



DESIGN GUIDELINES

ARCHITECTURAL DESIGN

Development or construction of a dwelling on a lot is to be constructed in compliance with the requirements of the residential design codes, the town planning scheme, an approved local development plan and all relevant by-laws and policies of the City of Kwinana.

On lots that are less than 400sqm a residence of no less than **120m²** (living area) excluding verandas, garages/carports and alfresco areas is to be constructed.

On lots that are 400sqm or more a residence of no less than **140m²** (living area) excluding verandas, garages/carports and alfresco areas is to be constructed.

External wall materials to be primarily made of stone, face brick or painted or coloured cement render.

At least three (3) of the following architectural design features are to be included into the street front elevation of the dwelling:

- articulation in dwelling façade (ie. varied walled setbacks);
- two (2) building materials, colours and/or finishes (eg. render, brick or cladding) with each such material, colour or finish (as applicable) making up at least ten percent (10%) of the total surface area of the relevant façade;
- major habitable room openings incorporate large windows to provide surveillance;
- a roof which incorporation a gable to the street front elevation;
- a balcony, portico or verandah; or
- a built in planter box.

The use of different roof pitches is encouraged and the dwelling should incorporate one of the following:

- A skillion roof with a pitch of less than 12 degrees;
- A curved roof with a pitch of less than 12 degrees at its highest point;
- A pitch roof with a pitch of less than 24 degrees EXCEPT WHERE a section of roof is at the rear or side of the dwelling and is substantially hidden from view from the primary street, in which case the pitch of that section of roof cannot be less than 17.5 degrees. The Developer shall determine what is substantial in its absolute discretion.

GARAGES & DRIVEWAYS

Every home constructed will incorporate a garage or carport including a garage door or garage capable of housing at least two (2) motor vehicles parked side by side. Such carport or garage shall not be constructed other than in a manner which compliments the dwelling in respect to roof pitch, materials used, design, colour and external appearance;

Any outbuildings construct on a lot greater than fifteen square metres (15m²) and/or higher than three metres (3m) are to be constructed from materials that compliment the dwelling in appearance.

The driveway and cross-over between the road and the parking area ("Driveway & Cross-over") on the lot are to be constructed and completed during construction of the home or prior to occupation of the dwelling.

Your Driveway & Cross-over is to be not less than three metres (3m) wide or greater than nine metres (9m) wide and constructed from brick pavers, concrete (grey concrete is not permitted) or similar.

FENCING

All side and rear boundary fencing is to be constructed from "Greyridge Colorbond" fence panels or sheets with "Greyridge" coloured capping, posts and rails to a maximum height of 1.8m measured from the ground level up.

Fencing between the dwelling and the side boundary of the lot that is visible from the street must be constructed from materials that compliment or match the appearance of the dwelling.

Boundary Fencing must be completed not later than twenty one (21) days from either the date of builder's handover or the date of occupation of the dwelling, whichever occurs first.

GENERAL PROVISIONS

Roof mounted services (including but not limited to, solar heaters, solar panels, air conditioners, television aerials, satellite dishes and water tanks) shall not be installed on a roof facing a street UNLESS the roof mounted service in question is a solar panel or collector for hot water units, or if the street is a secondary street and the roof mounted service needs to be mounted on that part of the roof to maximise the roof mounted services' effectiveness.

Any roof mounted services are to be painted in a colour that matches the roof colour.

You are not to park commercial vehicles including trucks, buses and tractors at the dwelling or on a verge abutting the dwelling unless screened from public view at all times or unless parked during the normal course of business by a visiting tradesman.

Any repair, restore or maintain any motor vehicle, motor cycle, boat, trailer or any other vehicle is to be carried out behind the building line and screened from public view at all times.

Landscaping of the area between the front building line and the kerb is to be reticulated and landscaped within sixty (60) days of occupancy of the home.

Signage is not to be erected or displayed on the lot or advertising of any description whatsoever, except for professional signage advertising the sale or lease of a fully completed dwelling house constructed on the lot or advertising a business operating from the lot, provided such sign does not exceed 500mm by 500mm in its dimensions.

You shall not object to the installation of any street tree in the road reserves (Street Tree) by the Developer, damage, kill, harm or remove any Street Tree installed by the Developer or permit the doing of any such activity.

Where the Developer has constructed a noise wall along the rear and/or side of the lot, you shall not damage, alter, extend, build up, allow to fall into a state of disrepair or affect the visual appearance of any such wall.