

Alpine Views Estate

Urban Design Guidelines

1. Introduction

Alpine Views Estate is located on the southern side of Huon Hill, Wodonga. With views out over the Kiewa Valley towards the Alpine National Park including Falls Creek and Mt Bogong, the Alpine Views Estate will provide opportunity for a diverse mix of housing within a sustainable and neighbourhood friendly design.

Alpine Views Estate will provide:

- ✓ a range of lot sizes and cater for a diversity of housing types to satisfy the needs and aspirations of different groups of people;
- ✓ environmentally friendly development where lot layout and design supports more energy efficient dwellings; and
- ✓ water sensitive urban design that locally manages the quality as well as quantity of urban stormwater run-off.

The generous lot sizes in association with the site characteristics will offer an opportunity for the development of an estate with its own neighbourhood character. Alpine Views Estate is also well placed to demonstrate new techniques in sustainable development that reduce costs and achieve better environmental and social outcomes.

These design guidelines have been created to facilitate the establishment of a quality estate, a place that is comfortable and enjoyable to live in and where the standard of building and landscaping ensure that each resident's investment in their home is protected.

2. Our Aims

The developers of Alpine Views Estate are committed to encouraging good urban design and sustainable urban development within this estate. Our aim is to create a pleasant living environment fostering a strong sense of community. Importantly these guidelines are not about producing identical housing but about safeguarding investment and encouraging variety and individuality with some common contributing characteristics.

Given the southerly aspect of much of the land within the Estate as well as the prevailing slope characteristics it will be important that all dwellings are specifically designed to take best advantage of the respective allotment and to create an environmentally responsive outcome. The design of houses (including project homes) will therefore vary with location, as well as the requirements of the prospective householder, the climate, materials availability and so on.

This estate will be focused on achieving high quality and aesthetically pleasant living environments which cater for visually attractive development and quality streetscapes. Parks and reserves will be an integral part of the development with houses encouraged to face public places and spaces.

We also aim to establish functional integration between parkland and urban form and public and private space.

To maximize this potential, the Alpine Views Estate guidelines and covenants aim to create housing that:

- ✓ Is of good quality design and appropriate for the climate;
- ✓ Is comfortable to live in and cost effective to run;
- ✓ Is considerate to neighbouring properties;
- ✓ Contributes to an urban environment which is visually interesting and attractive; and
- ✓ Is of assistance in developing a safe, secure and friendly community.

3. Purpose & Scope

The purpose of these Guidelines is to provide assistance and direction to prospective home owners as well as building designers when thinking about the sort of house to be built on land within the Alpine Views Estate.

The Guidelines detail the design principles to be adopted and cover such areas as sustainable building, site layout and orientation, the presentation of house and garden to streetscape, the built form of your house, fences and landscape treatments.

In addition to these Guidelines home owners and building designers will also need to take into account any statutory planning and/or building requirements as administered by the Wodonga City Council.

4. Green Smart Building

The HIA GreenSmart© program is a practical approach to building that focuses on educating builders, designers, product manufacturers and consumers about the benefits of environmentally responsible housing.

The benefits of building a GreenSmart© home include

- ✓ improved energy and water efficiency within homes;
- ✓ energy and water savings;
- ✓ significant cost savings; and
- ✓ creating a more enjoyable and comfortable home.

In addition there will be the added benefits of improved soil for beautiful gardens; improved site management during construction and significant reductions in building waste.

The Alpine Views Estate Guidelines require that all dwellings within the Estate exhibit environmentally sustainable solutions for both the design and the construction of buildings.

Alpine Views Estate GreenSmart© homes will consequently be a showcase of environmentally sustainable housing design within the Albury/Wodonga area. All homes will incorporate affordable features and emphasise practical solutions to achieving sustainable outcomes.



To assist in this process the "*Your Home*" guide and website www.yourhome.gov.au shows what is possible, and provides information to help you get started by asking the right questions.

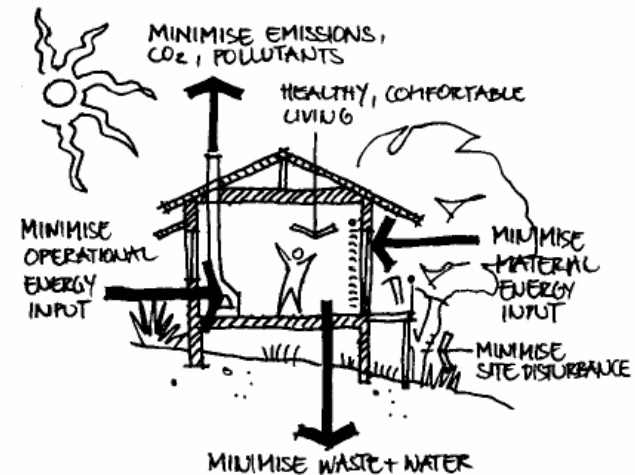
The guide will show you how to design and build a home that is:

- ✓ more comfortable
- ✓ has less impact on the environment;
- ✓ more economical to run; and
- ✓ healthier to live in.

The homes in Alpine Views Estate will all have as a minimum a five-star energy rating for building fabric and employ passive design principles to increase comfort and reduce the need for heating and cooling. Energy-efficient measures in all dwellings within the Estate will include as a minimum:

- ✓ R1.5 insulation plus foil facing an air space in external walls (including walls between an attached garage and house) and R3.5 insulation in ceilings.
- ✓ High-efficiency hot water systems such as solar hot water, gas instantaneous (or continuous flow) systems; or electric heat pump systems.
- ✓ Tapware and showerheads AAA-rated or better.
- ✓ Dual flush (6/3L or better) toilets; and
- ✓ Rainwater tanks connected to all toilets and a minimum of one garden tap.

As part of the process it is recommended that designers undertake an analysis of the lifecycle of proposed building materials including an assessment of cost, durability, ease of construction, availability, and environmental impacts.



Remember that there is no single 'environmentally friendly design' that can be duplicated for all applications. To achieve a good result the design must respond to the project requirements and the site-specific situation.

5. Design Approach

Elements driving the vision for Alpine Views Estate include:

- Sustainability → community, economy, environment.
- Diversity → people, building forms, uses, streetscapes.
- Neighbourhood → stimulating, safe, healthy, interactive.
- Legibility → permeable, connected, integrated.
- Connectivity → convenience, access, choice.
- Community → people, lifestyle, security, sense of place.



The community mixture will reflect the circumstance of a stimulating, healthy and interactive setting which encourages traditional neighbourhood design outcomes. These include:

- Single dwellings on their own lots overlooking streets and other public spaces.
- A rhythm of buildings and spaces between buildings in the street which is spacious.
- Dwellings designed to be an integral part of the streetscape and not be concealed behind walls, carports, pergolas, garages or other such structures.
- Use of appropriate building materials to maximise design flexibility across sloping properties.

- Dwellings generally sited in the middle of the properties, with a single driveway.
- Limited examples of nil setbacks and walls on property boundaries
- Multi-dwelling sites scattered across estate on designated sites.
- Front fences and side fences forward of the building line which maintain an open visual relationship and social interaction between the street, adjoining front gardens, and the dwelling itself.
- Recognition of the importance of eaves from an aesthetic and energy viewpoint.
- Front entry doors and at least the window of one habitable room which face the street.
- Roof treatments which do not dominate the dwelling.
- Spaces around buildings containing plantings.
- Clear views to and from the private realm of most properties.
- Garages generally occupying less than 45% building frontage and generally set back from the front building line.
- Driveway crossovers offset from the side boundary
- Private open space areas as an extension of living areas.

The result will be a diverse community with a range of age groups, backgrounds, lifestyles and incomes. The proposed residential fabric will incorporate a range of housing choice and diversity in built form to ensure:

- ✓ opportunity for "aging in place"
- ✓ variation in townscape and neighbourhood character;
- ✓ sustainability
- ✓ affordability

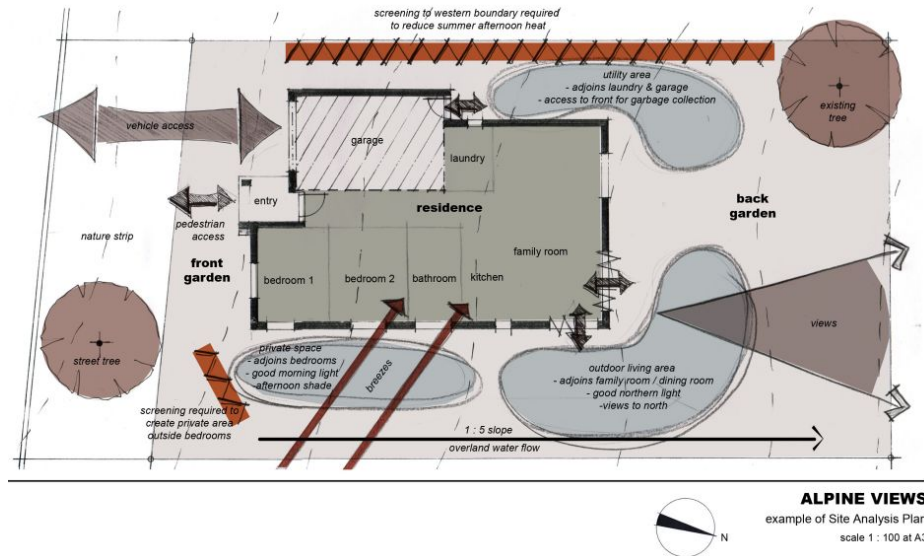
6. Project Homes

These Design Guidelines advocate the site specific configuration of each home design to be tailored to the site to be built upon. The use of project homes provide a number of benefits particularly in the cost savings they can deliver. However they frequently display a limited ability for alteration to fit a specific site.

As a consequence it will be necessary for purchasers considering project homes to ensure that their selected home of choice is able to be modified to comply with the guidelines requirement for site specific design.

7. Site Planning

In the first instance it is important to undertake a site analysis of the allotment before choosing and designing a home for that lot. A home designed specifically for the site will create a comfortable lifestyle for the occupants, improve the overall amenity of the neighbourhood and minimise heating and cooling costs.



Developing an understanding of your site is a simple process which is likely to include;

- site features and topography.
- views – outlook from your own and neighbours homes.
- lot relationship to the street or open space.
- drainage patterns and likely flow of surface water.
- location/design of house on adjoining properties.
- electricity and other service easements;
- existing and proposed levels.
- solar orientation.
- prevailing breezes.
- useable outdoor space.
- potential noise sources.
- soil type.

8. Design Response

Where many project home based developments rely on mass construction and cheap finishes the design philosophy of the Alpine Views Estate encourages individually designed, quality homes to create diverse streetscapes (See also section 6).

The appropriate design response following an assessment of site particulars will result in dwelling design which is not pretentious nor dominant in its surroundings. Equally, the homes will respect their neighbours and their privacy.

When designing your home it is important to carefully consider not only the materials and colours to be used but also the character and style of the intended building.

Within the Alpine Views Estate the following design responses are appropriate:

- ✓ Simple, innovative design which utilises natural materials and colours.
- ✓ Buildings designed to follow the contours of the site or step down the site.
- ✓ Homes that vary in setback and height.
- ✓ Rather than porticos, the use of verandahs, patios, pergolas and balconies to add visual interest and diversity to the street elevation.
- ✓ Roofs (gable or hip) with a pitch between 25% and 40%. Use of skillion roofs incorporated into the design will also be considered.
- ✓ Eaves to add visual interest and provide protection against the elements.
- ✓ Vertically proportioned windows which are placed and sized to promote energy efficiency and allow for maximum privacy.
- ✓ Roofing of non-reflective materials in neutral “earthy” colours.
- ✓ Garages/carports integrated with the house design in building materials and style so as to minimise their visual impact.
- ✓ Private outdoor open space designed to function as a useable extension of the home.
- ✓ Service and storage areas screened off.
- ✓ A mix of hard and soft surface treatments to allow for recreational, storage and service requirements, as well as to promote minimal surface run-off.

- ✓ Front fencing and side fences forward of the building line designed to integrate with the theme of the house and be of open construction (ie. with a minimum transparency ratio of at least 50% including columns, piers and bases).
- ✓ Side and rear boundary fences no more than 1.8 metres high.
- ✓ Rear fencing for properties abutting Huon Hill parklands which is post and rail or wire style rural fences with hardwood timber or natural stone posts.
- ✓ Letter boxes incorporated with the front fence design
- ✓ Outbuildings with a footprint of 20m² or over complementary to the main building in their design and use of materials.
- ✓ Stormwater should be detained on site where practical through use of permeable paving, pebble paving, infiltration trenches, soakwells, lawn, garden areas and swales.
- ✓ Permeable surfaces that absorb water such as grass or gardens should ideally make up the larger proportion of outdoor space.

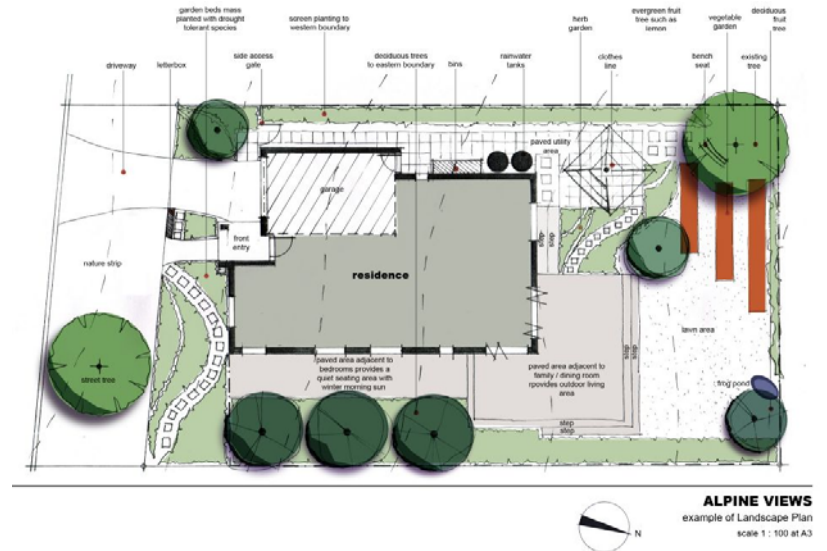
[NOTE: For corner lots the front fence policy will be applied with regard to the frontage addressed by the house and to the side return from this front fence to a line parallel with the front setback of the residence. To these other areas, side fencing up to 1.8 metres in height will be permissible, however in these instances an open style of fencing will be encouraged, with suitable screen planting].

Design outcomes contrary to these Guidelines include:

- ✗ Bulky building design that dominates the streetscape.
- ✗ Bright and/or contrasting colours that dominate the streetscape.
- ✗ Highly reflective roofing materials such as zincalume.
- ✗ Garages which occupy more than 45% of the frontage of the house.
- ✗ External plumbing other than stormwater gutters and down pipes visible from the street.
- ✗ Air conditioners, antennas, satellite dishes, solar connectors, clothes lines or drying areas visible from adjacent or abutting streets or parks.

9. Landscaping

Indoor / outdoor design - Along with designing your new house, consideration should be given to the outdoor spaces and garden to ensure these areas maximise your living space and enhance the streetscape setting. To further assist in this area including appropriate species lists for our local area and conditions refer to the separate *Alpine Views Landscape Guidelines brochure*.



Natural character - When designing your garden, consider the natural character of the Estate which is part of the Grassy White Box Woodlands community.

Indigenous plants that naturally grow in this area are uniquely adapted to the soil, rainfall and climatic conditions of the Wodonga area. Planting local native plants will help to maintain the visual character of the local environment. Your local nursery will be able to advise which species are suitable for your site.

Waterwise gardening - Choosing plants which are suited to the site conditions of Alpine Views is an important step in ensuring that your garden looks good all year round and also minimising the amount of watering needed. It is estimated that just on one third of all typical household water is used in the garden. By reducing water requirements through planning a waterwise garden, significant savings can be made.

Completion of landscaping - To enhance the streetscape setting, the value of the housing and to reduce the loss of topsoil, the front yard and / or all areas of lots visible from the street must be landscaped in accordance with approved plans within 3 months or within the agreed period of the issue of the Certificate of Occupancy.

10. Retaining Walls

The secret to sloping sites such as those found across the Alpine Views Estate is to design the house on its site rather than separate to it.

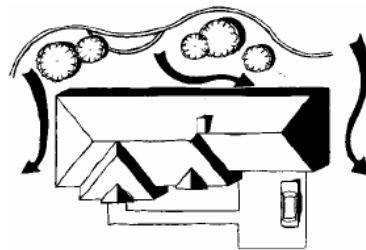
Firstly decide on whether you want split level interior, or prefer steps to the surrounding ground level. To assist prepare a detailed contour plan and calculate exactly the amount of cut and fill you may require.

Then carefully plan your earthworks prior to building to prepare the site. Ensure that there will be sufficient drainage so that even in a saturating autumn rain, surface water can get away quickly without affecting the stability of the slope.

In order to integrate and naturalise such land form changes it is required that:

- any exposed batters are retained by a properly engineered wall to prevent slippage and erosion and to prevent the pooling of water; and
- small terracing walls are used where possible instead of a higher singular wall

The location and design of retaining walls in relation to the side and rear boundaries of a block need to be carefully considered, to avoid affecting the amenity and safety of neighbouring properties. All retaining walls must be built within the site boundaries and not encroaching on an adjoining site.



If a retaining wall is more than 1.2 metres above the finished lower ground level, the wall will also need building approval.

11. Design Review Process

As previously noted these Guidelines are not a substitute for planning and building controls that may otherwise apply. In addition to the Alpine Views Estate Design Review Process detailed below, all development will be subject to compliance with the Wodonga Planning Scheme (Design & Development Overlay) as well as the Building Code of Australia.

[NOTE: Obtaining the necessary design approval from the Alpine Views Estate Design Review Committee (DRC) prior to lodging any statutory applications neither confers nor implies any prospect of an approval by the Wodonga City Council or other statutory or regulatory body. Obtaining such approvals remains at the sole risk of the developer or owner of the site.]

Alpine Views has a natural slope which will require careful consideration when designing your house and garden. Proponents and their building designers should demonstrate how they support these Guidelines within their proposed plans and accompanying documentation.

The Design Review process is quite simple and straightforward. It will ensure that your home provides you with maximum benefit while adding to the overall character of the estate.

Plans must be approved prior to commencing any building works. A submission should contain two sets of drawings (A3 size) and a completed Design and Siting Guidelines Checklist. A Landscape Plan will also be required as part of your submission to the DRC.

Please note also that a planning permit will not be required if you receive approval. The Committee's decision is final, and it will have complete discretion in the interpretation of the Guidelines. Should you disagree with the decision, a planning permit application to the City of Wodonga will be required. In considering material submitted for review the DRC will either recommend that.

1. The submission should be approved with / without alterations.
2. The submission should be resubmitted with recommendations and a timeframe for resubmission.