

**Sienna Ridge  
Residential  
Design Guidelines.**

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# 1. Overview.

Sienna Ridge is a new and exciting lifestyle residential estate to be created in Hamilton Valley, a north western suburb of Albury NSW.

The following Design Guidelines are arranged to enhance & protect the value of your investment, and aim to achieve the optimum image for the estate project.

The Guidelines will assist all residents in acting in the best interests of the neighbourhood, and will ensure that all building development is of a standard that is in-keeping with the vision for the estate.

Every resident has scope to contribute largely to the design of their house and surroundings, with contemporary, architectural & custom designs being encouraged throughout the estate.

# 2. Objectives of the Estate.

Sienna Ridge is a lifestyle estate that takes advantage of its unique natural rural setting, with the convenience of still being very close to local shops, schools & many community facilities.

Our guiding principles are as follows:

- To create a residential land estate that is integrated with the unique nature & setting of the site.
- To create a secluded rural living environment where the community can enjoy a safe and relaxed lifestyle.

# 3. The Design Guidelines.

The Design Guidelines provided are aimed at achieving consistent standards and a preferred quality that will support investment protection rather than being onerous restrictions. They are a tool for protecting the estate's current and future environment.

The Guidelines will address building envelopes, building types, building materials, fencing and landscaping.

The guidelines apply to all residents.

They will guide you in contributing to the formation of a desirable neighbourhood and enhance the value of your home and the Sienna Ridge community.

# 4. Lot Restrictions & Non Permitted Dwellings.

Sienna Ridge is providing high quality lifestyle lots for Owner Occupied dwellings, therefore;

NO further subdivision is permitted with any lot in the Sienna Ridge Estate.

NO units, flats, tenanted or multi-tenanted dwellings are permitted to be built.

Rental/Investment design type dwellings are discouraged, & all proposed house plans will be closely scrutinised in this regard.

## 5. Approval Process.

Building Approval from the Albury City Council & other relevant authorities is required for the construction of any new houses, garages, fences and other structures within Sienna Ridge before work can commence.

Building Approval is also to be obtained by the Sienna Ridge Project Manager and residents must submit an A3 size copy of plans and elevations that clearly describe the buildings and works including construction materials and colours.

All applications are required to achieve a minimum 5 Star Energy Rating or BASIX equivalent. The design and strategic siting of your home can achieve considerable savings to your energy bills and make a more comfortable living environment.

Documents required for approval are:

- House floor plans.
- Roof plan.
- Elevations of all sides of the building showing building heights, roof forms and pitches.
- Site plan showing setbacks from all boundaries.
- Details of fences, outbuildings and other structures including retaining walls.
- A schedule of external materials and colours.
- Documentation supporting the 5 Star Energy Rating or BASIX equivalent.
- All drawings must be to a conventional scale and contain a north point.

The Sienna Ridge Project Manager will assess all designs, and will provide a notice of approval, or specify how the design does not confirm with the guidelines.

The Sienna Ridge Project Manager reserves the right to request further information.

Designs that substantially comply with the guidelines may be given an approval with conditions requiring rectification of minor deviations.

The Sienna Ridge Project Manager may make suggestions on how to improve the design.

The Sienna Ridge Project Manager will use best endeavours to assess all proposals within 14 business days of receipt of a fully completed application.

After approval from the Sienna Ridge Project Manager, you must then proceed to obtain a building construction permit from the Albury City Council & other relevant authorities.

## **6. Residential Design Guidelines.**

### **6.a Occupancy & Dwelling**

No building may be erected on any lot except one single occupancy dwelling house with the usual and necessary garage carport and/or outbuildings, and no buildings so erected may be used for any purpose other than as a single occupancy dwelling house and residential purposes reasonably incidental thereto ( "Single occupancy dwelling house" means a detached dwelling the whole of which is designed for occupation as a residence by a family or one or more persons pursuant to a single right of exclusive occupancy and does not include flats, a hostel, a boarding house, home units or similar multiple occupancy residences ).

No habitable building may be built on any lot unless adequate bushfire protection measures have been employed in its design, placement, and orientation in accordance with relevant Australian Standards, the Building Code of Australia and to the satisfaction of the Albury City Council.

No trade or business or activity of any kind whatsoever which might be offensive or injurious to the amenity of the neighbourhood may be carried out upon any part of any lot. Home offices are permitted, but any external business/office signage is not permitted unless approved by the Sienna Ridge project manager.

### **6.b Architectural Character**

A mix of housing character is supported.

Clean lines & overlapping planes are encouraged while superficial decoration is discouraged.

Modern/Contemporary mixtures of styles including Modern, Federation & Colonial are all permitted.

### **6.c Identical Facade Assessment**

Two dwellings with the same facade are not permitted to be built within 6 house lots of the original lot.

## 6.d Setbacks from Boundaries

### - Single Frontage Lots.

The front boundaries for a 'Single Frontage Lot' are deemed to be that part(s) of the lot with any street frontage.

The 'Frontage' setbacks for the following Lots are as follows;

#### 4mtr.

( Lots 10, 11, 12, 13, 14, 15, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 40, 41, 42, 43, 44. )

#### 6mtr.

( Lots 1, 2, 8, 9, 31, 37, 38, 39, 45. )

#### 10mtr.

( Lots 3, 4, 5, 6, 7, 16, 17, 18, 19, 33, 34, 46. )

#### 15mtr.

( Lots 32, 35, 36, 47, 48. )

### - Corner Lots

Sienna Ridge offers a range of Corner Lots that are suited for dual facade designed homes. Homes with only one facade are not permitted to be built on any 'Corner Lot'.

The setbacks for Corner lots shall be as follows;

Lot 10 - **4mtr** - Primary Western Boundary / **3mtr** – Secondary Southern Boundary.

Lot 12 - **4mtr** - Primary Western Boundary / **3mtr** – Secondary Southern Boundary.

Lot 13 - **4mtr** - Primary Northern Boundary / **4mtr** – Secondary Western Boundary.

Lot 15 - **4mtr** - Primary Western Boundary / **3mtr** – Secondary Southern Boundary.

Lot 22 - **4mtr** - Primary Northern Boundary / **4mtr** – Secondary Eastern Boundary.

Lot 28 - **4mtr** - Primary Northern Boundary / **3mtr** – Secondary Western Boundary.

## Setbacks from Boundaries Adjoining Reserves & Open Park Space.

Sienna Ridge offers a variety of lots that adjoin landscaped reserves or open park land space.

A minimum setback of **3** mtrs has been set for any building works for boundaries adjoining the central reserve areas.

This applies to the following Lots : 1, 13, 14, 15, 16 & 17.

## 6.e Dwelling Size

The minimum dwelling sizes excluding garages, balconies and verandas are as follows;

150m<sup>2</sup> - For lot sizes 800-1100m<sup>2</sup>

200m<sup>2</sup> - For lot sizes 1101-1600m<sup>2</sup>

220m<sup>2</sup> - For lot sizes 1601-2600m<sup>2</sup>

260m<sup>2</sup> - For lot sizes 2601-5800m<sup>2</sup>

## 6.f Building Materials

No main building proposed on any lot may be constructed with external walls of any materials other than clay or coloured brick, stone, painted concrete or masonry provided that the walls of dwellings may be constructed of a composite of materials including timber, fibre cement sheet provided that no less than 60% of the external walls of any such dwellings are constructed of the previously mentioned materials.

Reflective glass, glass bricks or excessively tinted glass is not permitted.

Fascia boards/trim, gutters, downpipes or exposed metalwork must be colour coordinated with body of the house.

Second hand building materials of any kind are not permitted to be used in any construction.

## 6.g Roof materials and pitch

A roof must be constructed with non-reflective material.

No building may be erected on any lot having a roof clad with any material having a metallic lustre or appearance, a highly reflective surface or a highly reflective coloured surface which description includes uncoloured or white or light grey coloured Zinalume sheeting, galvanised iron sheeting or aluminium sheeting.

No building may be erected on any lot having a roof pitch less than 25 degrees.

## 6.h Driveways

Existing driveways, crossovers and footpaths must not be damaged or removed during the construction of driveways. Any reinstatement or rectifying of damage will be at the property owner's expense. Driveways must be constructed either with pavers, asphalt, coloured concrete or concrete with exposed aggregate. No driveways are permitted to be left as dirt or as an unsealed surface.

## 6.i Garages & Carports

The design of your home must allow for off street car accommodation.

Garages are to be set inline or behind the house frontage, & to avoid dominance they are encouraged to be integrated into the main house structure and have lockup doors.

Open carports are acceptable, but must form part of the integrated house structure & include lockable storage space to ensure that the street scape is devoid of unsightly household items.

Garage doors must match/compliment the external walls of the dwelling.

Traditional 'Rollerdoors' are not permitted, as they portray an old & dated look.

More modern 'Panel' garage doors are permitted, having a variety of timber look-a-like finishes, along with a wide array styles & colours to choose from.

Detached garages shall be designed to complement the main dwelling by utilising similar windows, roof forms, colours and materials.

## 6.j Sheds

No shed or out-building may be erected with walls & roof cladding either;

- not being the same type & colour as the external walls & roof cladding as the main residence building, or;
- not being clad with 'Woodland Grey' or 'Ironstone' or a similar colour steel sheeting material.

## 6.k Carparking

Car parking is restricted to driveways, carports/garages and on street parking.

No parking is allowed in front yards or on nature strips.

## 6.l Timing of Construction Works

Commencement of home building works must not exceed 12 months after settlement date.

*'Home building works' means substantial works, e.g. Completed Site/earthworks, Concrete slab/footings, Wall frames & roof trusses.*

*'Home building works' does not include minor earthworks or merely pegging out.*

Incomplete Building Works must not be left for more than 3 months without construction being carried out.

All building works are to be completed and a certificate of occupancy issued within 12 months of commencement.

## 6.m Rainwater Harvesting Tanks

ALL lots are required to provide a minimum 3000L Rainwater harvesting tank.

Rainwater harvesting tanks are to be installed where they are not visible from public view and of a material and colour that compliments the dwelling.

## 6.n Solar Panels & Hot Water Systems

Any Solar panels of any kind fitted shall be located on roof planes where they are not visible from Sienna Ridge public road areas. Any Solar panels fitted should follow the roof pitch and are not permitted to be on a separate elevated frame.

Hot Water Systems & associated storage tanks shall be detached and concealed from view by locating them within a roof space or by locating them outdoors out of view from public road areas.



## 6.o Fencing

Estate Fencing along the Pearsall Street frontage will be provided & constructed by the developer. Such fencing cannot be removed, replaced or damaged in any way. Any such damage will be at the owner's expense to reinstate, repair & rectify.

All internal lot perimeter fencing must be completed prior to occupation of any dwelling. Internal Fencing between lots shall be 1.8m in height and must be constructed of double sided timber palings with steel frame & cappings, being the 'Ezyclop Fencing System'. This specific brand of fencing system will be available through the developer at extremely competitive rates.

### 6.o-i Front Fences

Front fences are not permitted for the following lots.  
( Lots : 10,11,12,13,14,15,20,21,22,23,24,25,26,27,28,29,30,40,41,42,43,44, )

If a front fence for any other lot besides the above is desired, full details are to be submitted with plans to the Sienna Ridge project manager for approval prior to any construction. Any proposed front fencing must compliment the dwelling using the same colours and materials and have a minimum 50% transparency.

### 6.o-ii Fencing to Public Open Space & Estate Boundary.

Where lots adjoin public open space reserves or the Pearsall Street estate boundary, fencing will be existing, being constructed as part of the initial land development. Such fencing cannot be removed, replaced or damaged in any way. Any such damage will be at the lot owner's expense to reinstate, repair & rectify.

### 6.o-iii Fencing to Rear Crown Lands Boundaries.

Where Lot boundaries adjoin Crown Lands other than Crown Lands on the Pearsall Street frontage, fencing is the lot owners expense, responsibility and is at the lot owners discretion to be either;

- Sienna Ridge Internal Style Fence / 1.8mtr- Full screen
- Sienna Ridge Reserve Style Fence / 1.8mtr- Half screen & Half metal picket
- Pine Post & rail with metal mesh / 1.3mtr

## 6.p Clotheslines, Children's play equipment and Barbeque

Children's play equipment & BBQ's are to be located in rear yards where they cause fewer disturbances to neighbours.

## 6.q Evaporative Coolers

Evaporative Coolers are not permitted to be located on street fronting parts of roof space. They are to be preferably located where they will not be visible from Sienna Ridge public roads areas.

## 6.r Letter boxes

The design of letterboxes must compliment that of the house preferably using the same colour and materials.

## 6.s Retaining Walls

Retaining walls shall not exceed 1.2m in height unless they are terraced and landscaped to break up overall height of the wall.

## 6.t Signs

Builder's signs may be permitted (600mm x 900mm) where they are required on allotments during construction and must be removed once the property construction is complete.

Only 1 real estate advertising sign is permitted per dwelling at any one time.

Strictly no signs are permitted for any business type or office occupation unless approved by the Sienna Ridge project manager.

## 6.u Maintenance of lots

Residents shall not allow any rubbish to accumulate on their lot, or allow excessive unsightly growth of grass or weeds upon any lot.

The resident shall comply with any request of the Sienna Ridge Project Manager to clean up such materials. If the resident does not comply within 14 days of receiving a written notice then the Lot owner shall be liable to reimburse the Sienna Ridge Project Manager all costs incurred in the removal of such materials.

## 6.v Landscaping

Landscaping is considered an extremely important component in the development of a quality residential community, and in helping to create a point of difference from other housing estates.

Therefore the use of indigenous plants & other ornamental plants are to be carefully considered.

ALL landscaping, lawn & civil works to FRONT yards must be completed No more than 4 months after commencing occupancy of the dwelling.

## 7. Sienna Ridge Estate Design Guidelines Check list.

Lot No \_\_\_\_\_

Owners Name \_\_\_\_\_

Current Post Address \_\_\_\_\_

Home Ph. \_\_\_\_\_

Bus Ph. \_\_\_\_\_

Builder's Name \_\_\_\_\_

Contact Name & Number \_\_\_\_\_

Sienna Ridge Project Manager : Roger Hocking – 0499 500 750

[roger@summitpower.com.au](mailto:roger@summitpower.com.au)

146 Fallon Street Albury NSW 2640

Approval is required from the Sienna Ridge Project Manager for the construction of any buildings, garages, carports, sheds and fences facing primary streets or parks.

The following documentation is required to be submitted for approval.

1. Site Plan (min scale 1:200) indicating setback dimensions for all buildings, total footprint and floor areas, vehicle crossover, drive-way and building envelope.
2. Floor Plans (min scale 1:100) showing key dimensions, window positions and roof plan.
3. All Elevations (min scale 1:100) indicating building heights, roof pitch, eaves depth, schedule of all external finished and colours and all external building equipment (e.g. garden sheds, pergolas, BBQ areas)
4. Fence design drawings where relevant, showing location, height, materials and colour.

Note: All the above to be provided in A3 format.

5. Schedule of external colours and materials.

6. An Energy Rating Assessment if the house design does not conform to the energy efficiency standard minimum of 5 Star.

All drawings should be to a conventional scale and all plans should contain a north point. The Sienna Ridge Project Manager will endeavour to assess proposals in the shortest possible time and generally within 14 business days of receipt of application, if all of the above documentation is provided.

Applications cannot be assessed until all of the above information is available. No facsimile submissions will be accepted. The Vendor also reserves the right to request further information.

It is the responsibility of the Lot owner to ensure that the proposed building works comply with overshadowing and overlooking provisions as stated by local council and state government requirements.

Please submit two copies of the above documentation and address to:

Roger Hocking

Sienna Ridge Project Manager

[roger@summitpower.com.au](mailto:roger@summitpower.com.au) Mobile: 0499 500 750

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Albury NSW 2640.