adds significant value to any community. To complement this you are encouraged to invest in the quality landscaping of your own front and rear yards. This not only promotes an attractive neighbourhood but also improves the value of your dwelling. Appropriately designed gardens contribute in a positive way to the quality of the built environment and aids in reducing the heat island effect resultant of urban development.

Gardens are encouraged to be environmentally sensitive by utilising appropriate drought tolerant sensitive plants, organic or mineral mulches and drip irrigation systems, which all aid in limiting water usage.

To achieve these outcomes the following guidelines need to be addressed:

- At least 70% of the plant species used within the garden must be drought tolerant, with locally indigenous plant species used where possible.
- A small to medium canopy tree is to be provided where it can be appropriately located to enhance the streetscape.
- 75mm of mulch should be applied around planted areas and maintained.
- Concrete surfacing to the front of dwellings must not be used unless to provide for a driveway or pedestrian path from the footpath to the front entry of the dwelling. Where possible, the use of separate pedestrian paths should be avoided to increase soft landscaping opportunities. It is encouraged that at least 20% of each lot comprise of a permeable landscape treatment.
- The front garden must be completed within three (3) months of the Certificate of Occupancy being issued.

4.6 Composting.

Compost facilities can be used to recycle a balanced mix of green material (fruit and vegetable scraps) and brown material (twigs). At least one cubic metre must be provided to the rear of the dwelling for potential on-site compost facilities.



Fencing

The owner is solely responsible for the construction, maintenance and/or replacement of all fencing abutting their lot.

5.1 Side and rear fencing.

Except where above approved retaining walls, side and rear fencing must be 1.8 metres in height above natural ground level and comprise of timber palings and must have timber capping with timber posts exposed to both sides of the fence. Fences between adjoining lots must finish a minimum of 1 metre behind the front façade. A wing fence of 1.8 metres in height can return between the side boundary and dwelling at that point.

On a corner allotment:

- The side fence along the Secondary Street Frontage must not exceed 70% of the boundary length of the Secondary Street Frontage. Boundary length is defined as the whole depth of the block including the length cut by the splay. A 1.8 metre high wing fence can return between the Secondary Street Frontage and dwelling though must not sit forward of the allowed 1.8 metre high side boundary fence.
- Paling fences abutting a Secondary Street Frontage or public reserve may be stained with a decking oil or similar to keep a natural timber look. Coloured paint is not permitted on any part of the paling fence visible to the public.
- Forward of the paling fence a 1 metre high semi-transparent fence may continue to the front building line or to match in with any front fence.



5.2 Front fences.

Fencing to the front of homes, or forward of the side paling fences, is permitted only in circumstances where it:

- Has a maximum height of 1 metre;
- Is designed to complement the dwelling; and,
- Is transparent in design to allow views from the street into the front yard (i.e. not solid for its entirety).

Woven wire, chain mesh, barbed, cyclone or similar fencing is not permitted.

Subject to the approval of the DAP, retaining walls or courtyard defining walls may be acceptable in the zone between the front boundary and the front of the dwelling, but must be complementary in material finish and design to the main dwelling. Details must be included on any plans submitted for approval.

For lots less than 300m² requirements of the Small Lot Housing Code must also be adhered to.

Ancillary Items

6.1 External Services.

Ancillary items including (but not limited to) clothes lines, rainwater tanks, hot water services, external heating and cooling units, solar water heaters, solar panels and bin storage areas are often not considered in the overall dwelling design, and are therefore located to be unsightly both on and off the site. If thought of in the initial design phase, these items can be sited to have limited visual impact. As such the placement of these items should be considered so as they are not visible from the street or other public spaces, and if they are, their visibility is minimal.

Air-conditioning/heating units and exposed componentry should be located below the roof ridge line and towards the rear of the dwellings and colour toned match the adjoining wall or roof colour to minimise visual impact.

6.2 Outbuildings.

Outbuildings must be located so they are generally not visible from the street and the design, colour and materials of outbuildings must be consistent with the external home design.

Outbuildings are encouraged to be less than 20sqm and 2.5m high. On lots less than 300m² these can sit outside the building envelope to the side or rear of the dwelling.

Where larger outbuildings are sought, they should be of a height and scale that does not unreasonably compromise on or off site amenity.

6.3 Optic fibre.

All homes must install or make allowance for optic fibre cabling that complies with the NBN Co In-Home Wiring Guide (or any subsequent NBN Co guidance) or equivalent where another service provided is used, to access the high-speed broadband and telephone service when available to the area. Failure to comply may prevent connection to the optic fibre network infrastructure or may require the homeowner to incur additional costs in order to connect.

6.4 Signage.

Signage is not permitted on residential lots with the following exceptions;

- Builders or tradespersons identification (maximum 600mm x 600mm) required during dwelling construction. These signs must be removed within 10 days of the issue of the Certificate of Occupancy;
- One sign only advertising the sale of a complete dwelling is permitted. These signs must be removed within 10 days of the property being sold; and
- Unless approved by the developer, no sign/s must be erected for the purposes of advertising the sale of a vacant lot other than any sign that relates to the sale of a lot by the Developer.

6.5 Plumbing.

- All external plumbing including but not limited to hot water units, spa pumps/motors are to be concealed from public view.
- Downpipes and gutters are exempt from this requirement.
- Downpipes on the front façade should be avoided where possible, though if required, they are to be colour matched to the wall of the dwelling.
- Gutters and downpipe treatment must complement the house colour.

6.6 Parking of Heavy Vehicles and Caravans etc.

Trucks or commercial vehicles (exceeding 1.5 tonnes), recreational vehicles and caravans must be screened from public view when parked or stored.

6.7 External window treatment.

Roller shutters and metal bars over windows must not be used where visible from the street.

Security flyscreen doors must be a dark colour, not made of diamond mesh and be sympathetic to the home façade.

6.8 Window furnishings.

Internal windows furnishings which can be viewed by the public must be fitted within three (3) months of occupancy, with sheets, blankets, or similar materials for which window furnishing is not their primary use, will not be permitted.

6.9 Maintenance of lots.

The Purchaser/Owner must not allow any rubbish including site excavations and building materials to accumulate on a lot (unless the rubbish is neatly stored in a suitably sized industrial bin or skip) or allow excessive growth of grass or weeds upon the lots.

The Purchaser/Owner must not place any rubbish including site excavations and building materials outside the lot, including on adjoining land, in any waterway or reserve, except for on collection days where it can be placed on the nature strip to the front of the lot.

The Vendor or its Agent may enter upon and have access over a lot at any time without creating any liability for trespass or otherwise to remove for rubbish, maintain, slash or mow a lot and the Purchaser/Owner agrees to meet the Vendor's reasonable costs of doing so.



Appendix A

Siting on Standard Allotment



Alternative siting occurs on; Small Lot housing Code (SLHC) lots.

Appendix B

Siting on Corner Allotment

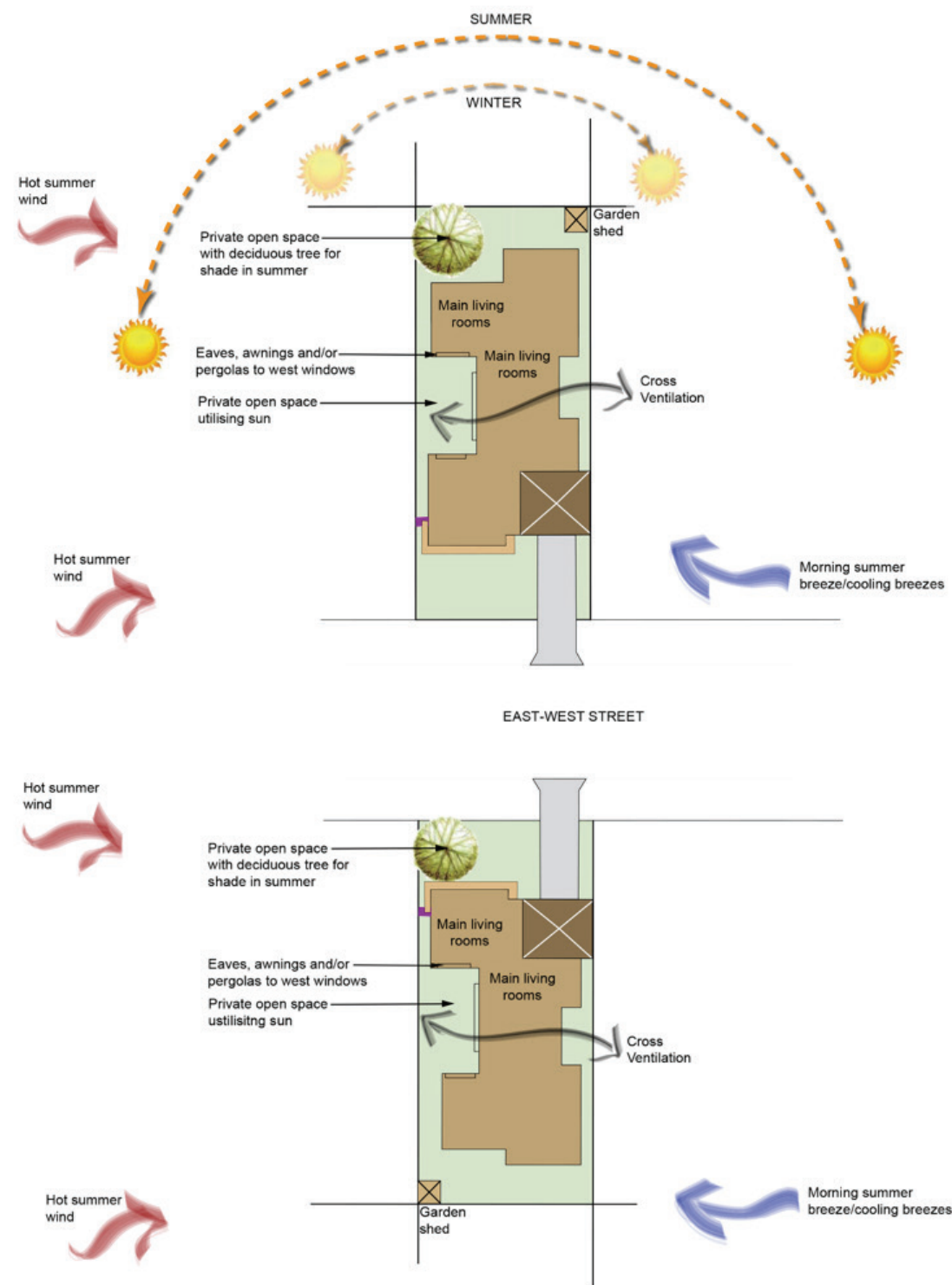


Alternative siting occurs on; Small Lot housing Code (SLHC) lots.

Appendix C

Siting to Respond to Orientation

Siting for North-South Lots

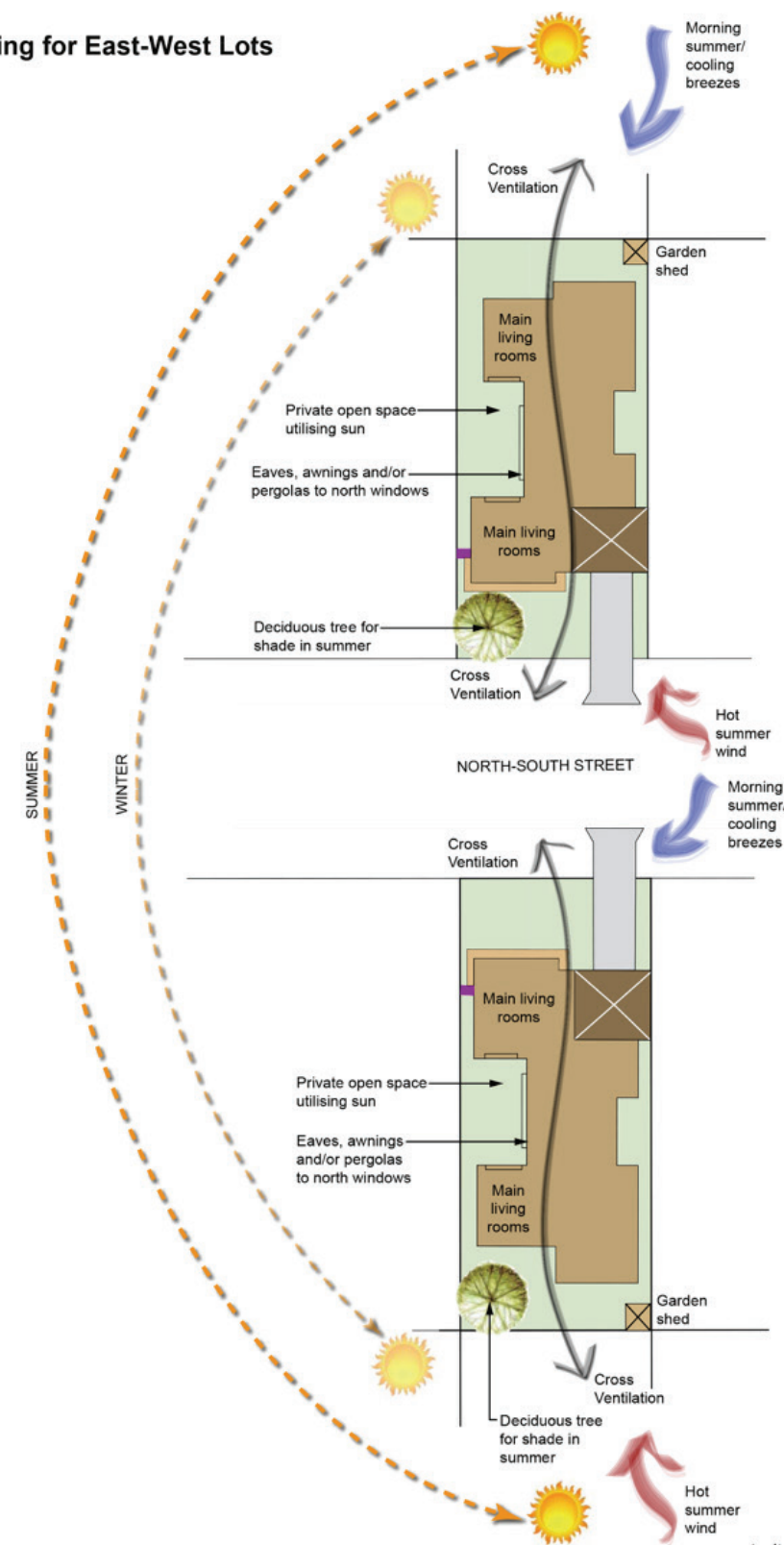


Siting for optimising solar orientation and cross ventilation

Indicative Plan
(not to scale)



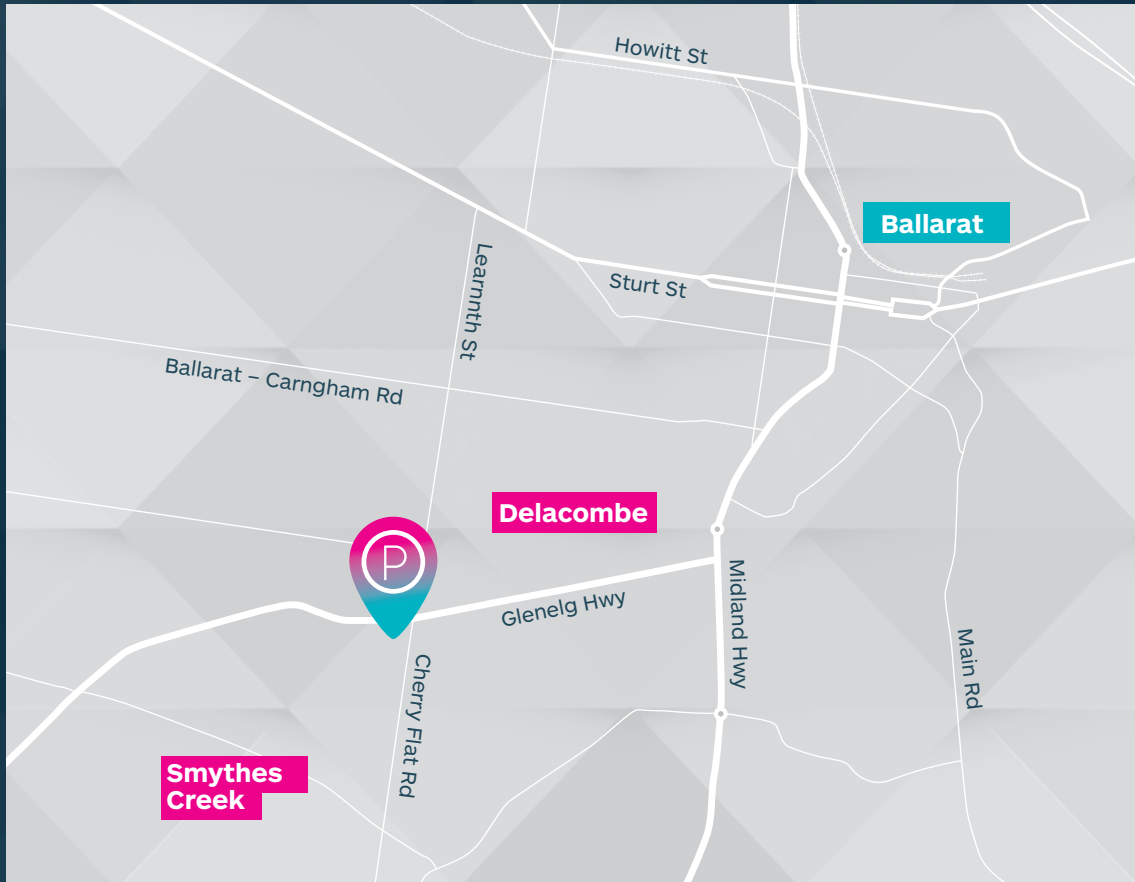
Siting for East-West Lots



Siting for optimising solar orientation and cross ventilation

Indicative Plan
(not to scale)





Glenelg Highway
Ballarat

CALL 03 5342 5338
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If you have any queries about your Design Approval Submission package,
please speak to your builder in the first instance.

For remaining queries, please contact our Design Assessment Panel from the link below:
Abiwood - Pinnacle <http://www.beveridgewilliams.com.au/design-application/>

DEVELOPED BY



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VERSION 3 - MAY 2018