



## ACACIA RESIDENTIAL DESIGN GUIDELINES

### APPROVAL PROCESS DESIGN GUIDELINES

All housing, shedding and fencing designs require approval from Development Victoria prior to a Building Permit being issued.

Please submit applications for developer approval through the Acacia Design Review Panel portal. Find the link on the bottom of the Acacia website homepage [acaciaballarat.com.au](http://acaciaballarat.com.au).

### RE-SUBMISSION

If your plans do not comply with the guidelines, feedback will be provided to facilitate approval.

### DESIGN GUIDELINES

#### 1. BUILDING MATERIALS/STYLE

1.1 Roof cladding must be non-reflective.

#### 2. GARAGES AND SHEDS

2.1 Garages must be behind the front building line of the dwelling.

2.2 Sheds and outbuildings must be behind the rear building line of the dwelling.

2.3 No reflective visible cladding materials are to be used on walls and roofs of sheds and outbuildings.

#### 3. FENCING

3.1 No fencing allowed within 3 metres of the lot frontage.

#### 4. RAIN WATER TANK

4.1 A non reflective Rain Water Tank of minimum 5000L must be installed and capture rainwater from the dwelling. The water tank must be set behind the rear building line of the dwelling.

4.2 The roof of the dwelling drains to the rainwater tank.

4.3 Rainwater from the rainwater tank is the primary supply for all toilets and outdoor usage provided, however, that a mains water system can be used when rainwater is unavailable.

#### 5. SERVICES

5.1 Hot water services, mechanical equipment, pergolas and external washing lines must be located at the rear of the dwelling and not be visible from the street.

5.2 Air conditioning units must be located below the ridge line of the roof and be the same colour as the roof.

A project by



[acaciaballarat.com.au](http://acaciaballarat.com.au)

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