

Architectural Review Committee (ARC)

The Architectural Review Committee (ARC) has been appointed by the Developer to assess applications for proposed buildings to ensure they are in accordance with the "Design Guidelines" covenant.

Architectural Review procedure

(1) The approval process includes a compulsory pre-building permit assessment stage administered by the ARC. Such approval is a pre-condition to the Owner making application for a building permit.

(2) The ARC approval must be gained for all "Building Works".

"Building Works" are defined as:

- (i) Any proposed external construction, alterations, additions/extensions and/or repairs to the dwelling or associated building; and
- (ii) Any construction, alterations or additions to any fence, landscaping, retaining walls, exterior lighting, driveway or recreational structure.

(3) The Owner acknowledges that ARC decisions are subject to compliance with the local and/or any other authority requirements.

(4) In the event that the ARC grants a variation from the "Design Guidelines", such variation will neither set a precedent nor imply that such an approval will be necessarily repeated.

(5) The Owner must submit three (3) copies of required documents and drawings. All documents must include the street address, owners name and the date.

Review Steps

(refer to Flow chart diagram)

Step 1 - Review Documents

Before proceeding the Owner must have reviewed the following documents;

- (i) Design Guidelines
- (ii) The Approval Procedure.

Step 2 - Sketch Review

The owner must provide the following;

- (i) Sketch Review Application Form
- (ii) Schematic Design Drawings as outlined below;

Site plan - drawn to 1:200 scale

- inclusive of title dimensions, north point, building footprint, all service equipment, driveways, paving and landscaping in accordance with the "Design Guidelines".

Floor Plan - drawn to 1:100 scale

- inclusive of overall dimensions of dwelling, room names, roof line and overhangs, area of dwelling and outbuildings.

Elevations - 1:100 scale

- showing ceiling heights, overall building height, colours and materials used.

Note:- Overlooking and Overshadowing Diagrams - drawn to 1:100 scale are required for dwellings that have any portion of a two storey living element in the design.

If there are any proposed variances to the "Design Guidelines" the Owner must submit a description of the variances with accompanying justification documentation.

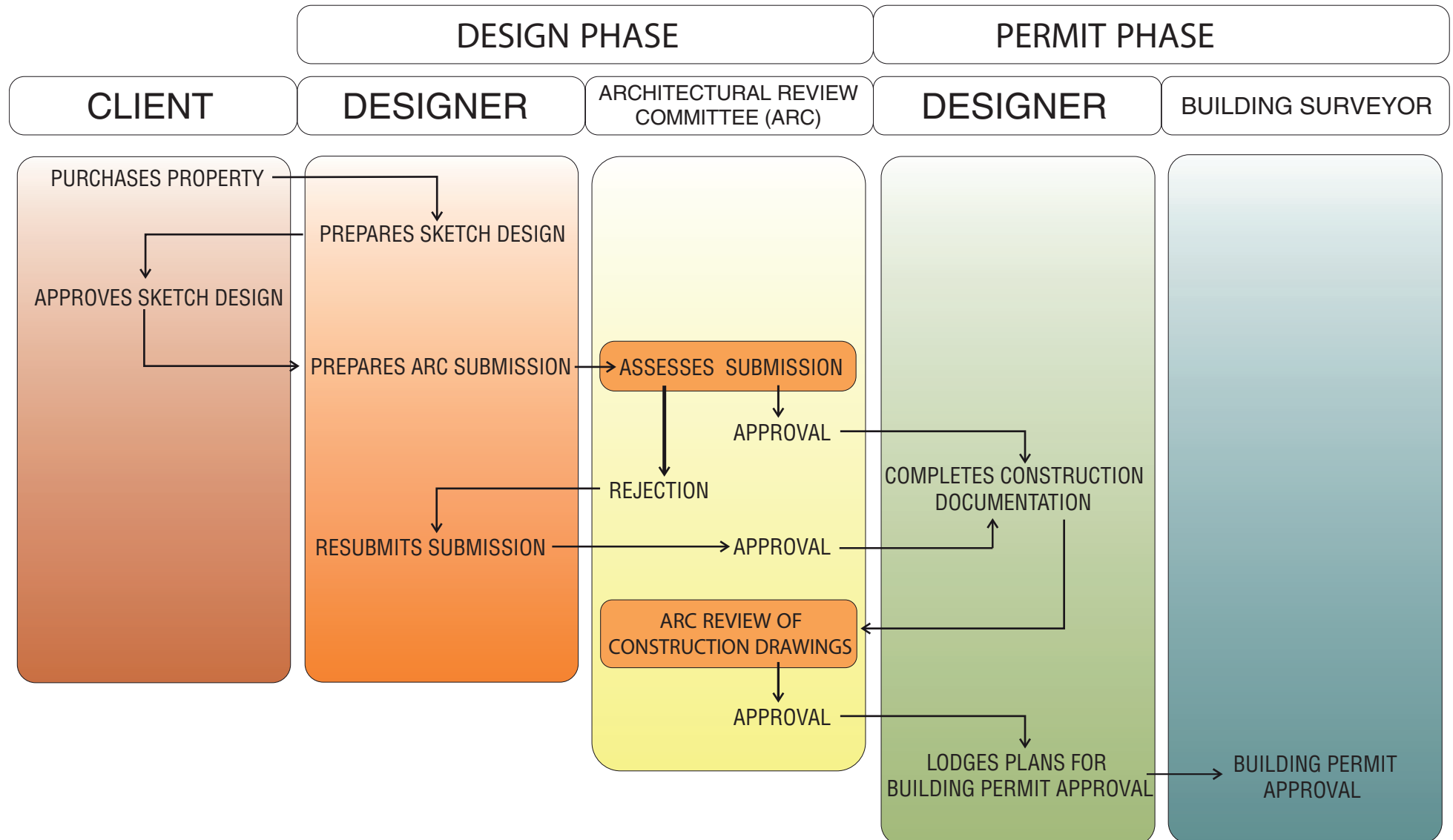
The ARC may approve any variances, make recommendations to modify the design or may deny approval to proceed with a Building Permit Application, as it deems appropriate.

Step 3 - Construction Review

This review checks the construction documents for compliance with the "Design Guidelines" and verifies that recommendations made at the Sketch Review in Step 2 have been incorporated. The ARC will stamp the drawings upon approval from the relevant Building Surveyor/Authority.

Any breach of the "Design Guidelines" will be acted upon as set out in the Contract of Sale.

Building Design Guidelines and Procedures (Flow Chart diagram)



Sketch Review Application Form - checklist

Applicant's Name

Contact Details

Postal Address

Site Address

Building Designer

Contact Details

ARC Review Documentation

Site Plan - 1:200

North point

☐

Title dimensions

☐

Building setbacks shown

☐

Overhangs shown

☐

Location of parking and garages

☐

Driveways and paths

☐

Landscaping -

(in accordance with the schedule)

☐

Fence type and locations

(in accordance with Design Guidelines)

☐

Floor Plan - 1:100

Overall dimensions of dwelling

☐

North point

☐

Room names

☐

Areas of dwelling and outbuildings

☐

Roof line and overhangs

☐

Elevations - 1:100

4 Elevations

☐

Ceiling heights

☐

Colour schedule

☐

Materials schedule

☐

Two storey applications only

Overshadowing Diagram - 1:100

Site plan & building envelope

☐

North point

☐

Neighbouring properties footprint

☐

Overshadowing showing 10am-3pm
projections on September 22

☐

Private open space areas and calculations

☐

Overlooking Diagram - 1:100

Site plan & building envelope

☐

Neighbouring properties footprint

☐

Overlooking viewing arcs

☐

Neighbours private open space areas

☐

Architectural Building Styles

Building Types - Contemporary designs encouraged



Architectural Building Styles

Building Types - **Not permitted**



Federation



Pioneer - Ranch Style



Neo-Georgian



Colonial



Classical



Overly fenestrated

Design Guidelines - ARC Template Example only

FENCING TYPES

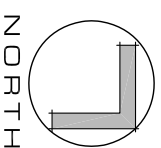
F1	1650MM COLORBOND paneled
F2	1650MM HIGH POST AND WIRE
F3	1650MM BRUSH PANEL

LANDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	TYPE	BOTANICAL NAME	HEIGHT	SYMBOL	DESCRIPTION	TYPE	BOTANICAL NAME	HEIGHT
A	WHITE SALLOW WATTLE	TREE	ACACIA FLORIBUNDA	7M	I	MALLEE BLUE FLOWER	GROUND COVER	HALCNAIA CANEA	0.2-0.3M
B	MURRAYLAND MALLEE GUM	TREE	EUCALYPTUS CYNOCHRYLLA	6M	J	STICKY GOODENIA	GROUND COVER	GOODENIA VARIA	0.2-0.3M
C	GOLDENIST WATTLE	SHRUB	ACACIA ACINACIA	2.4M	K	SPREADING FLAX LILY	TUFTING PLANT	DANIELLA REVOLUTA	1M
D	SLANDER VELVET BUSH	LOW SHRUB	LASIOPTALUM BAUER	1M	L	TURPENTINE BUSH	LARGE SHRUB	EREMOPHYLLA STURTTI	1-1.4M
E	MAUI FLUSH	HERB	LONNONGRA LONGIFOLIA	1M	M	DWARFING LILY	SMALL SHRUB	GRINIUM FLACIDUM	1M
F	DONNODORROO	SMALL SHRUB	SOLANUM SIMILE	2M	N	BARK CHIP BEES	BEES	MULTIBARK MALLOW	0
G	HOP-BUSH	LARGE SHRUB	DODONAEA VIRESCA	2.4M	GR	TURFED AREAS	GRASS	SAPPHIRE SOFT LEAF BUFFALO	0
H	WEDGE LEAF HOP-BUSH	SHRUB	DODONAEA VIRESCA SPP. CUNEATA	1.3M					

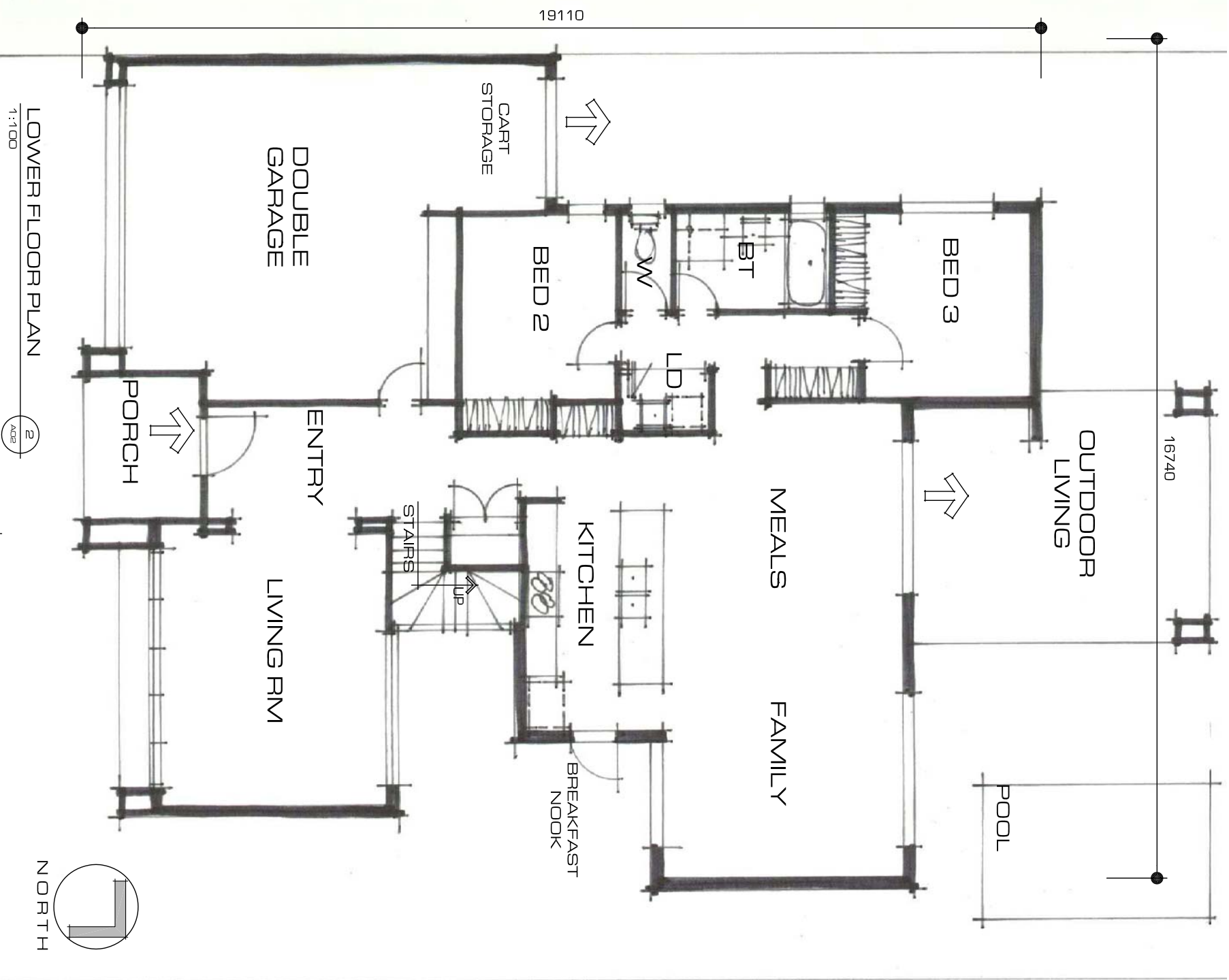
SITE PLAN

1:200



CLIENT:- MR & MRS. MULLIGAN
ADDRESS:- LOT 79 FAIRWAY DRIVE, MILDURA

Design Guidelines - ARC Template **Example only**



CLIENT- ADDRESS-

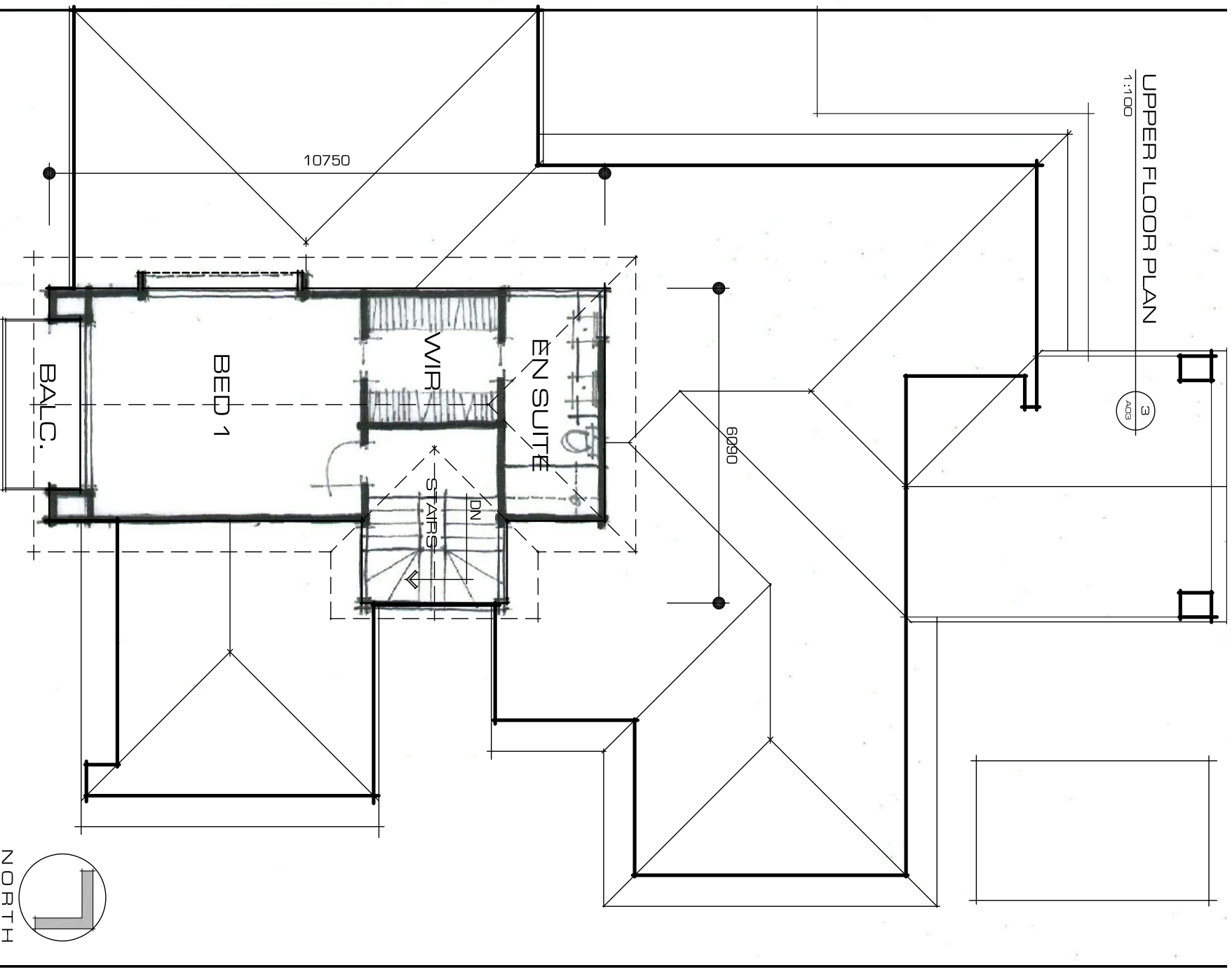
MR & MRS. MULLIGAN
LOT 79 FAIRWAY DRIVE, MILDURA

AREAS:

LOWER DW - 166.14
GARAGE - 53.92
OUTDOOR LIVING - 28.35

Design Guidelines - ARC Template **Example only**

UPPER FLOOR PLAN
1:100



CLIENT:-
ADDRESS:-

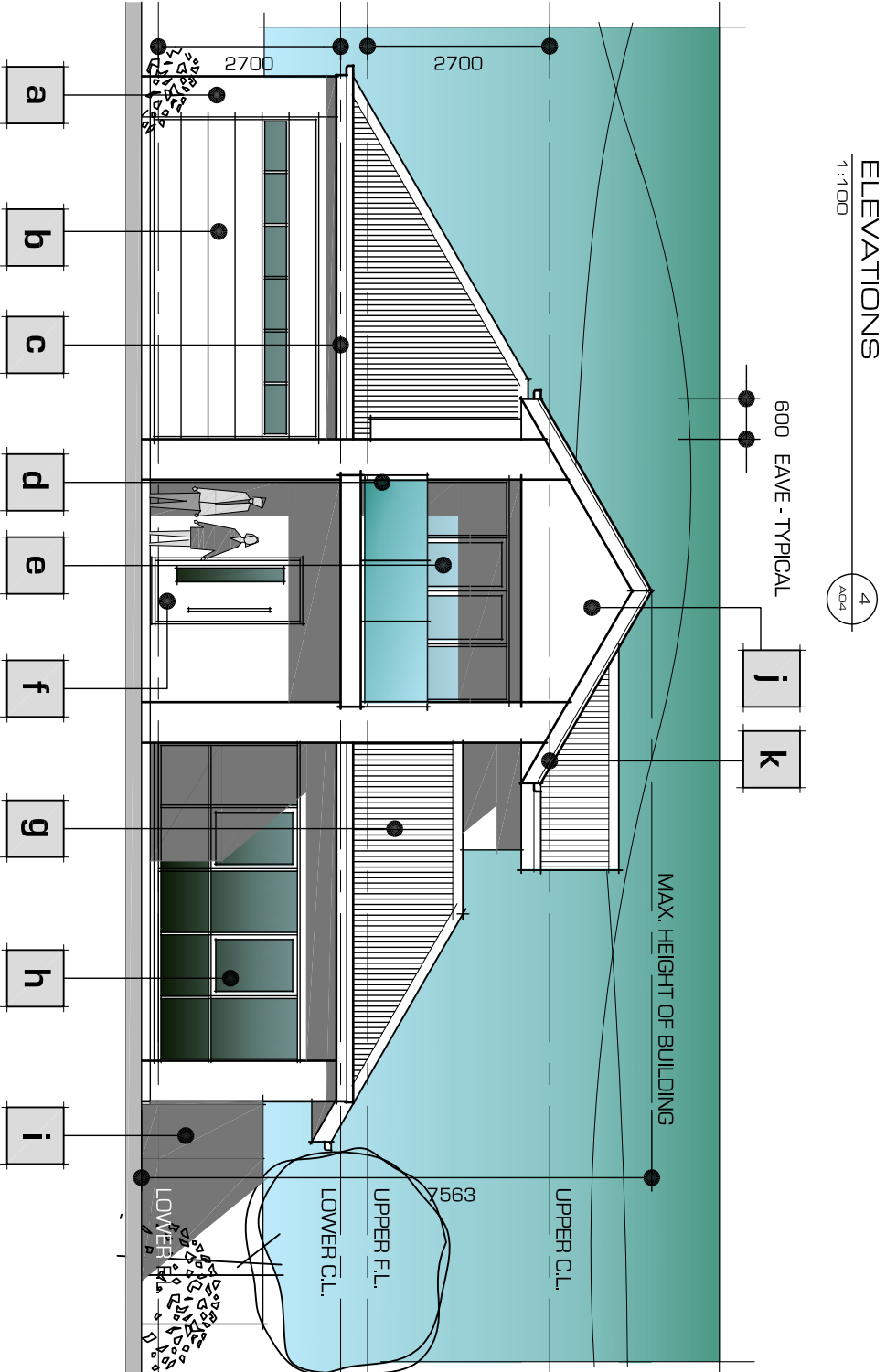
MR & MRS. MULLIGAN
LOT 79 FAIRWAY DRIVE, MILDURA

AREAS:

SCM
UPPER DW - 50.86
BALCONY - 4.95
LOWER LIVING - 166.14
OVERALL - 221.95

JACAN
DESIGN GROUP

Design Guidelines - ARC Template **Example only**

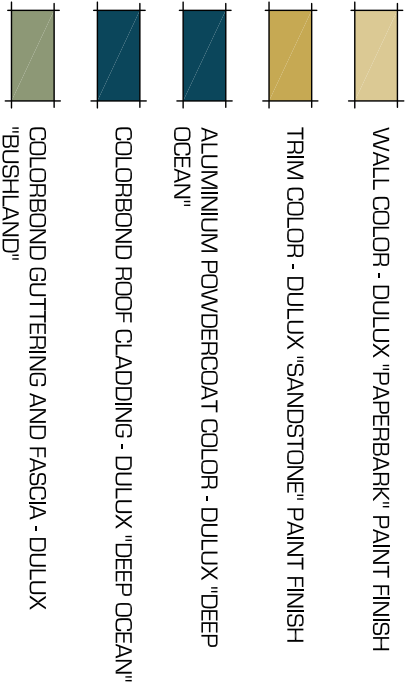


* PLEASE NOTE - FOUR ELEVATIONS ARE REQUIRED FOR THE PURPOSE OF THE ARCHITECTURAL REVIEW COMMITTEE FOR ASSESSMENT

MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	COLOR
a	RENDERED MASONRY WALLING	PAPERBARK
b	2400MM HIGH PANEL-LIFT SEGMENTED DOOR WITH HIGH-LIGHT WINDOW	SANDSTONE
c	COLORBOND FASCIA & GUTTER	BUSHLAND
d	1000MM HIGH BUTT-JOINED GLASS BALUSTRADE	SMOKED GREY
e	ALUMINIUM POWDERCOATED SLIDING DOOR UNIT	DEEP OCEAN
f	FEATURE ENTRY DOOR WITH GLAZED PANEL	SANDSTONE
g	COLORBOND CORRUGATED ROOFING @ 30 DEGREE PITCH	DEEP OCEAN
h	ALUMINIUM POWDERCOATED AWMING WINDOWS	DEEP OCEAN
i	1650MM HIGH BRUSH PANEL FENDINGS	TIMBER
j	HARDIES COMPRESSED SHEET CLADDING TO UPPER FLOOR PORTIONS	PAPERBARK
k	COLORBOND BARBE BOARDS	BUSHLAND

COLOUR SAMPLES



* COLORS SHOWN MAY NOT ACCURATELY REFLECT MATERIAL COLOUR SPECIFIED. CHECK SAMPLES FOR FINAL ASSESSMENT REQUIREMENT.

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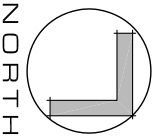
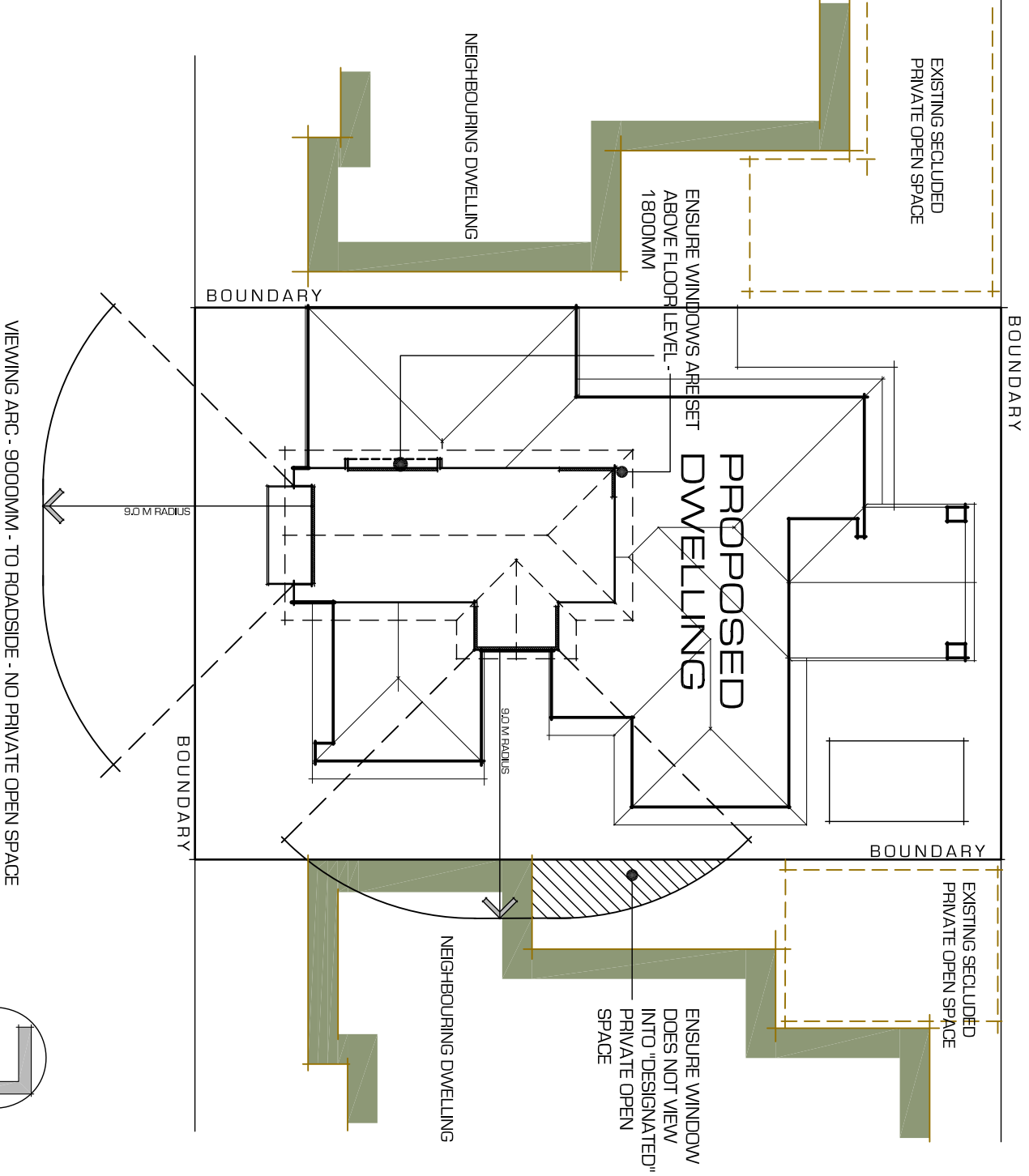
Design Guidelines - ARC Template **Example only**

OVERLOOKING DIAGRAM

1:200



* PLEASE NOTE - THE OVERLOOKING AND OVERSHADOWING DAIGRAM INFORMATION IS NOT REQUIRED FOR SINGLE STOREY DWELLINGS



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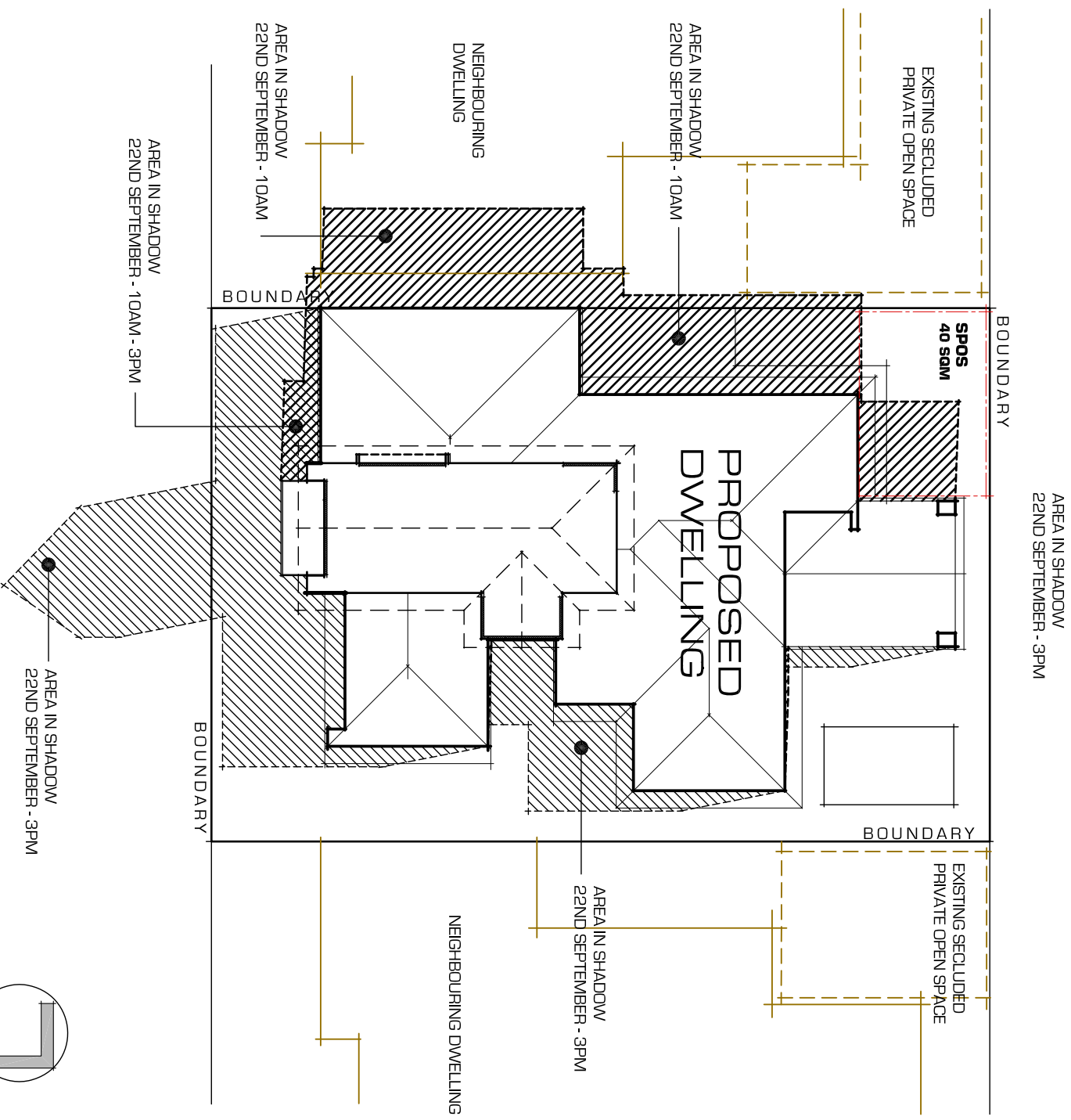
Design Guidelines - ARC Template **Example only**

OVERSHADOWING DIAGRAM

1:200



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