



KILGARIFF
ESTATE

DESIGN GUIDELINES

Alice Springs newest suburb

CONCEPT PLAN



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Kilgariff has lots to offer!

The Estate, with its landscaped perimeters and cycle paths connecting you to the town centre, is designed to provide a diverse range of housing products and future essential amenities such as schools, shops and recreational parks.

There are plenty of lots still available, so make an enquiry today to see your dream home come to fruition. Lots are generous in size ranging from 711m² to 988m² and are affordably priced between \$160,000 - \$200,000.

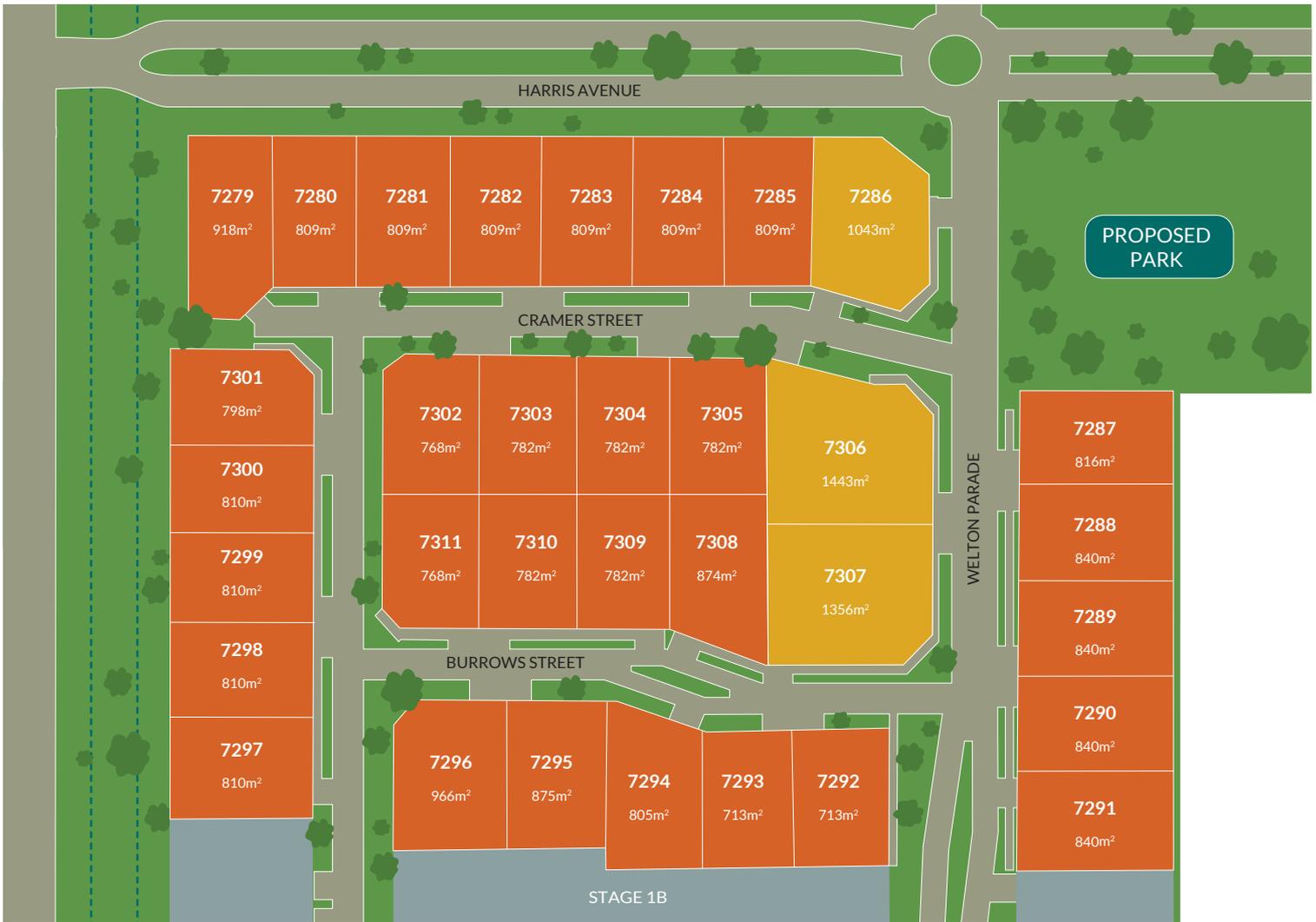
The Corporation is working with experienced builders to make purchasing your new home as easy as possible, so ask us about our House and Land Packages!

These design guidelines are in place to preserve the integrity and enduring appeal of your Kilgariff address. The vision for Kilgariff as an estate is to achieve a contemporary community set in a quiet, serene environment, with large open spaces to embrace the Alice Springs lifestyle.

We want you to have a positive experience with these guidelines and should you need some advice or guidance simply ask our sales representative.



SITE PLAN 1A



- Single dwelling
- Multiple dwelling

SITE PLAN 1B



- Single dwelling
- Multiple dwelling

DESIGN GUIDELINES

HOW TO USE THESE GUIDELINES

The [Kilgariff Design Guidelines](#) have been developed to:

- Help you choose a house that fits your land and your lifestyle;
- Enhance the value of your house and community in the short and long term;
- Assist with the approval process with your designer or builder.

All requirements set out in this document need to be satisfied in order for a successful application.

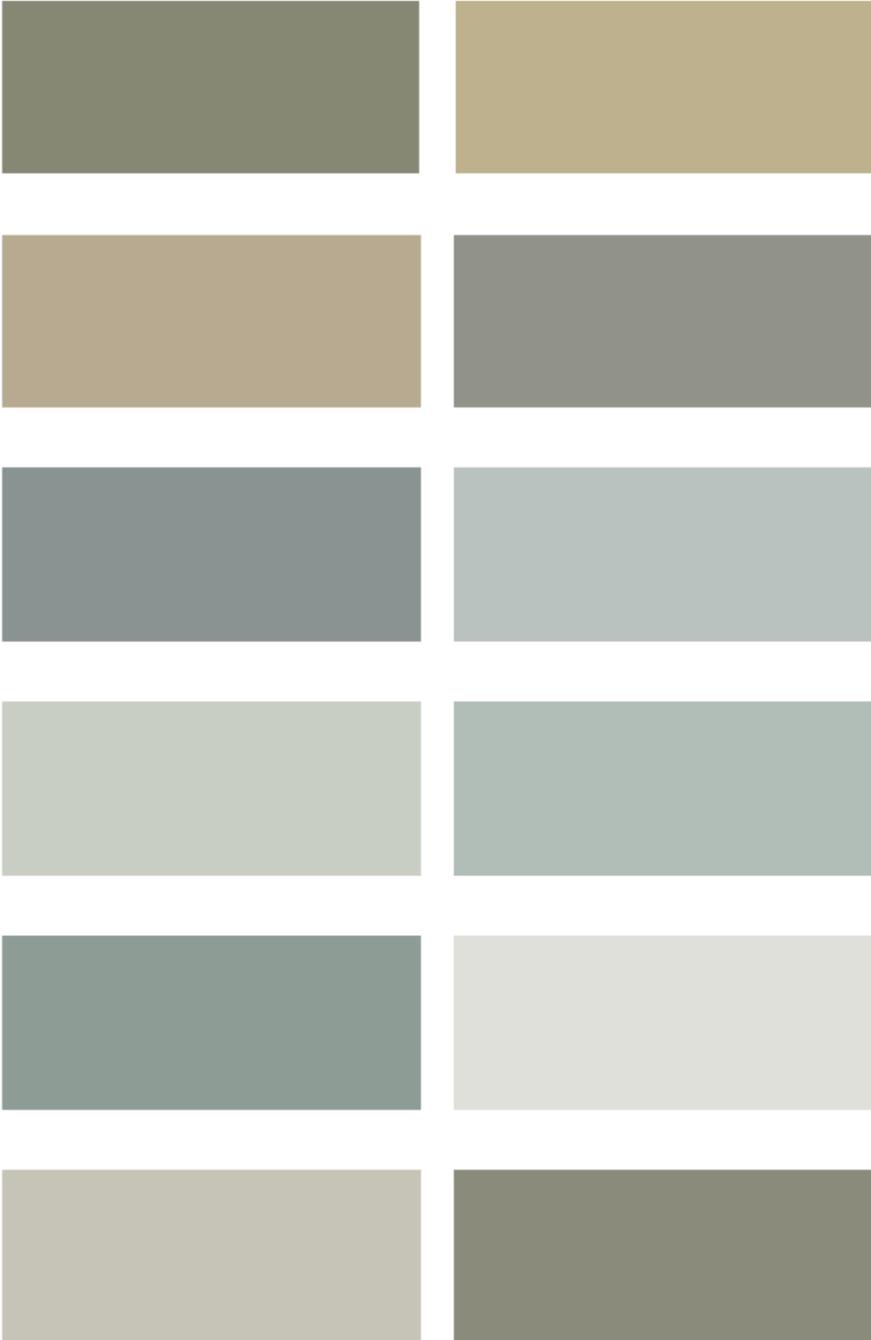
This document should be read in conjunction with the [NT Planning Scheme](#).

THE APPROVAL PROCESS

Once you have settled the contract on your land, construction must commence within 12 months.

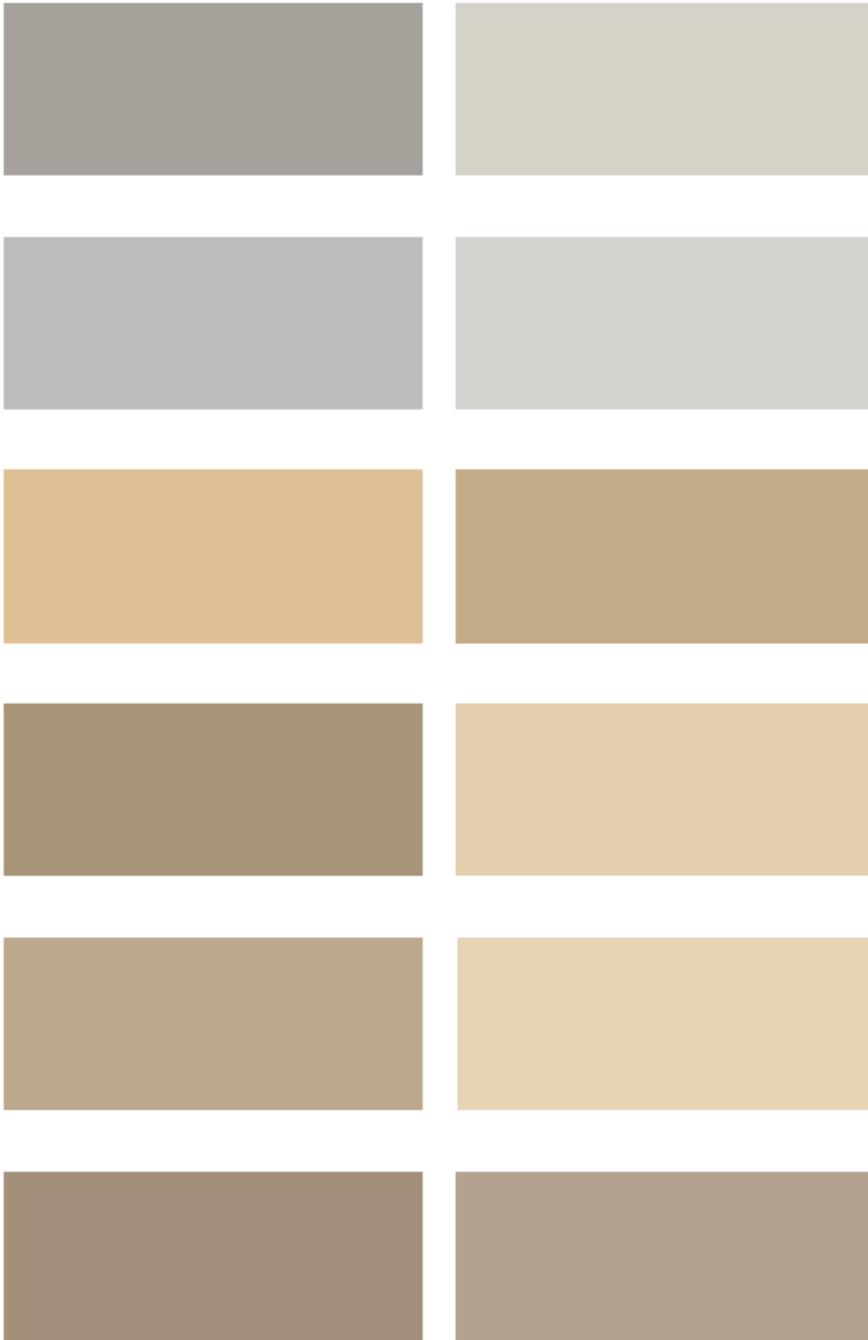
| | |
|---|--|
| 1 | Prepare plans. Choose your home with a builder or engage an architect to design your home. If in preparing your plans you have any questions regarding the Design Guidelines, the Corporation can be contacted for advice. |
| 2 | Submit your plans to the Corporation for approval. Allow 10 business days for a response. |
| 3 | After obtaining approval from the Corporation, lodge your planning application with a private certifier for approval. |
| 4 | Start construction and finish your home and landscaping within 12 months of the construction start date. |
| 5 | Contact the Corporation once your home has been completed. |

WALL COLOUR OPTIONS



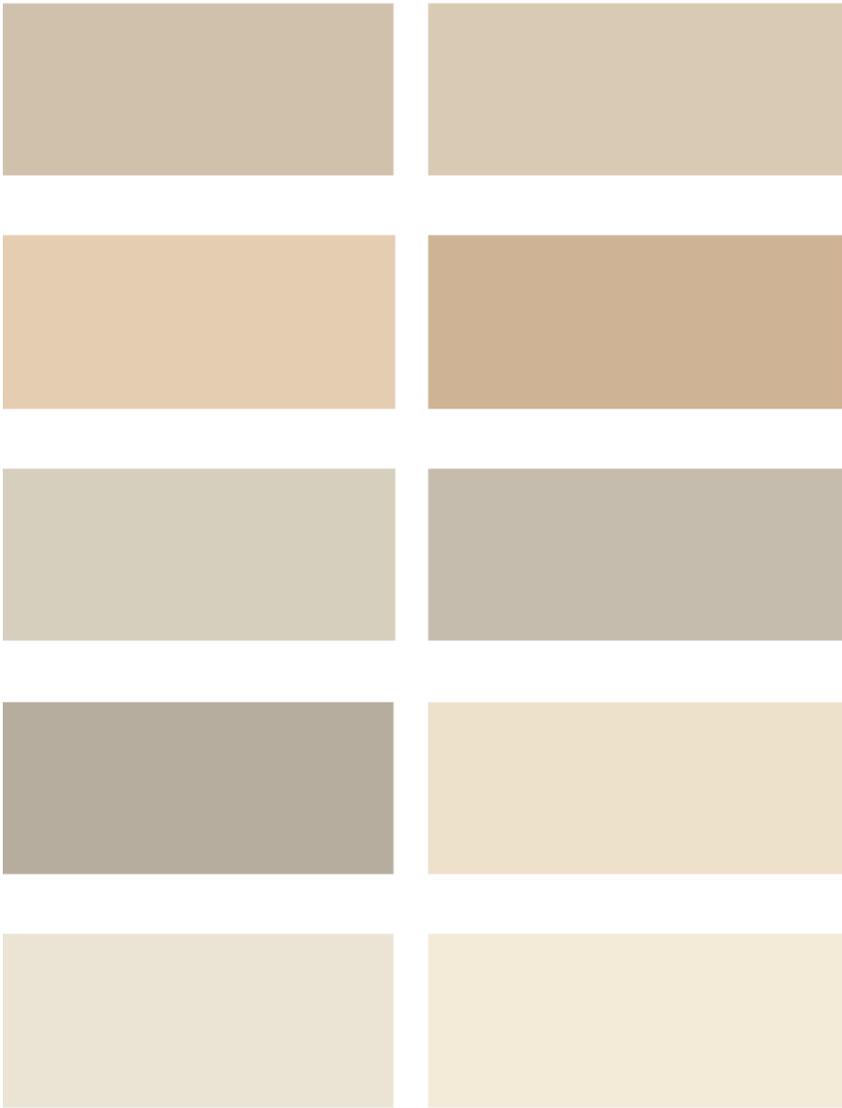
DESIGN GUIDELINES

WALL COLOUR OPTIONS (CONT.)



DESIGN GUIDELINES

WALL COLOUR OPTIONS (CONT.)





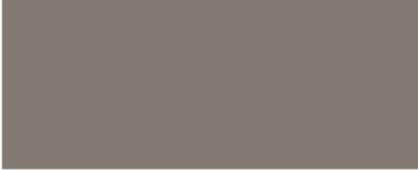
DESIGN GUIDELINES

ROOF COLOUR OPTIONS



DESIGN GUIDELINES

ROOF COLOUR OPTIONS (CONT.)



SITE PLANNING

SETBACKS

- 1 Land owner's will be held responsible and required to pay for damage caused to footpaths, verge works, street trees or roadway during construction of their dwelling.
- 2 The building line must be set back a minimum of 6m from the street boundary.
- 3 The garage line must be set back a minimum of 1m from the building façade.
- 4 If building within the 'articulation zone' the structure must be set back a minimum of 4.5m from the street boundary; structures that are permitted within the articulation zone are porches, verandahs, and balconies.
- 5 Rear setbacks are a minimum 5m from the rear boundary.

Note:

- Any wall of your home or any outdoor structure must be a minimum of 1.8m from the side boundaries (statutory requirement)
- No Zero lot for side setbacks unless noted on your lot plan.



Illustrative plan indicating Setbacks.

SITE PLANNING

DRIVEWAYS

- Driveways must be constructed in the driveway zone for each lot shown on the site plans on pages 4 and 5.
- Approval of driveways is to be given by the Alice Springs Town Council and built in accordance with their guidelines.
- Crossover for any driveway is to be no wider than 3.6m.
- Dwellings must be provided with sufficient and convenient on-site car parking for residents, to create a safe street environment by reducing vehicles parked in the street. Garaging and parking areas should be designed to reduce their visual dominance and not detract from the attractiveness of the streetscape.
- On multiple dwelling (MD) blocks, the location and width of driveways remain subject to approval by the Development Consent Authority, as such, final location and width of driveways on those lots may differ from those indicated on the drawing described as Driveway Locations.

GARAGE

- The garage door width must not exceed 50% of the frontage width of your home.
- Garages must be set back a minimum of 1m behind the building line.

CARPORT

If you are providing a carport it must:

- Be set back a minimum of 1m behind the building line.
- Have the carport roof under the main roof of the house, or located at the rear of house.





LANDSCAPING

At Kilgariff, landscaping of your home is an important part of creating an attractive, green and leafy neighbourhood and streetscape. To complement the streetscape landscaping, the front gardens of homes should be landscaped using a variety of plants, in particular, using indigenous species.

- Landscape your front yard (between the building line and the front boundary) comprising a minimum area of 20m² using a variety of plants of different sizes and types, including trees, shrubs and ground covers.
- The remainder of your front yard and verge (excluding hardstand) must have ground treatment ie. grass, turf, mulch.
- Landscaping of your front garden must be completed within 6 months of completing your home.

DRAINAGE

Stormwater management for your home should consider the following:

- Falls away from buildings.
- Does not concentrate run-off onto neighbouring properties.
- Permeable and robust landscape treatments such as pebble, mulch or turf installed below the eave line to minimise scour and erosion.
- Stormwater management must provide for on-site collection of stormwater and its discharge via driveway at the front boundary, to the local stormwater drainage system.

FENCING

- Fencing must be colorbond clad or chain wire fencing to a maximum of 1.8m high.
- Front fencing is to be constructed to a maximum of 1.5 at boundary. Use of shade cloth or plastic film on fences is not permitted.
- Black plastic-coated chain wire fencing must not be covered with shade cloth or other materials of any form.
- No opening of a gate along any fence line that adjoins the Stuart Highway or that adjoins open space.

SITE MAINTENANCE

In assisting to maintain a clean and safe environment, purchasers are required to keep allotments clear of weeds and rubbish, plus maintained to a reasonable standard prior to construction commencing.

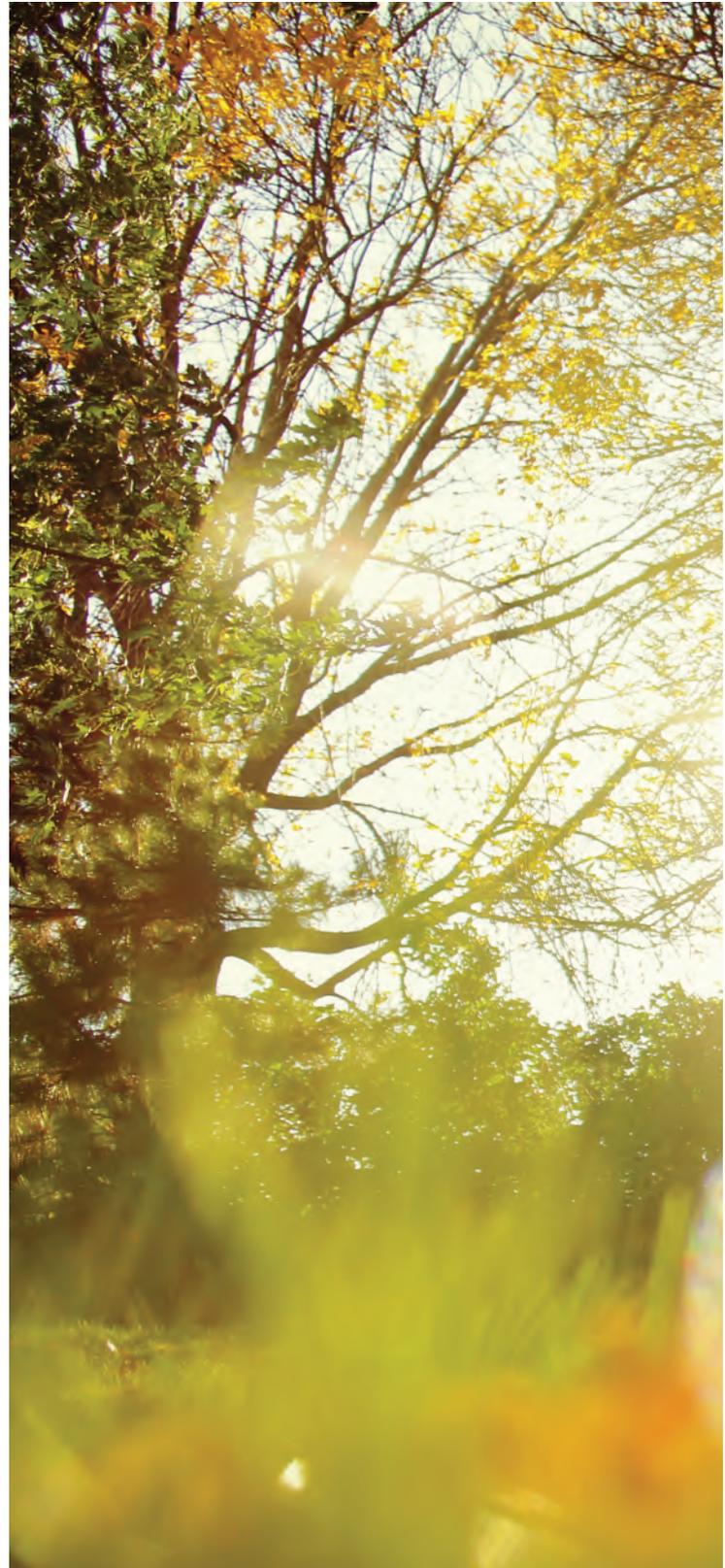
During construction of your dwelling your builder must install a containment structure for the disposal of all waste materials. This must be regularly emptied and suitably maintained.

Until your landscaping is completed, appropriate erosion and sediment control measures must be implemented upon your allotment.

In instances where allotments are not maintained to a reasonable standard, works will be undertaken to ameliorate the site at the expense of the land owner.

Building or site rubbish/materials are not allowed to be stored or dumped outside of your allotment. If this occurs it will be removed with the costs incurred charged back to the land owner.

Land owner's will be held responsible and required to pay for damage caused to footpaths, verge works, street trees or roadway during construction of their dwelling.





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ESTATE



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