

THE 100 ESTATE - ARCHITECTURAL & LANDSCAPE DESIGN GUIDELINES

Version 1.0

1. PURPOSE

The Architectural and Landscape Design Guidelines (“the Guidelines”) establish the design standards for all development within The 100 Estate.

The objectives of these Guidelines are to:

- create a visually harmonious community;
- preserve the value of every property;
- ensure long-term durability and low maintenance;
- promote environmentally sustainable development;
- provide homes that support comfortable retirement living;
- maintain a timeless architectural character throughout the Estate.

No building, alteration or landscaping may be undertaken except in accordance with these Guidelines and with the written approval of the Architectural Review Committee (ARC).

2. ARCHITECTURAL PHILOSOPHY

The Estate is designed as a luxury retirement community characterised by:

- timeless architecture;
- generous open spaces;
- mature landscaping;
- sustainable infrastructure;
- accessibility;
- simplicity of design;
- high-quality construction.

Uniformity of design is considered essential to maintaining the Estate’s identity.

3. PERMITTED DWELLINGS

Only two approved dwelling types may be constructed within the Estate.

No alternative house designs shall be permitted.

Type A

Two-bedroom residence.

Type B

Three-bedroom residence.

No other dwelling sizes shall be permitted.

The subdivision, enlargement or conversion of either dwelling type into additional bedrooms or separate dwelling units is prohibited.

4. BUILDING HEIGHT

Only single-storey dwellings are permitted.

The construction of:

- double-storey homes;
- loft apartments intended for habitation;
- roof terraces;
- rooftop entertainment areas;

is prohibited.

Minor roof voids for storage or plant equipment may be permitted subject to ARC approval.

5. CONSTRUCTION MATERIALS

All homes shall be constructed primarily using:

- burnt clay brick;
- cement brick;
- reinforced concrete where structurally required.

Timber frame, steel frame, shipping container, prefabricated panel, mud brick and other alternative construction systems are prohibited unless specifically approved by the ARC for ancillary structures.

6. EXTERNAL FINISHES

External walls shall consist of:

- face brick; or
- smooth plaster finished in approved neutral colours.

Permitted colours include:

- white;
- off-white;
- light cream;
- warm grey;
- natural stone tones.

Bright colours and reflective finishes are prohibited.

7. ROOFS

Approved roofing materials include:

- concrete roof tiles;
- clay roof tiles;
- concealed metal roofing approved by the ARC.

Roof colours shall be limited to:

- charcoal;
- slate grey;
- natural terracotta.

Bright coloured roofs are prohibited.

Solar panels shall be installed flush with the roof wherever practical.

8. WINDOWS

Windows shall be:

- aluminium;
- powder-coated;
- black;
- dark bronze;
- charcoal grey.

Reflective glazing is prohibited.

Large windows overlooking neighbouring private spaces shall be avoided.

9. GARAGES

Each dwelling shall include a minimum double garage.

Garages shall form part of the overall architectural design.

Carports visible from the street are prohibited unless approved by the ARC.

10. ACCESSIBILITY

All homes shall be designed to support ageing in place.

Mandatory requirements include:

- step-free entrance;
 - level internal floors;
 - wide hallways;
 - wide doorways suitable for mobility aids;
 - walk-in showers;
 - non-slip flooring in wet areas;
 - reinforced bathroom walls suitable for future grab rails.
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11. ENERGY EFFICIENCY

Each residence shall include:

- minimum 3 kVA solar photovoltaic system;
- battery backup;
- solar hot water heating or equivalent energy-efficient system;
- LED lighting throughout.

Homes shall be designed to maximise natural ventilation and daylight.

12. WATER MANAGEMENT

Each property shall include:

- rainwater harvesting where practical;
- water-efficient plumbing fixtures;
- drought-tolerant landscaping.

Swimming pools are optional but require ARC approval.

13. OUTBUILDINGS

Detached structures including:

- workshops;
- sheds;
- greenhouses;
- storage buildings;

shall require ARC approval.

Temporary structures are prohibited.

Shipping containers may not be used for storage.

14. FENCING

Solid boundary walls between neighbouring properties are prohibited.

Permitted boundaries include:

- indigenous hedges;
- low decorative planting;
- discreet landscape edging.

Privacy screening may be achieved through approved planting.

15. LANDSCAPING

Every property shall include professionally designed landscaping.

Landscaping should complement the Estate's orchard setting.

Preferred planting includes:

- indigenous trees;
- flowering shrubs;
- ornamental grasses;
- fruit trees;
- drought-resistant species.

Large areas of bare soil are prohibited.

Artificial turf is prohibited.

16. TREE PROTECTION

Existing mature trees shall be retained wherever possible.

No tree exceeding 150 mm trunk diameter may be removed without ARC approval.

Replacement planting may be required.

17. DRIVEWAYS

Driveways shall be constructed using approved materials including:

- exposed aggregate concrete;
- brick paving;
- concrete block paving.

Loose gravel driveways are prohibited.

18. LIGHTING

External lighting shall:

- minimise glare;
- avoid light spill onto neighbouring properties;
- preserve dark skies.

Floodlights shall require ARC approval.

Motion sensors are encouraged.

19. AIR CONDITIONING

External condenser units shall:

- be screened from public view;
- minimise noise impacts.

Window-mounted air-conditioning units are prohibited.

20. GENERATORS

Permanent standby generators require ARC approval.

Generators shall:

- be acoustically enclosed;
 - comply with Estate noise standards.
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21. SOLAR INSTALLATIONS

Solar panels shall:

- follow roof lines;

- be professionally installed;
- not be visible above roof ridges where avoidable.

Battery systems shall comply with Estate electrical standards.

22. SATELLITE DISHES AND ANTENNAS

Satellite dishes, antennas and communication equipment shall be positioned to minimise visibility from roads and neighbouring properties.

23. SWIMMING POOLS

Pools shall:

- integrate with the landscape;
- include safety barriers where legally required;
- use energy-efficient pumps.

Inflatable or temporary pools are prohibited.

24. SIGNAGE

Only the following signs are permitted:

- approved house numbers;
- temporary contractor signs during construction.

Advertising boards and commercial signage are prohibited.

25. CONSTRUCTION CONTROL

Construction may only commence after:

- ARC approval;
- municipal approvals where required;
- payment of any construction deposits.

Construction hours shall be:

Monday to Friday 08:00–17:00

Saturday 08:00–13:00

No construction shall occur on Sundays or public holidays except for emergency works.

Contractors shall maintain clean and safe building sites at all times.

26. MAINTENANCE

Owners shall maintain their homes in good repair.

The ARC may require owners to repair:

- damaged roofs;
- deteriorated paint;
- cracked walls;
- broken windows;
- neglected landscaping.

Failure to comply may result in the HOA undertaking the work and recovering the cost from the owner.

27. ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee (ARC) shall consist of members appointed by the HOA Board with appropriate expertise in architecture, construction, engineering or landscape design.

The ARC shall review all applications for:

- external alterations;
- landscaping;
- pools;
- solar installations;
- outbuildings;
- external colours;
- fencing;
- driveways.

The ARC's decisions shall be guided by these Guidelines and the objective of preserving the Estate's architectural harmony.

28. VARIATIONS

Minor architectural variations may be approved by the ARC where they improve functionality or accessibility without compromising the visual character of the Estate.

No variation shall result in a dwelling that differs materially from the approved Type A or Type B designs.

29. COMPLIANCE

Failure to comply with these Guidelines constitutes a breach of the HOA Rules and may result in:

- stop-work orders;
 - fines;
 - removal of unauthorised works;
 - recovery of costs;
 - legal action where necessary.
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30. GUIDING PRINCIPLE

Every home within The 100 Estate should contribute to a cohesive, elegant and enduring community.

The intention is not architectural uniformity for its own sake, but the creation of an estate whose beauty, simplicity and quality continue to enhance the lifestyle and investment of every Member for generations to come.