CHAMPION LAKES

Residential Design Guidelines and Detailed Area Plans

Metropolitan Redevelopment Authority

LANDCORP

Champion Lakes

Detailed Area Plan
Residential Design Guidelines







Metropolitan Redevelopment Authority

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1.0 Development Vision

Located adjacent to an international standard rowing course and regional open space, and enjoying expansive views of the nearby Darling Range, Champion Lakes Estate offers a unique lifestyle that extracts the essence of the Armadale Region and mixes it with the vibrancy of living beside a world class sporting facility.

The developers of Champion Lakes Estate are committed to providing a quality, contemporary waterside residential development that will set new standards of living in the Armadale Region.

Champion Lakes Estate represents best practice in environmentally sensitive design. The design of each dwelling is to be responsive to local climatic conditions and demonstrate sustainable living solutions. Environmental performance of dwellings is of great importance and measures to ensure that energy and water consumption is minimised are promoted. Lot layouts and building envelopes have been allocated to encourage maximum access to sunlight and allow for cross-ventilation through prevailing breezes.

The design guidelines described in this document will help to establish a unique urban village with a strong sense of community and a distinct character that builds on the natural setting of the area whilst enhancing the surrounding built environment.

2.0 Guidelines Format

These guidelines contain development standards and controls to ensure all dwellings contribute to the Champion Lakes Estate vision and the creation of a unique urban waterside village. The controls are presented in two parts, being:

Design Guidelines

Which outline the general design elements applicable to the design of all new residences within Champion Lakes Estate; and

Stage Based, Detailed Area Plans

Which outline site specific development requirements that relate to each lot based on the size of the lot, lot frontage, orientation and desired streetscape character.

The Design Guidelines and Detailed Area Plans (DAPs) have been developed by leading home builders and consultants in the areas of planning, environment and urban design, and are intended to be read in conjunction with the Western Australian Residential Design Codes, the Armadale Redevelopment Scheme and the Building Codes of Australia.

All development will be assessed against the requirements and intent of the DAPs. Where there is inconsistency between the R-Codes the Design Guidelines and the DAPs, the requirements of the Design Guidelines and the DAPs shall prevail, as these documents set out permissible variations to the R-Codes that have been adopted by the Metropolitan Redevelopment Authority.

Development Approval will not be granted unless all requirements have been fulfilled to the satisfaction of the Metropolitan Redevelopment Authority.

3.0 Approval Process

First Step: **Designing Your Home**

The first step in obtaining approval to build your new home at Champion Lakes Estate is to appoint your Builder or Architect / Designer. Given the unique opportunities that exist at this waterside estate you are strongly urged to utilise the services of a suitably qualified and experienced architect or designer for the preparation of drawings for a development application at Champion Lakes Estate.

Once you have chosen a designer, you should then review and ensure that both you and your designer understand all relevant Redevelopment Authority development requirements, in addition to these Design Guidelines and the site specific Detailed Area Plan relating to your property.

Guidance on the relevant standards can be obtained from the Redevelopment Authority's website or personally from one of the Redevelopment Authority offices. Additional copies of these Guidelines/DAPs can be obtained from the Redevelopment Authority offices.

Once you are aware of the relevant standards it is then a matter of preparing plans and specifications for your new home.

Next Steps: Metropolitan Redevelopment Authority *Development Approval* and City of Armadale *Building Licence*

To ensure the design controls and Detailed Area Plans are achieved and dwellings meet the desired standard, all dwelling designs must obtain formal endorsement of Preliminary Drawings and/or Development Approval from the Metropolitan Redevelopment Authority (whichever applies).

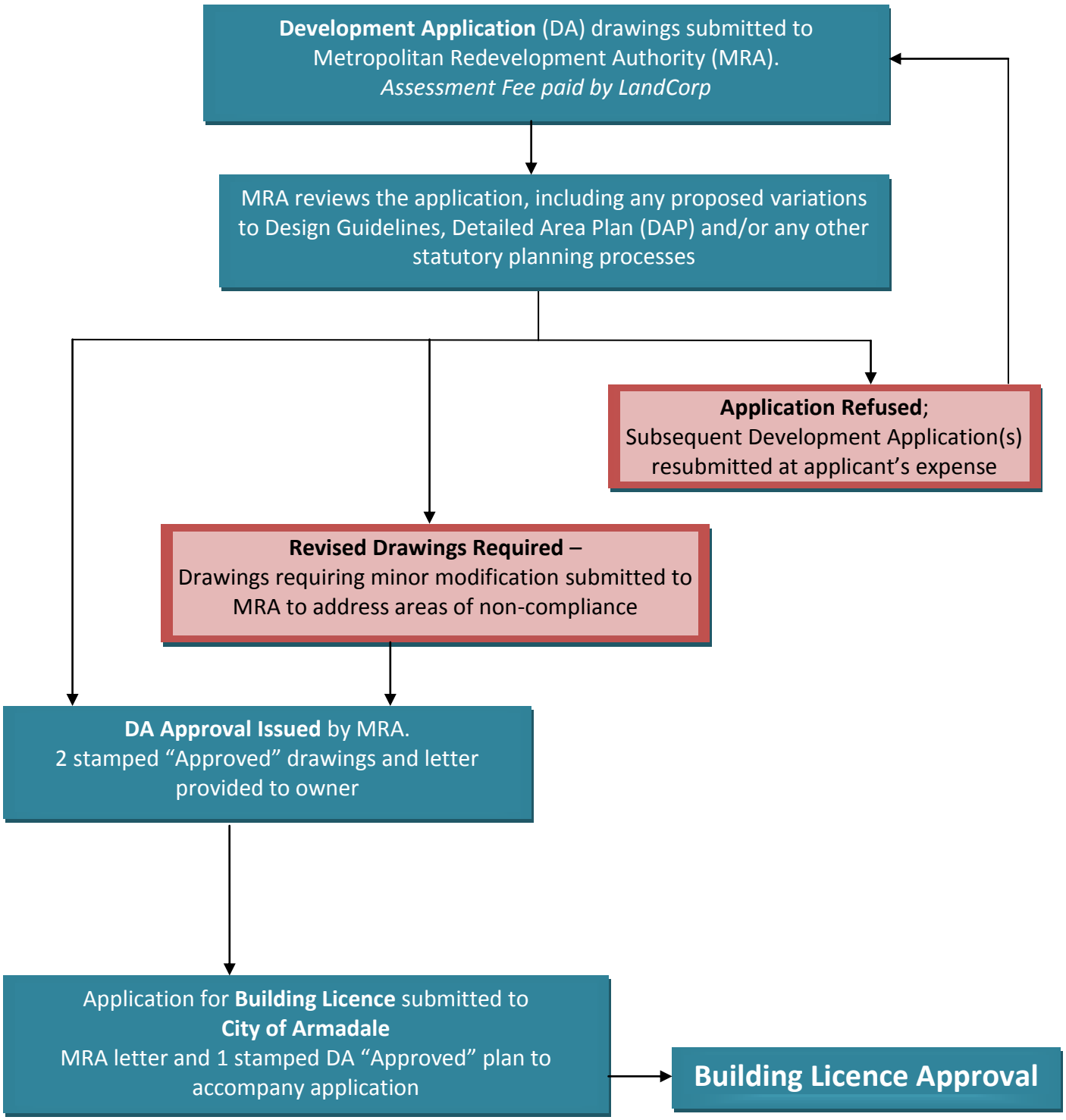
The City of Armadale will issue the necessary Building Licence(s) for any development within Champion Lakes Estate, however will not do so without prior development approval from the Redevelopment Authority.

The Flow Charts over page illustrate the development approval process for development of:

- Lots 350m^2 or less; and
- Lots greater than 350m^2.

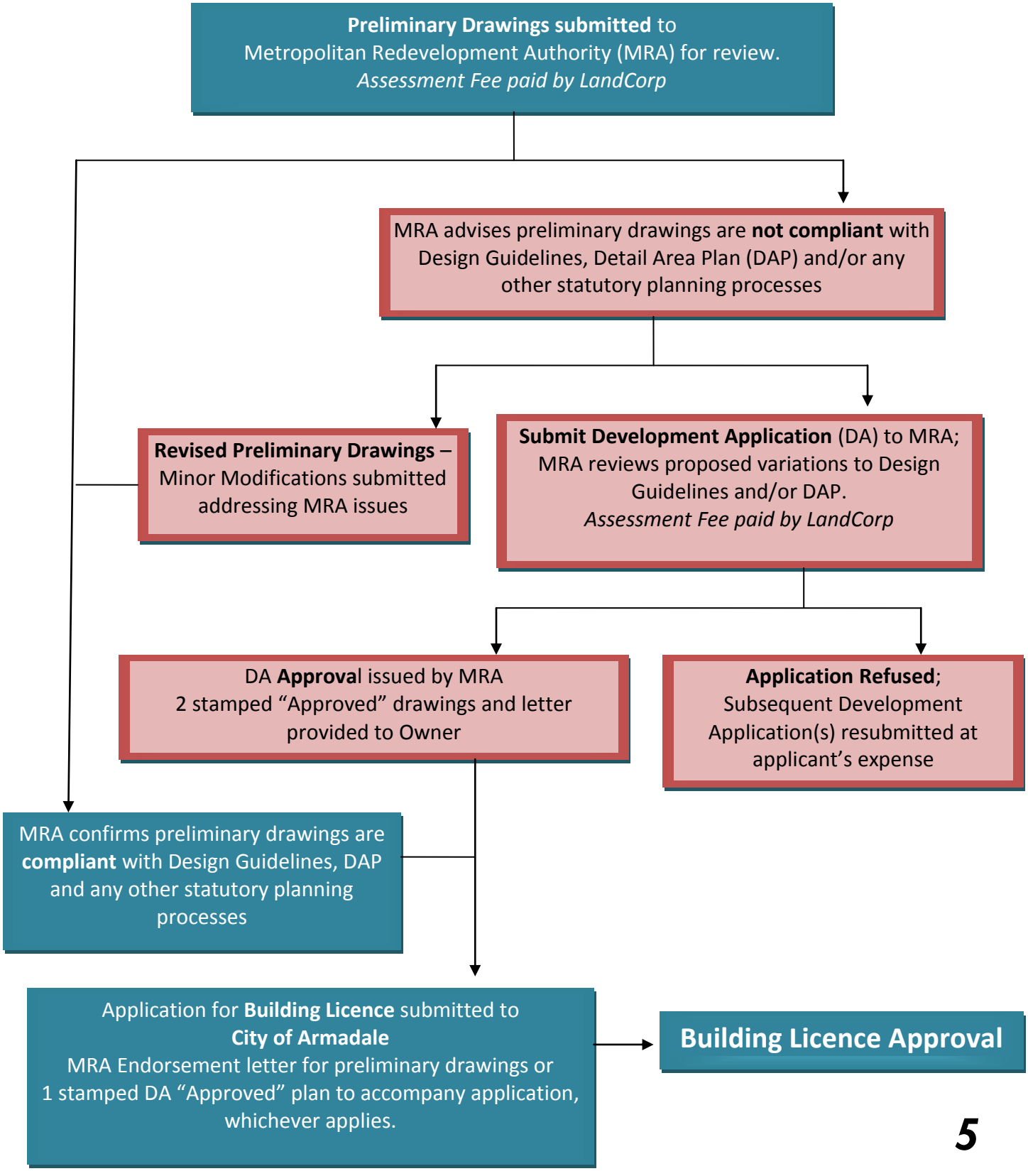
Champion Lakes – Approval Flow Chart

For Lots 350m² or less

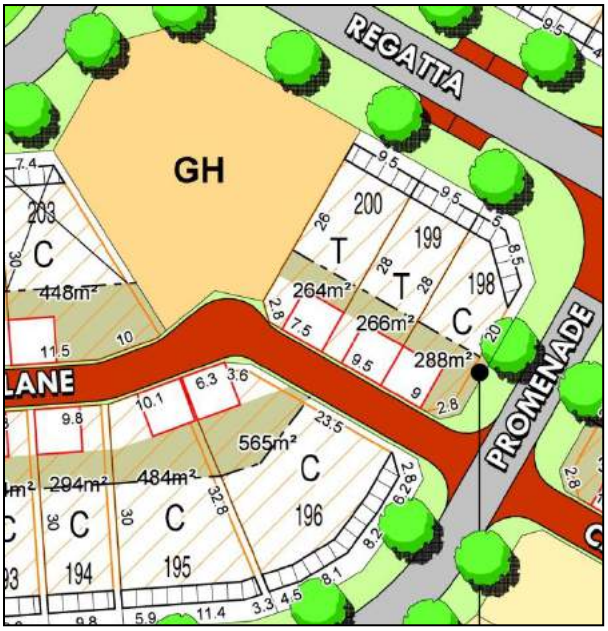


Champion Lakes – Approval Flow Chart

For Lots Greater than 350m²



4.0 General Principles



One Home on Each Allotment

To maintain the design character of Champion Lakes Estate only one home is permitted per allotment unless otherwise depicted on Detailed Area Plans. However ancillary accommodation ("Granny Flats") such as studio / lofts over garages may be permissible in locations that promote safety and surveillance of laneways and the provision of a diverse range of housing options.

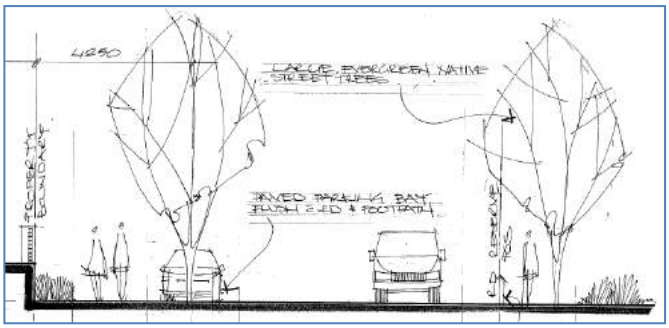
Multiple dwellings will be strictly limited to specific allotments (ancillary accommodation are excepted) where this type of use is identified on an approved Detailed Area Plan and compliance with the Design Guidelines.

Dwelling / Lot Types

There are three main forms of housing types identified in the Design Guidelines and DAPs.

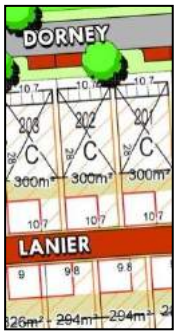
(T): Terrace Housing

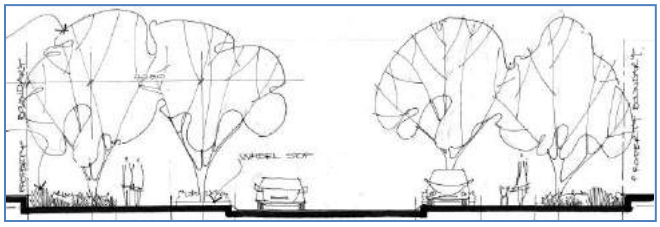
Typically attached housing (parapet walls on both sides) located on narrow, rear garaged lots with nominally 7 - 10m wide frontages



(C): Cottage Housing

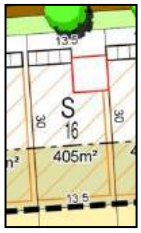
Typically unattached housing (incorporating an unconnected parapet wall on one side only) located on rear loaded lots with nominally 9.8m – 15m wide frontages;

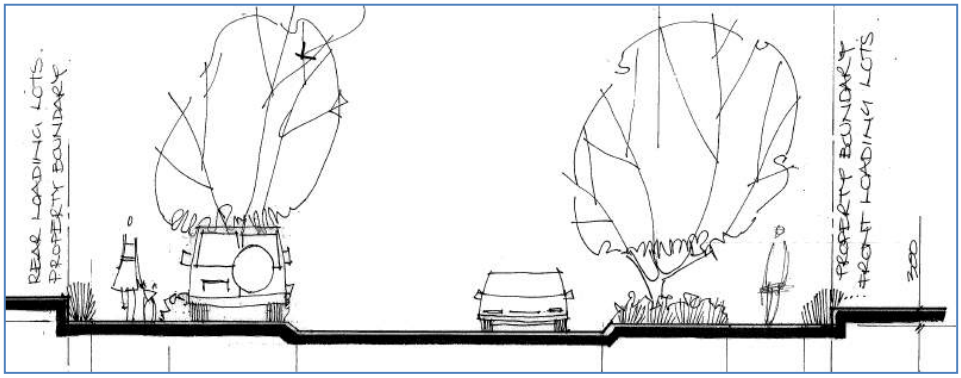


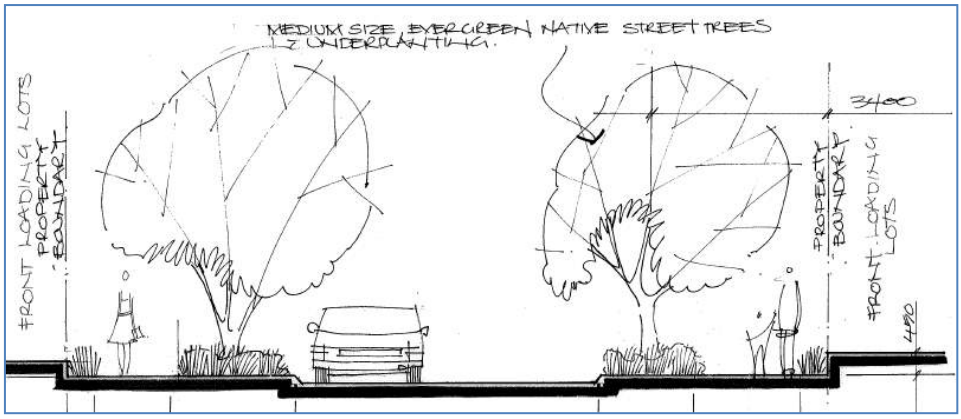


(S): Standard (Single / Double Storey)

Typically lots with vehicle access from the front only.



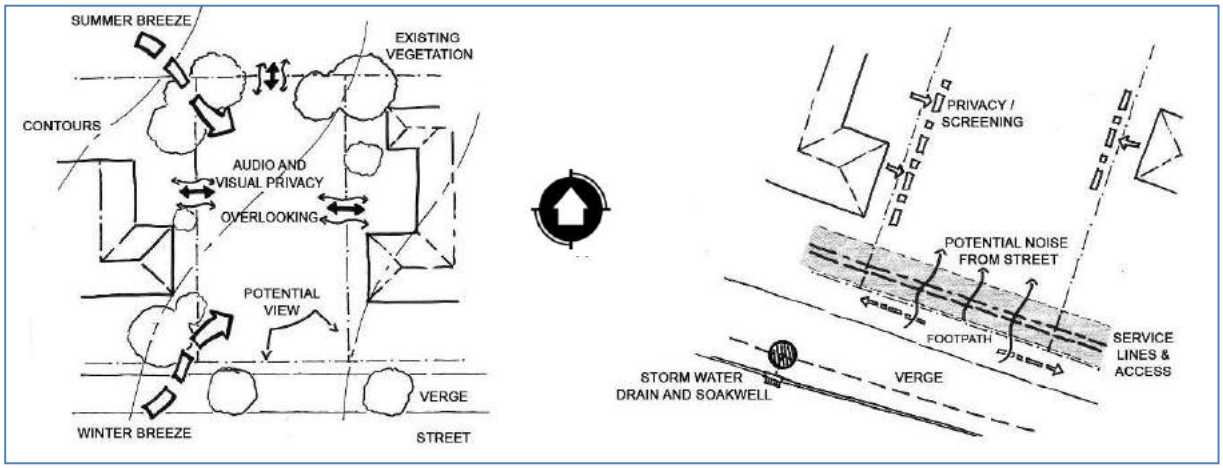




5.0 Design Element 1: Site Planning

DE 1.1: Site Responsive Design

To achieve a home designed for comfort, your home should be sited to maximise the natural characteristics of the allotment. Site constraints should also be considered, including location of services, easements, available access, topography, privacy, solar orientation and passive surveillance.



In relation to passive surveillance, the finished floor level of the dwelling pad shall be a minimum of 200mm and a maximum of 450mm above natural ground level.

Consideration of all these matters at an early stage in the design process will assist in ensuring swift determination of development applications.

DE 1.2: Building Envelopes

The Detailed Area Plans prepared for each stage identify building envelopes for all lots within Champion Lakes Estate. Unless a variation to this envelope is approved by the Metropolitan Redevelopment Authority, dwelling(s) on each allotment must be located within the nominated envelopes. Generally building height to a maximum of two storeys as determined by DE2.2 is permitted in the building envelope unless otherwise determined by a DAP.

The layout depicted on the DAPs has been arranged to provide building line continuity and corner accents (to enable buildings to address both frontages) which create strong streetscape appeal. The individual lot siting aims to maximise solar orientation and create a high level of privacy between

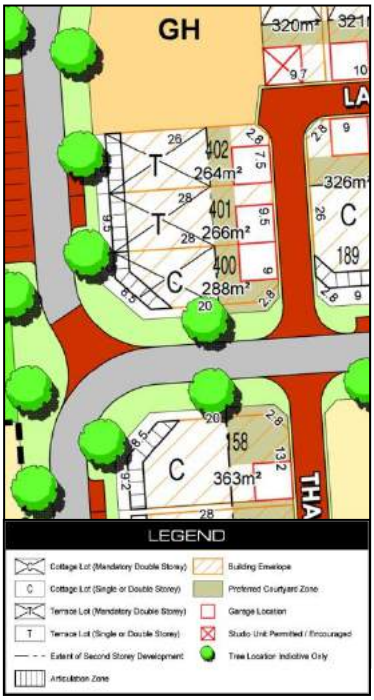
dwellings. Applications to vary the nominated building envelopes and / or garage location will need to address the above matters and demonstrate that the proposal will result in an overall improvement to those outcomes.

The building envelope identified on the Detailed Area Plan nominates the following important details for the planning and design of your home:

- Minimum Setbacks;
- Articulation Zones;

  (where development must address the abutting street, including the mandatory provision of a porch on the ground level, and an overhanging balcony where second storey development involved – refer Element 1.5 of these guidelines)
- Mandatory Locations of two Storey Development;
- Approved Parapet Wall locations;
- Preferred Courtyard Zones; and

  (where a minimum 4m x 5m dimensioned courtyard is preferably located)
- Garage & Driveway Locations.



You should note that the building envelopes nominated on the Detailed Area Plans identify the maximum building footprint based on minimum setback requirements. Site constraints such as site coverage and private open space requirements however, are likely to ensure that the building footprint is actually smaller than the total building envelope in most instances.

DE 1.3: Site Coverage

To assist in offsetting the relative small size of the allotments within Champion Lakes Estate, approval has been obtained from the Metropolitan Redevelopment Authority to increase the amount of site coverage within each allotment based on the dwelling types depicted on the DAP (as depicted below):

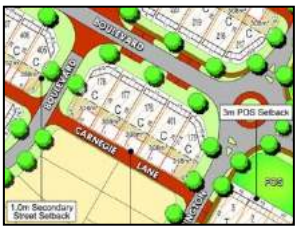
Terrace (T) & Cottage (C) Lots:	*65% of the total property.*
Standard (S) Lots:	*60% of the total property.*

Outdoor living areas must be suitable for private outdoor living activities and can incorporate gardens, soft landscaping, terraces, paths, courtyards and patios. For further clarification please refer to Element 6.4 of the Residential Design Codes (R-Codes).

DE 1.4: Building Setbacks

Buildings must be setback in accordance with the requirements of the Detailed Area Plans.

The general setbacks depicted on the DAP's include:



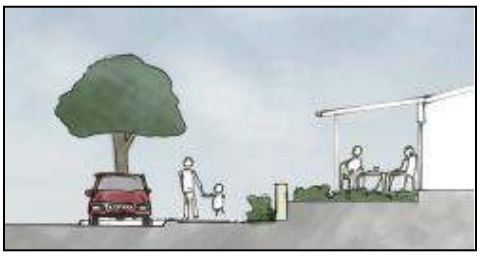
- A 3.0m minimum and a 4.0m maximum front house setback, including from Public Open Space boundaries;
  (reduced to a 2.0m minimum and 3.0m maximum where lot depth measures less than 29m unless otherwise specified on approved DAPs)
- A 5.0m maximum front house setback for that portion of the house directly behind the veranda (reduced to a 4.0m maximum where lot depth measures less than 29m unless otherwise specified on approved DAPS);
- Allowance for a 500mm intrusion into the front setback area by a front porch or veranda;
- Allowance for a zero/nil setback, generally on one boundary, being either the western or southern boundary, where identified on the Detailed Area Plan;
  (to be erected in accordance with Element 3.3.2 of the R-Codes)
- A rear building setback in accordance with Element 6.3.2 of the Residential Design Codes (R-Codes);
- A zero / nil laneway setback;
- A minimum 4.5m setback to the garage where access is obtained from the primary street; *(depending on the dwelling type and number of storeys – refer **Element 3 of these Guidelines**); and*
- A 1.0m minimum secondary street setback.

Verandas, porches, entry walls, etc, are not considered to form part of the house for the purpose of determining front house setback or front of house.

DE 1.5: Porches / Front Verandas

All homes must incorporate a porch / front veranda as a means of both promoting community interaction and ensuring the creation of an attractive and interesting landscape. Front verandas / porches must comply with the following standards:

- They shall be setback within a reasonable 'conversation distance' from the boundary (typically between 2.5 – 3.5 metres from the front boundary / 1.5 – 2.5 metres for lots less than 29 metres deep, unless otherwise specified on DAPs);
- They shall be raised above the adjacent footpath so that the pad height is a minimum of 200mm and a maximum of 450mm above natural ground level to provide visual dominance to the occupant using the porch;
- They shall connect and engage with the front entry stairs / primary pedestrian access point into the allotment;
- Have a minimum depth of 2.4 metres to allow for the inclusion and use of tables and chairs;
- Extend at least 4 metres across or 50% of the building frontage (whichever is the greater length):
- Articulate around the corner with a minimum return of 4.8m where lots abut a secondary street (excluding laneway); and
- Shall be used to activate pedestrian linkages and designed to enhance the streetscape.



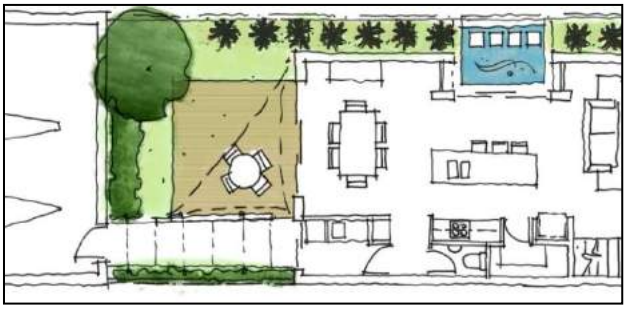
Incorporation of upper storey verandas are highly encouraged for two storey development.

DE 1.6: Courtyard Locations / Private Open Space

All homes must incorporate a private open space / courtyard measuring no less than 20m^2 in area. This area must have a minimum dimension of 4 metres, must be directly accessible from living or dining areas, and preferably be located within the preferred courtyard zone identified on the DAP.

The courtyard zones identified on the DAP have been positioned such that they maximise privacy, in addition to allowing winter sun penetration (whilst being shaded from the sun during summer months), having regard for the extent of permitted two storey development on adjacent allotments.

Applications to locate a courtyard outside the preferred courtyard zone will be considered where an improvement to the above objectives can be demonstrated to the Metropolitan Redevelopment Authority.



DE 1.7: Activation of Laneways

As a means of improving the safety and security of rear laneways, the development of lofts, studio and ancillary accommodation above garages is highly recommended in key locations that look along the rear laneway system. Windows and other openings are highly encouraged to provide passive surveillance into laneway areas.

DE 1.8: Letter Boxes

Letter boxes for all rear loaded Cottage and Terrace lots are to be located on the rear laneway. In addition, street numbers shall be located at the rear and at the property front (on the primary street).

6.0 Design Element 2: Architectural Form

DE 2.1: External Finishes & Colours

All external finishes and colours (visible from the public realm) must be chosen from the palette included in these Design Guidelines, and must be submitted for approval with your home design. Alternative palettes may be acceptable provided they can be demonstrated to meet the guideline objectives to the satisfaction of the Metropolitan Redevelopment Authority. Please note that there is no obligation to select products from the suppliers/manufacturers listed in the Colour Matrix Reference or Example Colour Schemes 1 to 5. However, colours and materials are required to closely match those shown in the 'Colours and Materials Palette'.

Choosing a Colour Palette

The palette for the Champion Lakes Estate has been derived from the local flora and natural landscape. When choosing a colour for your dwelling you are encouraged to consider the way local nature presents colour as a guide to proportion and combination.

Bold colours are mostly seen as small elements upon a backdrop of natural, more subdued colours; warm against relatively cooler hues. There is a balance of temperature within these natural palettes.

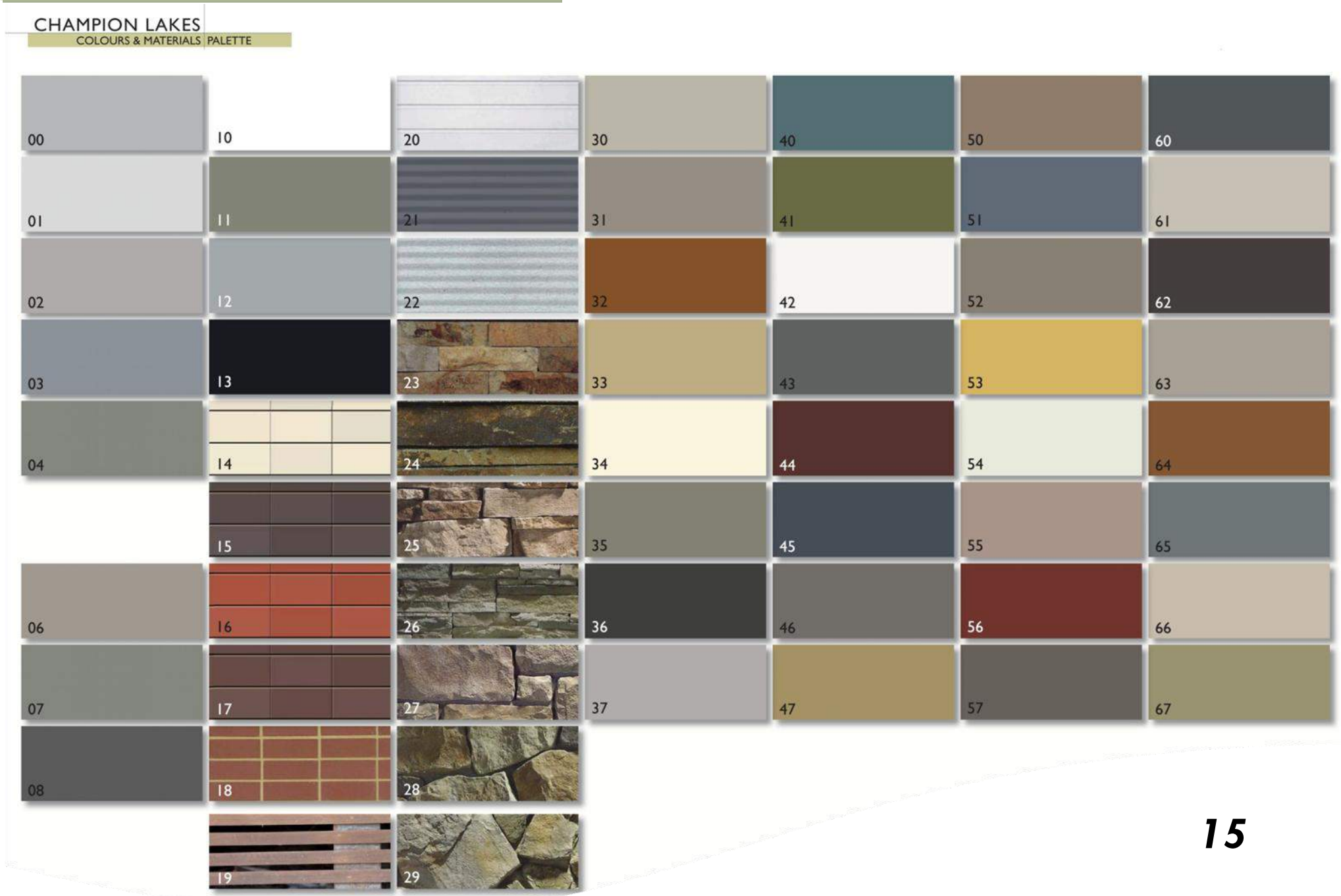
Each colour has been positioned within the grid to be compatible with the eight adjacent colours and three colours immediately above and below. Landowners are encouraged to create whole schemes from within these affinities or add variation through the use of contrasting materials.

Should landowners prefer guidance on such matters, five palettes prepared by LandCorp's colour expert, deemed to be acceptable to the Metropolitan Redevelopment Authority, are included after the Colour Chart as examples.

Colour Matrix Reference

No.	Supplier / Product	Colour / Type		No.	Supplier	Colour / Type	Code
00	Colorbond Roofing	Shale Grey		50	Dulux Paint	Knot	P12.D6
01	Colorbond Roofing	Surfmist		51	Dulux Paint	Monsieur	PG2.G5
02	Colorbond Roofing	Dune		52	Bristol Pain	Joey	
03	Colorbond Roofing	Windspray		53	Bristol Pain	Wicker Basket	
04	Colorbond Roofing	Bushland		54	Taubmans	Pebble Bay	
06	Colorbond Fencing	Grey Ridge		55	Dulux Paint	Clay Dust	P13.D4
10	Dowell Powdercoated Aluminium	Pearl White		56	Dulux Paint	Capsicum Red	P05.F9
11	Dowell Powdercoated Aluminium	Stone		57	Dulux Paint	Carriage	P13.87
12	Dowell Powdercoated Aluminium	Anodic Natural		60	Dulux Paint	Juvenile	PG1.E7
13	Dowell Powdercoated Aluminium	Charcoal		61	Dulux Paint	Beige Royal	P15.B1
14	Austral Bricks Terracade TL	Murray		62	Dulux Paint	Noble Brown	PG2.B8
15	Austral Bricks Terracade TL	Derwent		63	Dulux Paint	Linseed	P15.B3
16	Austral Bricks Terracade TL	Franklin		64	Dulux Paint	Witch Wood	P08.C8
17	Austral Bricks Terracade TL	Yarra		65	Dulux Paint	Hildegard	PG1.E5
18	Austral Bricks Red Smooth TL	Stack Bond		66	Dulux Paint	Russian Toffee	P14.D2
19	Natural Timber Batterns	Cedar		67	Dulux Paint	Stilted Stalks	P17.D
20	Hardie's Weatherboards	Linea					
21	Lysaght Mini Orb	Ironstone					
22	Lysaght Mini Orb	Zincalume					
23	Bedroc Stone	Palman					
24	Archistone	Rustic Stone					
25	Eldorado Stone Mt Ledge	Buckskin					
26	Eldorado Stacked Stone	Castaway					
27	Eldorado Limestone	Cheyenne					
28	Eldorado Country Rubble	Tuscany					
29	Eldorado Country Rubble	Serrano					
30	Dulux Paint	Candle Bark	P15.B2				
31	Dulux Paint	Barn Floor	P15.B4				
32	Aalto	Permeate					
33	Dulux Paint	Avlva	P16.D4				
34	Taubmans	Burlap Beige					
35	Dulux Paint	Antique	P16.B5				
36	Dulux Paint	Namadji	PG1.F8				
37	Dulux Paint	Pozieres	PG2.D3				
40	Bristol Paint	Tidal Depths					
41	Taubmans	Copper Springs					
42	Bristol Paint	South Pole					
43	Bristol Paint	Provincial Grey					
44	Dulux Paint	Pa Red	P03.D9				
45	Dulux Paint	Miner	PG2.H7				
46	Taubmans	Billy Goat					
47	Dulux Paint	Katmandu	P16.D6				

Colours and Materials Palette



Example Colour Scheme 1

Item:	Roof Cladding, Gutters & Downpipes.	00
Material:	Colorbond Corrugated Steel	
Colour:	Shale Grey	

Item:	External Wall Render	31
Material:	Rendered Brickwork	
Colour:	Dulux- Barn Floor	

Item:	Door & Window Frames	12
Material:	Powdercoated Aluminium	
Colour:	Anodic Natural- Matt	

Item:	External Feature Wall Cladding	23
Material:	Stacked Natural Stone Tiles	
Colour:	Bedroc Stone Palimanan	

Item:	Fence Infill	60
Material:	Horizontal Metal Bars	
Colour:	Dulux- Juvenile	

Example Colour Scheme 2

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Example Colour Scheme 02

Item:	Roof Cladding, Gutters & Downpipes.	01
Material:	Colorbond Corrugated Steel	
Colour:	Surfmist	
Item:	External Wall Render	52
Material:	Rendered Brickwork	
Colour:	Bristol- Joey	
Item:	Door & Window Frames	11
Material:	Powdercoated Aluminium	
Colour:	Stone- Matt	
Item:	External Feature Wall Render	45
Material:	Rendered Brickwork	
Colour:	Dulux- Miner	

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Example Colour Scheme 3

Item:	Roof Cladding, Gutters & Downpipes.	02
Material:	Colorbond Corrugated Steel	
Colour:	Dune	

Item:	External Wall Render	55
Material:	Rendered Brickwork	
Colour:	Dulux -Clay Dust	

Item:	Garage Door	66
Material:	Metal	
Colour:	Dulux -Russian Toffee	

Item:	External Feature Wall Render	64
Material:	Rendered Brickwork	
Colour:	Dulux -Witch Wood	

Item:	Door & Window Frames	10
Material:	Powdercoated Aluminium	
Colour:	Pearl White	

Example Colour Scheme 4

Item:	Roof Cladding, Gutters & Downpipes.	03
Material:	Colorbond Corrugated Steel	
Colour:	Windspray	
Item:	External Wall Render	63
Material:	Rendered Brickwork	
Colour:	Dulux- Linseed	
Item:	Door & Window Frames	10
Material:	Powdercoated Aluminium	
Colour:	Pearl White- Gloss	
Item:	External Feature Wall Render	33
Material:	Rendered Brickwork	
Colour:	Dulux- Aviva	
Item:	Fence Infill	13
Material:	Horizontal Metal Bars	
Colour:	Charcoal	

Example Colour Scheme 5

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Example Colour Scheme 05

Item:	Roof Cladding, Gutters & Downpipes.	04
Material:	Colorbond Corrugated Steel	
Colour:	Bushland	

Item:	External Wall Render	66
Material:	Rendered Brickwork	
Colour:	Dulux- Russian Toffee	

Item:	Door & Window Frames	13
Material:	Powdercoated Aluminium	
Colour:	Charcoal- Matt	

Item:	External Feature Wall Render	35
Material:	Rendered Brickwork	
Colour:	Dulux- Antique	

DE 2.2: Building Height

Two storey building heights shall be contained within a 9.5 metre (ground floor level to roof ridge) height limit. Construction of a double storey dwelling is mandatory for a number of Terrace (T) and Cottage (C) Lots where depicted on the approved DAPs. Where parapet walls are proposed, these shall be in accordance with an approved DAP and limited to a maximum height of 6.6m.All floor to ceiling heights are to be 2.7m minimum to the front elevation of all houses (except where adjacent to laneways of 6m or less) and 2.4m minimum for balance.

On Standard (S) Lots, the landowner may choose whether to erect a single or double storey dwelling, however this will impact on access and garaging arrangements outlined in ***Design Element 3.2*** of these guidelines.

DE 2.3: Elevations

Articulation is required on those parts of the home seen from the street. This means that the fronts or corners of housing visible from the street require distribution of building elements to create interest. Lots siding onto laneways of 6m or less are not considered to be 'corner lots' for the purpose of this Design Element.

This may be delivered by incorporating a combination of building elements into the design such as an entry statement, portico, veranda, balcony, window shades, awnings, a feature wall and even varying the horizontal and vertical setback of the building, in conjunction with a combination of building finishes, textures and materials. It is a requirement that each dwelling incorporates a porch / front veranda (in accordance with DE1.5) and at least one of the following elements; portico, side blade wall, front feature wall, or entry statement. The incorporation of more that one of the elements above is encouraged.

Entry statements and feature wall elements shall be finished in a material or colour that is different but complimentary to the walls of the main house. As an exception, traditional red face brick may be used as a feature wall material on front facades.

Entry statements and external feature walls shall be rectangular in form with flat horizontal parapets. Entry statements should define the point of entry to the dwelling and provide for a minimum front entrance width of 1.2m. Doors –may be a minimum standard 820mm door width, providing that side panels provide for a total entrance width of 1.2m. Entry statements and external feature walls parapets shall be a minimum height of 3.2m above the ground and shall be vertical or square in proportion.

Homes constructed on corner allotments must be designed to address both street frontages. This may be achieved via the use of wrap around verandas, feature windows and detailing that compliments the front elevation.

DE 2.4: External Walls

All external walls visible from the public realm must be finished in either:

- painted cement or acrylic render;
- local stone cladding;
- bagged brickwork;
- rammed earth;
- horizontal weatherboards ('Linea or 'Newport' profiles);
- horizontal custom orb sheeting.

Alternative textures must be submitted to the Metropolitan Redevelopment Authority for approval.


Cement rendered brickwork for use in external walls and fences.


Rammed earth walls use a mix of local soils, sand and cement.

Configuration

Lightweight materials (i.e. weatherboards or custom orb) are encouraged to be used in the construction of upper floors of two storey houses and as feature wall elements in single storey houses.


Lightweight materials such as weatherboards are encouraged.

Heavy materials (i.e. stone-clad or rendered materials) shall not be placed above a lightweight material on a wall.

Weatherboards should not be set proud of brickwork, but recessed or flush behind the face of adjacent brickwork to indicate a change of material.


Horizontal Custom orb sheets are suitable for cladding walls.

Where columns are used, they shall be:

- Finished in the same material as the building;
- Square or rectangular in form and measure no less than 350mm x 350mm;
- In two storey buildings, ground floor columns shall be no less than 470 x 350mm;
- Posts shall be timber or painted steel and a minimum dimension of 90mm x 90mm.


Dressed timber for use in lining of entries and porch ceilings.

Columns shall support floor slabs and heavy masonry structures as well as primary roof structures. Posts shall support ancillary roofs and lightweight structures and primary roof structures. Spacing of posts shall be vertically proportioned (i.e. the distance between posts shall not be greater than the height of the posts). Variations to the post spacing can be considered where it can be demonstrated the horizontal spacing of the posts will not detrimentally affect the streetscape amenity. Arches, mock historical styles, reproduction, ornate and overly decorative features are not permitted.

DE 2.5: Openings & Windows

Doors and window frames visible from any street shall be painted or clear finish timber, natural anodized or powdercoated aluminium or steel. Front doors shall have no more than 4 rectangular glazed panels. Stained glass panels are not permitted in front doors. Other doors may be acceptable with the approval of the MRA.

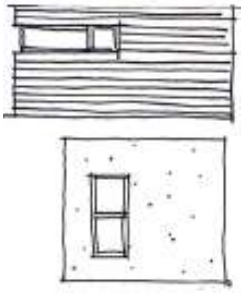
Shutters shall be made of cedar, painted or clear finish timber, natural anodised aluminium or powder coated aluminium. Shutters shall be louvred, sized and shaped to match the appropriate openings.

Fly screens shall be integrated in the window system and the frame should be made from the same material and colour as the window. Security screens shall be the same colour as the door or door frame behind. The frames of the security screen shall be of the same colour as the frame of the opening behind. The use of detention mesh as a security screen is encouraged.

Glazing shall not have dark or reflective tinting.

Configuration

In general, all windows and openings built into solid materials (e.g. stone, brick & render) shall be square or vertically proportioned. Windows built into solid walls shall be recessed into the wall. Openings greater than 1500mm wide shall be screened from the street by a veranda or porch.



Window ***openings*** in lightweight walls (i.e. weatherboard) may have horizontal or vertical proportions and may be flush mounted to the wall.

Window ***frames*** in all walls should have square or vertical proportions. (i.e. wide, horizontally proportioned openings in lightweight walls may be broken into multiple square or vertically proportioned frames).

DE 2.6: Roof Design

Roof style and colours are an important consideration in the design of your new neighbourhood. Roof materials within Champion Lakes Estate shall be 'Colorbond' metal profile. Roof colours must be chosen from the Colours and Materials Palette included in ***Design Element 2.1*** of these guidelines, and submitted for approval with your home design.

Only one single roof sheeting profile and colour shall be used on each individual house. Gutters shall match the roof colour. Down pipes shall have a round or rectangular profile and shall match the roof colour, the colour of the walls they are attached to, or of a stainless steel finish.

Configuration

Roofs shall be clean and simple roof forms such as pitched, skillion, lean-to or flat.

Roofs shall not be curved, wavy or triangular (no odd projections).

A Primary roof is the main roof of the house:

Primary pitched roofs shall be a minimum pitch of 25 degrees and a maximum pitch of 35 degrees.

Primary skillion roofs shall be pitched between 10 and 15 degrees except that reverse skillion roofs (i.e that fall away from the road) shall have a minimum pitch of 5 degrees.

All 25 to 32 degree pitched roofs shall be hipped with no pitched gables.

Roofs pitched between 32 & 35 degrees (the maximum permitted) shall be hipped with a feature gable permitted to the front facade. The width of permitted gables may be up to a maximum of 5m wide for single storey dwellings and up to a maximum of 6.5m wide for two storey dwellings.

Eaves shall be between 300 & 400mm deep unless they occur on a property boundary. Wider eaves are encouraged given they assist a building's thermal performance. The minimum eave height shall be 2400mm above Finished Floor Level to the front elevation of the dwelling and a minimum of 2100mm elsewhere

Secondary roofs are the ancillary or attached roofs:

Secondary roofs (e.g. verandas) shall be either lean-to or flat and shall be attached below or at the pitching height of the primary roof. If veranda soffits are lined, they shall be lined on the rake.

Minimum eaves height / pitching height shall be 2100mm above Finished Floor Level.

Lean-To Roofs shall have a pitch between 5 and 10 degrees.

Flat Roofs are a roof with a pitch of less than 5 degrees and shall be hidden by a parapet wall to the highest point of the roof. Flat Roofs are only permitted as minor or secondary roofs.

Fascias shall be the same colour as the roof or surfmist white. Roof penetrations including vent pipes, shall not be placed on the front slope of the roof.

DE 2.7: Attachments

Attachments in the form of pergolas, verandas, awnings, sails and screens improve the visual look of a house through layering and increasing perceived depth of facades in their shadowing effects. Screens and attachments also provide additional privacy for occupants as well as sun control shutters.

The general form and style of attachments should enhance the visual look of the house and not detract from it. The materials and colour of attachments must be chosen from the Colours and Materials Palette included in ***Design Element 2.1*** of these guidelines, and submitted for approval with your home design.

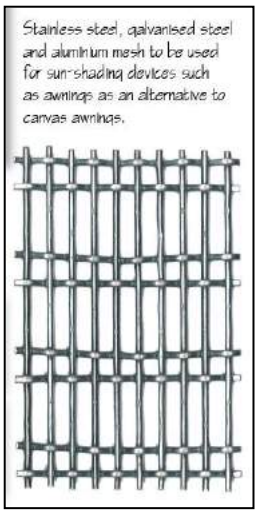
Balcony balustrades shall be made of masonry matching the walls, natural or painted timber, stainless steel, anodised or powder coated metal or stainless steel tensioned wires. For timber balustrades, vertical and horizontal timber members shall be a minimum of 40mm wide.

Attached screens help to partially enclose porches and verandahs providing sun control and a sense of depth and layering to facades. External feature screens may take the form of fixed battens, framed panels of louvers etc.

Screens shall be made from slatted timber (min. 40mm wide) in a natural, painted or clear finish, anodized or powder coated metal or hot dipped galvanized metal framing or mesh.

Dormer Windows and Roof lights shall be made with weatherboards or the same material as the roof. Gables shall be weatherboard or the same material as the wall below.

Precast columns, precast balustrades and other elements are not permitted. Arches are discouraged in attachments or entry statements.



Configuration

Verandas or porches shall conform with the requirements set out in Design Element DE1.5. Elevations shall conform with the requirements set out in Design Element DE2.3.

Combinations of external feature screens, feature entries and external feature walls are permitted, subject to the approval of the Metropolitan Redevelopment Authority.

Sunscreens shall be functional, flat and rectangular.

External feature screens may take the form of fixed battens, framed panels of louvres etc. Screens shall be made from slatted timber (min. 40mm wide) in a natural, painted or clear finish, anodized or powder coated metal or hot dipped galvanized metal framing or mesh.

Service components which include such items as air conditioning condensers and ducts, vent pipes, extraction fans, bin storage areas, meter boxes, clothes drying areas, and dish antennas shall be screened or located out of view of public spaces and from the aspect of the adjoining houses and surrounding areas. Hot water storage tanks are to be ground mounted where ever practicable and where roof mounted storage tanks are used, they are to match the colour of the roof.

7.0 Design Element 3: Access

DE 3.1: Driveways & Crossovers

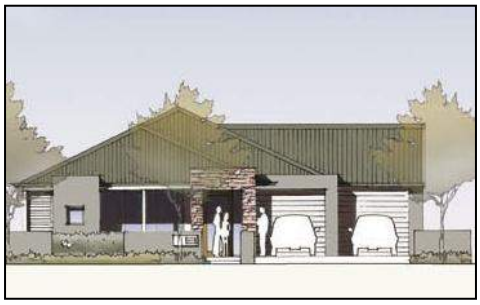
The design of your driveway plays an important role in the appearance of your home and appeal of the street environment. To assist in the achievement of attractive, pedestrian friendly environments, driveway crossovers are to be limited in width in the following manner:

- Crossovers are to have a maximum width of 5.1m at the front boundary, or 3m where a tandem parking approach is adopted (i.e. where one car is to be parked directly behind another). Crossovers are not to exceed 7m in width at the road. The maximum crossover width excludes any standard crossover tapers as required by Council where the crossover directly abuts the road.
- Driveway widths are to be a maximum of 5.1m between the dwelling and public footpath (or adjacent laneway).
- Separate vehicle and pedestrian access is required for all lots.
- The crossover is to match the driveway and shall be block or brick paved. Plain concrete is not permitted.

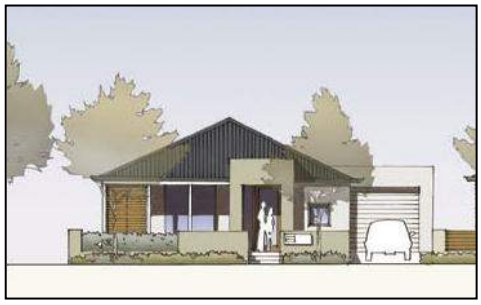
DE 3.2: Garages & Car Parking

A minimum of two off-street parking spaces are to be provided on each allotment. Three car garages are not permitted except for Terrace & Cottage lots that obtain vehicular access via a rear laneway.

Varying garage/carport setbacks and configurations are required depending on lot type, lot frontage and whether construction will involve the development of a second storey.



Single Storey houses on Standard (S) front-garaged lots greater than 12.4m wide are preferred to incorporate one single car garage under the main roof of the house set back a minimum 0.5m from the front of the house. A second garage (located beside the closest boundary) shall be set back a minimum of 4.5m from the front property boundary provided there is a minimum 0.5m setback from the front of the house. Alternatively, a double garage is also permitted.



Single Storey houses on Standard (S) front-loaded lots less than 12.4m at the building setback line shall contain two tandem garages setback a minimum of 4.5m from the front property boundary provided there is a 0.5m setback of the garage from the front of the house.

Double Storey houses on Standard (S) front loaded lots may incorporate a double garage under the main roof if the garage is setback 4.5m from the front property boundary.

Cottage (C) and Terrace (T) lots which abut a laneway shall incorporate a double garage with a nil setback to the laneway.

Garage doors shall be Panelift-type and in B&D Seville or Turino profiles or similar and must not be greater than 3m in width for tandem parking arrangements or where one bay has been incorporated under the primary roof. Garage doors are not permitted to project into the laneway. Double or Triple garage doors are permitted for development where access is obtained from a rear laneway.

Garage doors shall be made from one material e.g. Colorbond steel, tongue & grooved (T&G) panels of Cedar or Australian Hardwood, and shall have no glass panels. External finishes must be chosen from the Materials and Colour Chart included in ***Design Element 2.1*** of these guidelines, and submitted for approval with your home design.

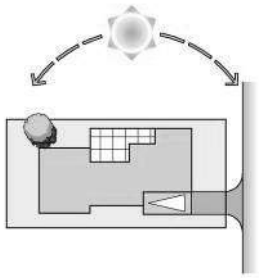
Where the siting of a garage results in it being built to the boundary, and the neighbouring building is not abutting this boundary wall, the boundary wall must be finished in colours and materials to match the front of the garage.

To encourage efficient use of space it is highly recommended that garages incorporate additional space for storage in their design. This can be used in a number of ways such as a work space area, shelving for storage and recesses for bins and recyclables. The provision of an internal store is a specific requirement for lots directly abutting public open space, so as to avoid the need for a garden shed that can be easily seen from the adjoining reserve.

8.0 Design Element 4: Environmental Guidance

DE 4.1: General Environmental Advice and Design Guidance

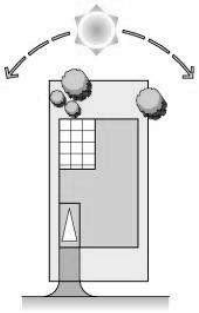
Landowners are encouraged to familiarise themselves and design in accordance with the Housing Industry of Australia's GreenSmart Guidelines.



The following information is provided for guidance.

Building Orientation

Aim: ***To encourage solar access for occupied buildings to reduce heating, cooling and lighting energy***



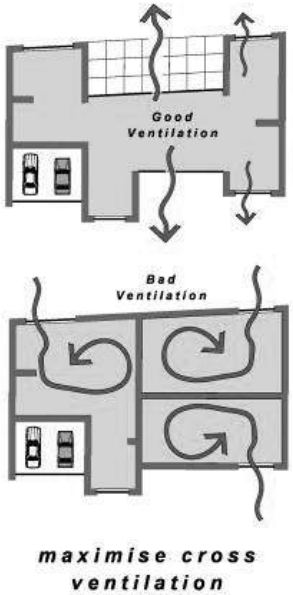
Level 3: External walls aligned with north-south and east-west axes (within arc of 0 – 10 degrees E of true north), with the balance of the living areas sited to the north of the building)

Solar Access

At least one main living area (such as a lounge, dining room or kitchen) and at least one major opening should be located to face north to receive solar heat gain during winter and natural day lighting. The north wall should receive direct sun at 12 noon on the 21st June.

The opening should be appropriately sized and shaded to reduce solar heat gain during summer.

A solar hot water system should also be installed to receive sufficient solar gain on a suitable and preferred north facing roof, or a secondary west facing roof.



maximise cross ventilation

Energy Efficient Design

The thermal performance of the building envelope should be maximised through solar access, insulation, shade devices and cross ventilation penetration.

Natural day light into the dwelling should be maximised. Glazing however, should be minimised on the eastern and western elevations and should be appropriately shaded. Openings should be located to promote cross ventilation to passively cool the dwelling (ventilated roof spaces are also recommended), and reduce reliance on mechanical cooling.

The dwelling's living areas and sleeping areas should be capable of being closed off from each other to allow for any localised heating and cooling.

External clothes drying areas should be considered during the design phase to ensure they are appropriately concealed from public view but well ventilated to dry clothes efficiently.

Water Efficient Design

The installation of water efficient fixtures (for example taps, shower heads and toilets) is encouraged. The installation of rain water tanks is also encouraged. The tank should be plumbed into the toilet (for flushing) and the cold water tap for the washing machine.

Downpipes not connected to the tank and the overflow from the rainwater tank should be connected to the lot drainage pit to harvest excess stormwater runoff. The use of segmented soft paving, permeable pavers and decking is also encouraged. Soak wells are not permitted.

Programmable irrigation controllers and tap timers with waterwise irrigation (sub-surface drip trickle irrigation, drippers and coarse drop sprays) are encouraged.

Materials

The use of plantation forestry timbers is encouraged.

Recycling

Suitable provision should be made internally for waste recycling – i.e. two bins provided within kitchen cabinetry for recyclables and non recyclables.

Noise

Dwellings should be designed to achieve internal noise levels consistent with the MRA's Noise Attenuation Planning Policy.

Construction Waste

Site Construction should be undertaken to minimise resource waste to landfill through the utilisation of a waste management plan with proven recycling strategies.

9.0 Design Element 5: Boundary Fencing

DE 5.1: Front Fencing

Front fencing is to be constructed to compliment the design of the home and its purpose is to provide a uniform low edge defining the private and public space.

Front fences shall be erected atop reconstituted Natural Earth Coloured Block retaining wall bases.

Three in-fill options are permitted for houses that have vehicle access from the front being horizontal and vertical painted battens and natural vegetation in the form of hedges. The fence batten colour shall be selected from the Material and Colour Palette numbers 00, 01, 02, 11 or 12.

House with vehicle access from the rear shall have horizontal flat metal bars painted Woodland Grey.

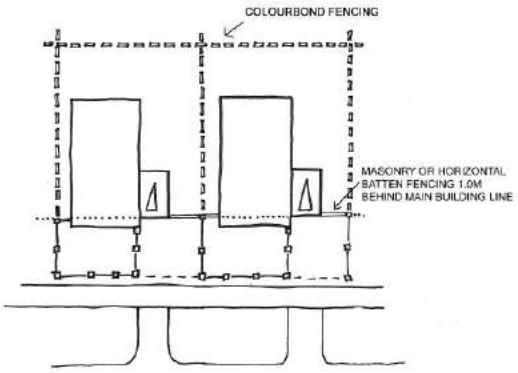
All house numbering shall be stainless steel with a brushed finish or metal painted black to achieve a uniform appearance throughout the estate.

Front gates forward of the front building line are only permitted at the top of the stair and shall be of the same material as the chosen infill. The configuration of the front fencing varies depending principally on how vehicular access is gained to each property.

DE 5.2: Side & Rear Fencing (non corner lots)

Rear yard and side fences are mandatory at Champion Lakes Estate and shall consist of 1.8m high Grey Ridge Colorbond fencing.

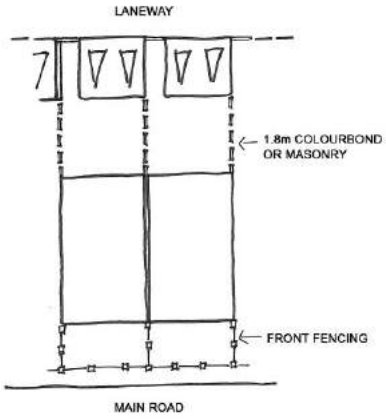
The return fence between the side boundary fence and the dwelling is to be a maximum of 1.8m high and finish 1m behind the adjacent building line on your lot. Return fences shall be rendered masonry or horizontal battens painted to match the house with gates also to match. Estate boundary fencing erected by the subdivider where lots abut public open space and/or Lake Road, must not be altered, removed or modified in any way, without prior written approval from the Metropolitan Redevelopment Authority.

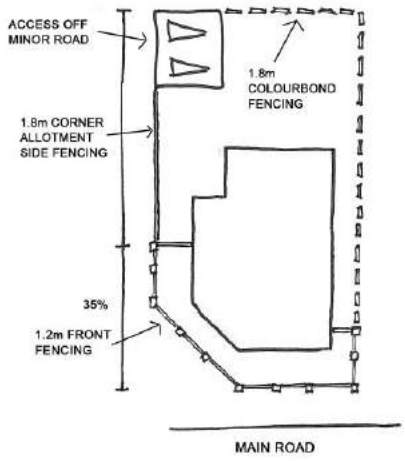


DE 5.3 Corner Lots Fencing

Lots siding onto laneways of 6m or less are not considered to be 'corner lots' for the purpose of this clause.

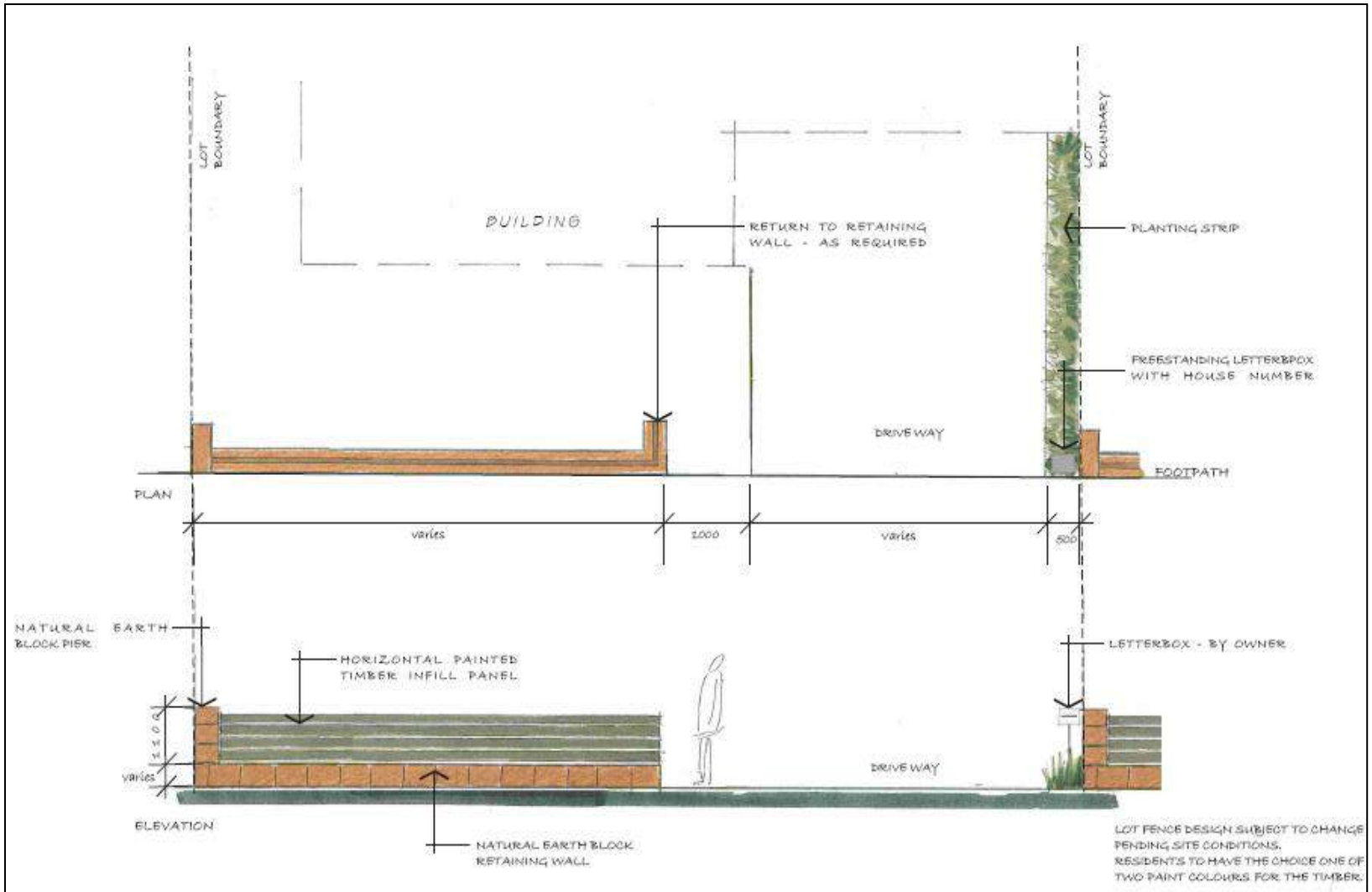
In line with the requirement for corner residences to address both streets, the front 35% of a secondary street boundary from the front boundary, shall form an extension of the front fencing except for lots abutting Lake Road where the side fence may extend to within 6m of the lot frontage (unless otherwise specified on DAP's). The balance of the site boundary fence excluding rear truncation to the corner lots shall be 1.8m high constructed from masonry materials matching the residence (by landowner). Colorbond fencing is not permitted. (Note for the purpose of interpreting this clause Milton Hill Lane is a primary street not a laneway.





DE 5.4 Laneway Fencing

Laneway fencing is to be a maximum height of 1.8m. Visual permeability is encouraged.

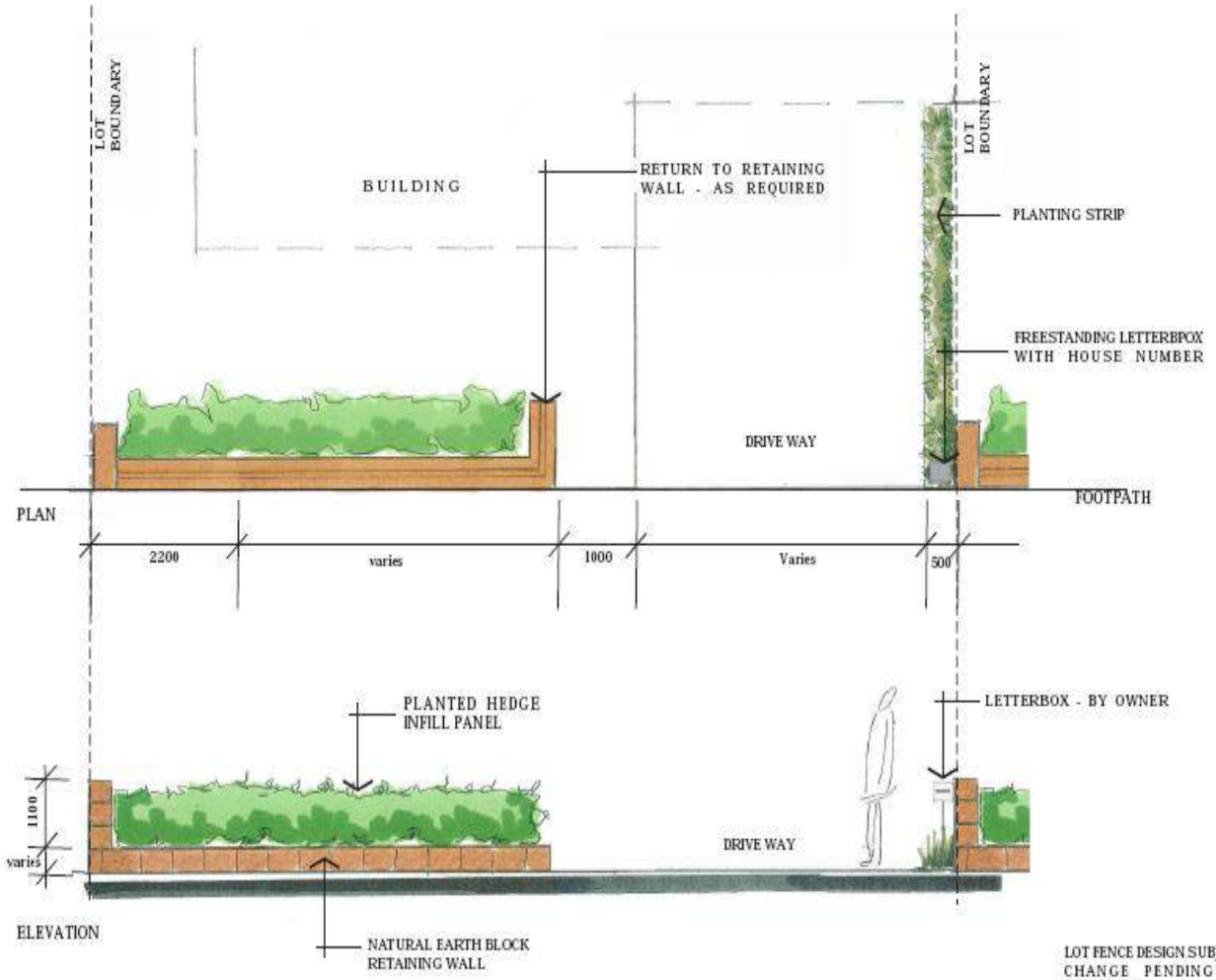


CHAMPION LAKES RESIDENTIAL

FRONT FENCE TREATMENTS - FRONT LOADING LOTS OPT 1

08.09.2010 - #06061-01 Rev J

PLAN E

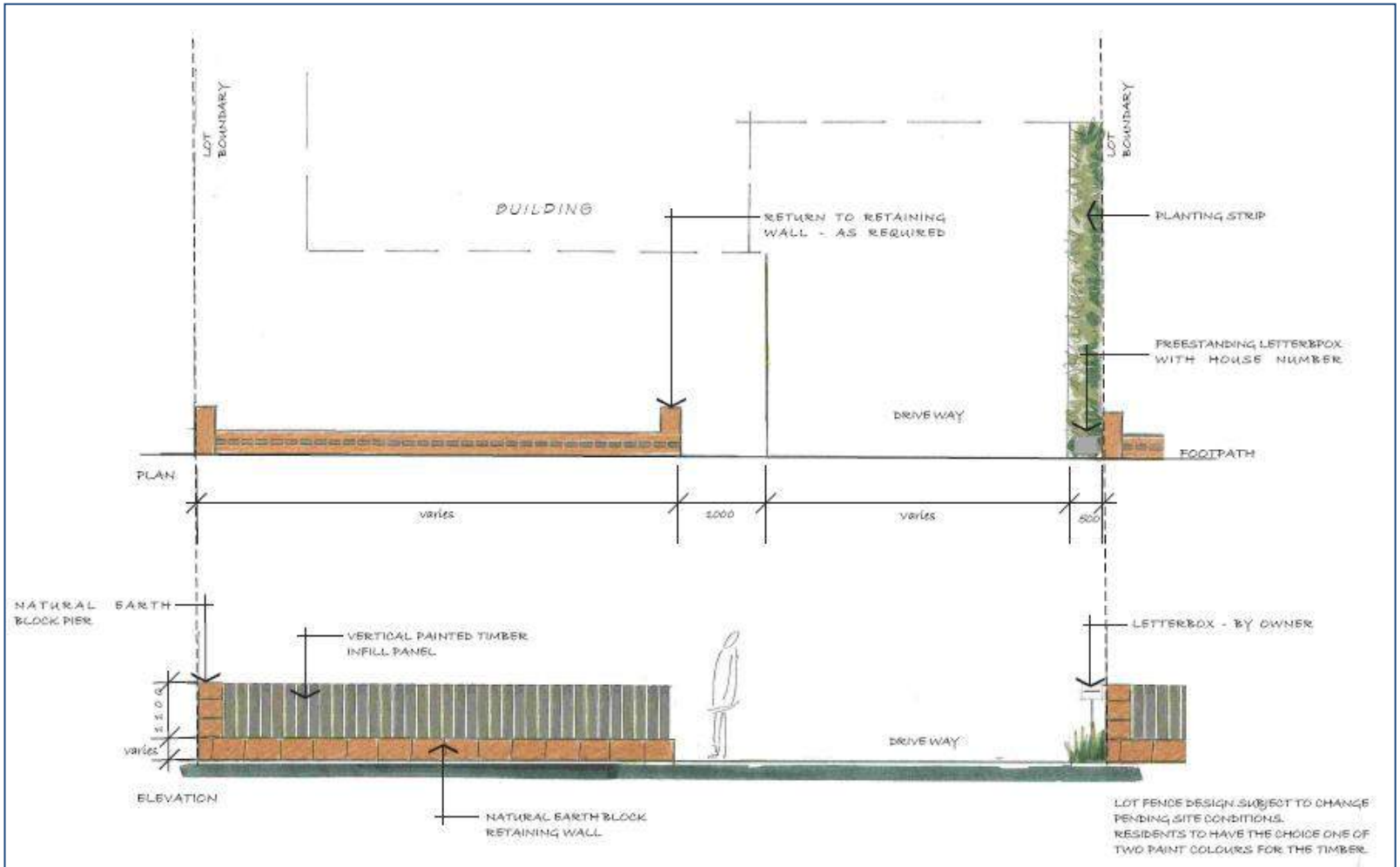


CHAMPION LAKES RESIDENTIAL

FRONT FENCE TREATMENTS - FRONT LOADING LOTS OPT 2

25.08.2010- #06061-01 Rev 1

PLAN E

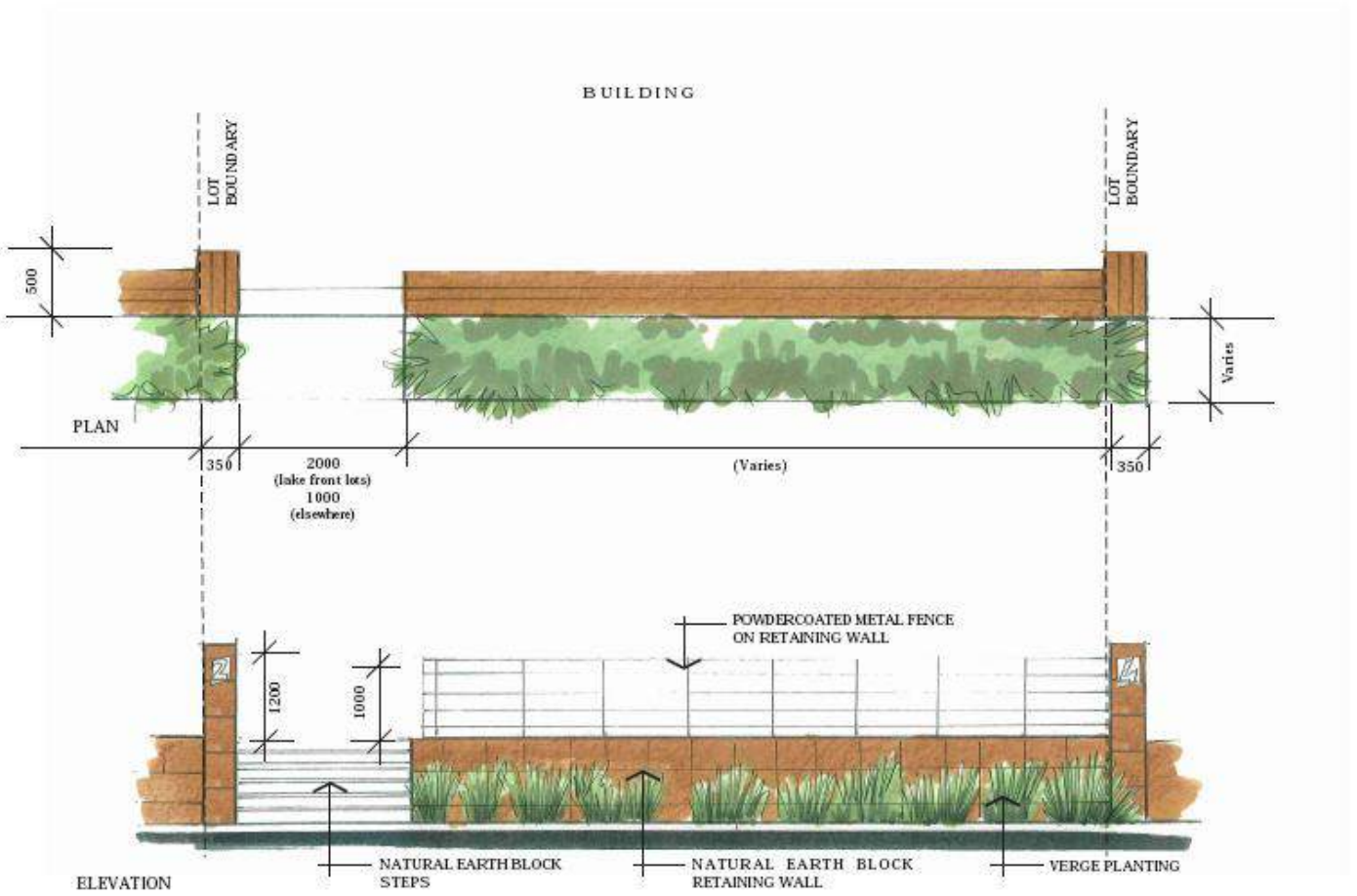


CHAMPION LAKES RESIDENTIAL

FRONT FENCE TREATMENTS - FRONT LOADING LOTS OPT 3

08.09.2010 - #06061-01 Rev C

PLAN E



LOT FENCE DESIGN SUBJECT TO CHANGE PENDING SITE CONDITIONS.

CHAMPION LAKES RESIDENTIAL

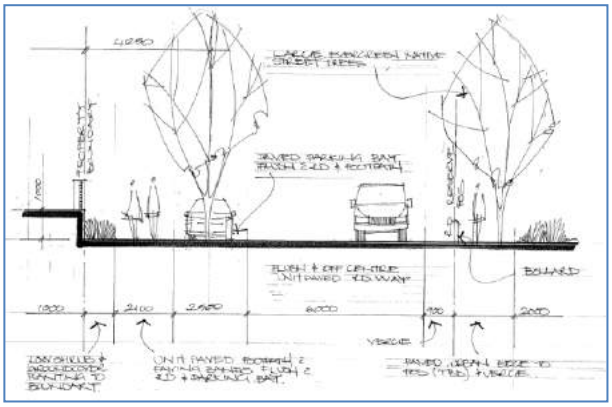
FRONT FENCE TREATMENTS - REAR LOADING LOTS
25.08.10 - #06061-01 Rev I

PLAN E

10.0 Design Element 6: Landscaping

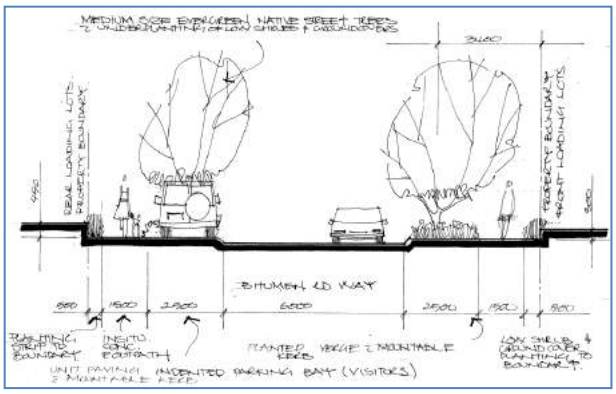
DE 6.1: Verge Planting (including side verge to corner lots)

In accordance with environmental conditions relating to the total Champion Lakes Precinct, all road verges within the estate are to be planted out with local waterwise species identified in ***Design Element 6.2***.

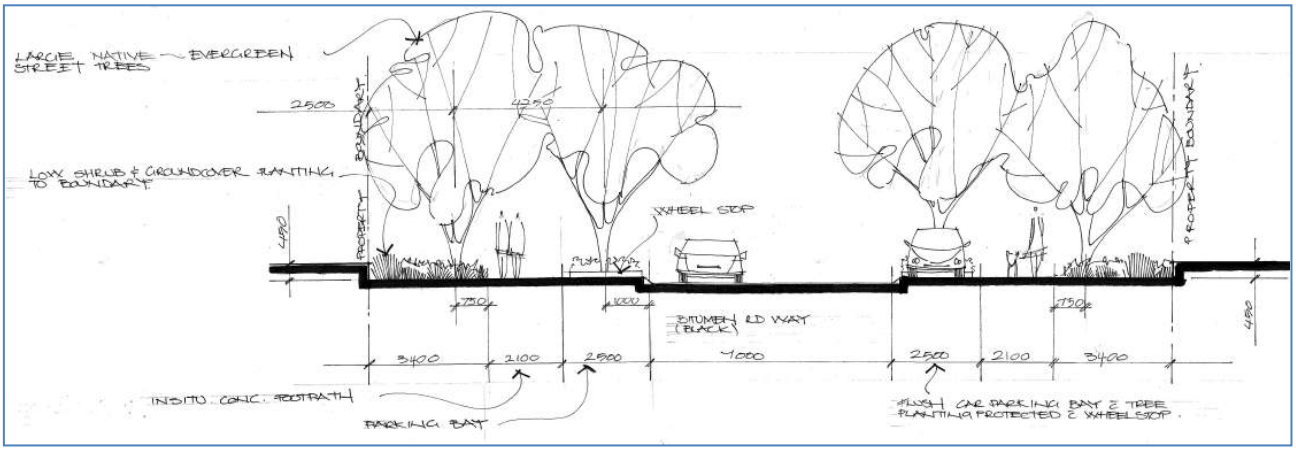


Grass verges are strictly not permitted in Champion Lakes Estate.

The maintenance of landscaping in front of each allotment is the responsibility of the landowner. Any verge planting disturbed or damaged as part of the building works on any allotment must be reinstated to the original condition upon completion of the dwelling



The cross- sections on this page identify the proposed location and extent of verge planting, in addition to demonstrating the relationship of street furniture with adjoining allotments.



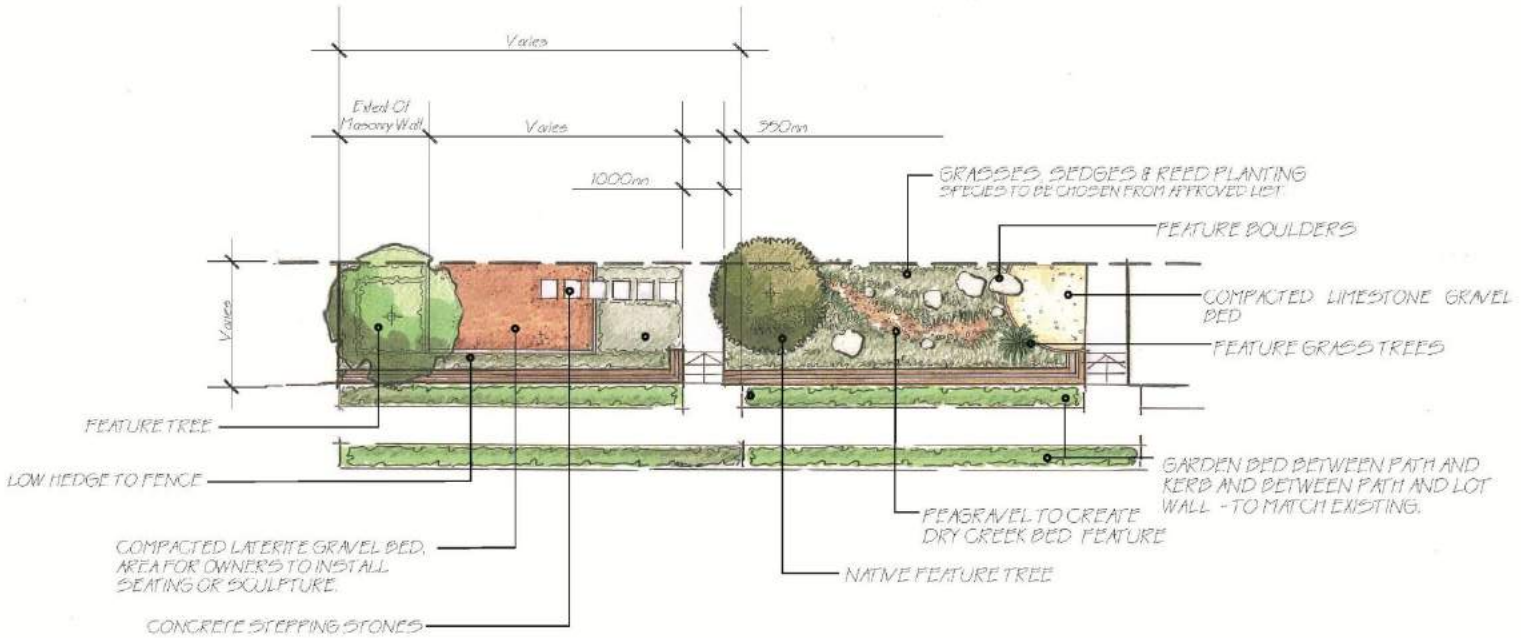
DE 6.2: Front Yard (typical all lots) Landscaping (including side to corner lots)

The intent of private landscaping is to soften the appearance and to give scale to the housing and fencing. It is encouraged to provide screening for privacy, to provide shade during the summer months and compliment street tree and parkland planting.

All gardens within public view are required to be landscaped in accordance with the chosen landscape plan within 3 months of the home and fencing being completed. Please note that any adjoining nature strips damaged during home construction are to be rectified.

Grass / lawn within the front yards of Champion Lakes Estate are strictly not permitted.

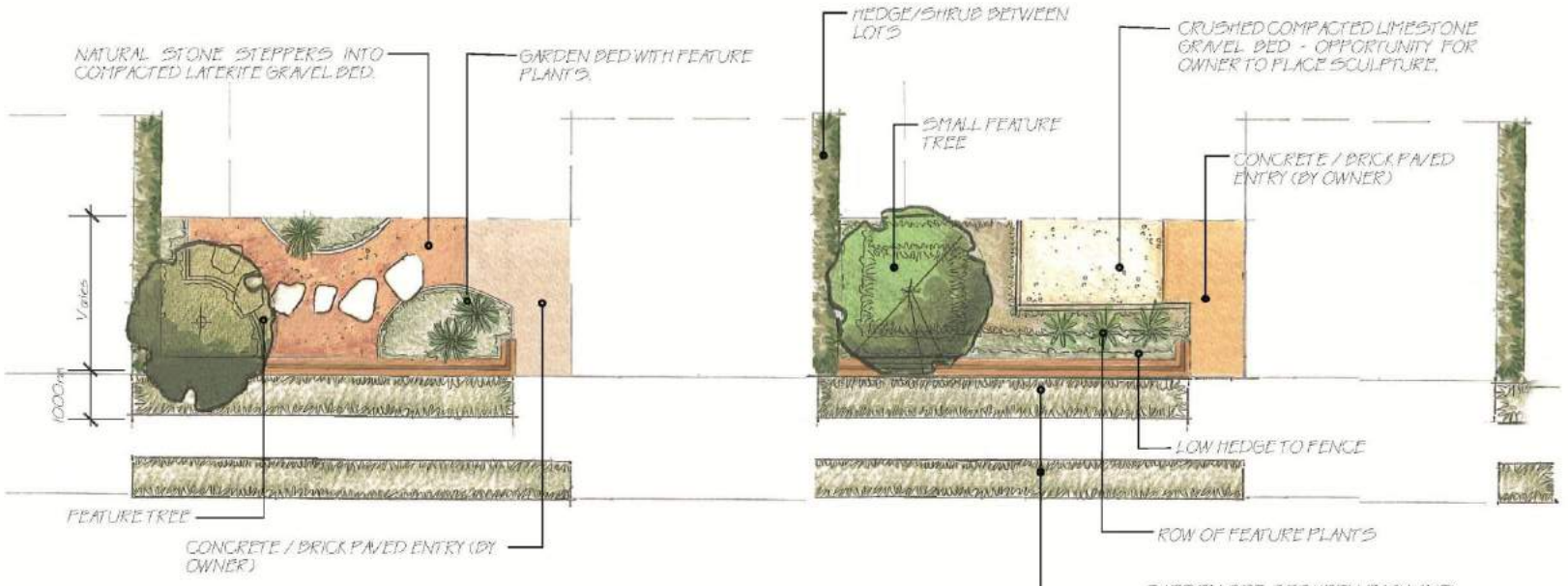
The front yard of each lot is to be landscaped generally in accordance with one of four options / styles as presented below:



OPTION ONE

OPTION TWO

ALL PLANT SPECIES TO BE CHOSEN FROM APPROVED SPECIES LIST.
DESIGN MAY BE AMENDED TO SUIT SITE CONDITIONS.



OPTION THREE

OPTION FOUR

ALL PLANT SPECIES TO BE CHOSEN FROM APPROVED SPECIES LIST.
DESIGN MAY BE AMENDED TO SUIT SITE CONDITIONS.

DE 6.3: Back Yard Landscaping

Landscaping along side setback areas (behind the front building line) and within the backyard is up to the homeowners discretion. It is highly recommended however that consideration be given to the use of plant species that are:

- Native;
- Drought Resistant; and
- Salt Tolerant species.

Environmental weeds are strictly prohibited.

A suggested plant species list is provided on the following pages. It is the homeowner's responsibility for the appropriate tree selection within the lot.

The use of sub-surface drip irrigation and soil conditioners that assist in retaining moisture and nutrients is highly encouraged.

10.1 Recommended Species for Private Gardens

Trees Less than 15m	Common name	Size
Agonis flexuosa	*Willow peppermint*	*15m*
Agonis flexuosa 'after dark'	*After dark*	*6m*
Banksia attenuata	*Candlestick banksia*	*10m*
Banksia littoralis	*Western swamp banksia*	*3 - 15m*
Banksia menziesii	*Firewood banksia*	*15m*
Corymbia ficifolia	*Scarlet flowering gum*	*8 - 14m*
Eucalyptus lane-poolei	*Salmon white gum*	*12m*
Eucalyptus torquata	*Coral Gum*	*12m*
Melaleuca preissiana	*Stout Paperbark*	*10m*
Melaleuca rhaphiophylla	*Freshwater Paperbark*	*6m*
Nuytsia floribunda	*WA Xmas tree*	*7 - 10m*

EUCALYPTUS LANE-POOLEI

Small mallee tree between 3-12m tall. Bark is usually smooth with white flowers Jan to Sept.

MELALEUCA LANCEOLATA

Shrub like tree growing from 1m to 8m high. Often dense foliage with dark green leaves. Flowers are creamy white and appear Jan through to Sept.

Shrubs	Common name	Size
Acacia lasiocarpa	*Panjang wattle*	*0.5m*
Adenanthos cygnorum	*Wooly bush*	*3m*
Allocasuarina humilis	*Cats Paw*	*0.5m*
Anigozanthos manglesii	*Red Kangaroo Paw*	*1.0m*
Aotus gracillima		*0.5 - 2m*
Astartea fascicularis	*Flase baeckea*	*1.5m*
Baeckea camphorosmae	*Camphor myrtle*	*1m*
Calothamnus quadrifidus	*One sided bottlebrush*	*2m*
Conostylis aculeata	*Prickly conostylis*	*0.6m*
Conostylis setigera	*Bristly cottonhead*	*0.3m*
Cotula cronopifolia	*Water buttons*	*0.3m*
Dampiera linearis	*Common damperia*	*0.6m*
Daviesia decurrens	*Prickly bitter pea*	*1m*
Dianella 'little jess'	*Dianella hybrid*	*0.3m*
Dianella 'little rev'	*Dianella hybrid*	*0.3m*
Dianella revoluta	*Flax lilly*	*0.6m*
Gompholobium aristatum		*0.8m*
Gompholobium confertum		*1m*
Hardenbergia comptoniana	*Native wisteria*	*Climber*
Hemiandra pungens	*Snakebush*	*0.6m*
Hibbertia acerosa	*Needle leaved guinea flower*	*0.6m*
Hibertia hypericoides	*Yellow buttercup*	*0.6m*
Hypocalymma angustifolium	*White myrtle*	*1m*
Hypocalymma robustum	*Swan river myrtle*	*1m*
Ficinia nodosa	*Knobby clubrush*	*1m*
Kennedia prostrata	*Running postman*	*0.2m*
Leschenaultia floribunda	*Free flowering leschenaultia*	*1m*
Melaleuca incana 'nana'	*Dwarf grey honey myrtle*	*1m*
Melaleuca incana	*Grey honey myrtle*	*1 - 3m*
Melealeuca teretifolia	*Banbar*	*1 - 5m*
Patersonia occidentalis	*Purple flag*	*0.5m*
Regelia ciliata		*1.5m*
Scholtzia involcutta	*Spiked scholtzia*	*1m*
Thysanotus multiflorus	*Fringe lilly*	*0.5m*
Xanthorrhoea brunonis	*Grass tree (no trunk)*	*2m*
Xanthorrhoea preissii	*Grass tree*	*4m*

ACACIA LASIOCARPA

A shrub growing between 0.15 and 1.5 m high. Flowers are yellow and show May through to Oct.

ANIGOZANTHOS HUMILIS

A perennial herbs consisting of short strap-like leaves. Spring flowers are held on stems above the foliage, and are mainly yellow with orange and red colouring.

ASTERTEA FASCICULARIS

Erect shrub growing between .3 and 5m high. White pink flowers between Jan-Jul and Oct-Dec.

CALOTHAMNUS QUADRIFIDUS

Medium sized shrub with dark green linear to needle shaped leave. Flowers are red and brush-like forming on one side of the stem.

CONOSTYLIS ACULEATA

A perennial, grass-like or herb, usually less then 0.6m high. Yellow flowers from Aug to Nov.

ANTHORRHOEA PREISSII

rennial tree-like monocot, grows to 5 m gh with the trunk growing to over 3 m high. pike length 1.5-2.5 m, flowering creamy white tween Jun and Dec.

FICINIA NODOSA

An erect sedge like herb, to 1 m high, and 0.8 m wide. Flowers are brown and cream from Oct through tojan.

HEMIANDRA PUNGENS

Prostrate to ascending shrub between .05 and 1m high. Flowers are, white, blue, purple and pink and show Jan through to Dec.

HIBBERTIA HYPERICOIDES

An erect, spreading shrub, with twiggy stems Flowers yellow between Apr-Dec.

HYPOCALYMMA ANGUSTIFOLIUM

A medium sized, erect, multi-stemmed shrub, growing to 1.5 m . A flourish of creamy pink flowers through Jun to Oct.

11.0 Design Element 7: Ancillary Structures

Consideration must be given to providing effective service areas as they are functional necessities for everyday living. Service Areas must therefore comply with the following requirements.

DE 7.1: Water, Electric & Gas Meters

Meters should be highly accessible to service authorities, but not located in areas that are highly visible from the street. Where visible, such meters shall be painted the same colour as the adjoining wall to reduce their impact.

DE 7.2: Bin Storage Areas

Rubbish and recycling bins must be easily accessed from kitchens and the road rear lane for refuse collection. A designated rubbish bin storage must be identified on the development application and be appropriately screened / not visible from the public domain.

DE 7.3: Swimming Pools

Pool filters shall be enclosed and located away from neighbouring courtyards unless it can be demonstrated that adequate sound attenuation will be installed. The use of pool covers is highly encouraged given their benefit in minimising the loss of water through evaporation. Pool fencing is to be built in accordance with Australian Standards.

DE 7.4: Garden Sheds

The provision of enclosed storage areas within the dwelling or associated garage is highly recommended in lieu of a garden shed. Should a garden shed ultimately be required, the design and appearance must complement the appearance of your home and be located in the rear private open space area. Galvanised iron, aluminium or zincalume finishes will not be permitted. Colorbond sheds must be coloured to complement the dwelling. Should a proposed shed exceed $15m^2$ in area or 2.1m in height, the materials and finish of the shed is to be the same as those used for the dwelling.

DE 7.5: Television & Telecommunication Equipment

TV antennae, satellite dishes and radio masts shall not be seen from the primary street. These items shall be located where it is not easily seen from a secondary street or the neighbour's property (for example, located preferably at ground level or if roof mounted, at the rear of the roof and below the roof ridge level.

DE 7.6: Air Conditioning Units

External air condition units are to be located towards the rear of the dwelling or preferably on the ground where they can not be seen from the public domain or your neighbour's property. Air conditioning units shall match the roof colour.

DE 7.7: Solar Hot Water Systems

Solar water heaters are to be of a low profile and located on roof pitches that minimise their visibility from public areas. Roof mounted water storage tanks are to be painted the same colour as the roof.

DE 7.8: Clothes Drying Areas

Each dwelling must have a clothes drying area entirely screened from public view.

DE 7.9: Other Structures

Roof elements such as flues must be painted to match the colour of the roof.

Sewerage plumbing includes any pipes and vents should be concealed within the home and not exposed on external walls. Stormwater gutters and downpipes may be located on external walls as long as they are painted to complement the dwelling.

Service easements on selected laneway lots are to be paved (by owners) following completion of service connections. Paving shall be rectangular shaped Charcoal coloured concrete paver.

DE 7.10: Noise Attenuation

For all habitable rooms of dwellings fronting the rowing course, noise attenuation measures are recommended. Dwellings shall be designed to achieve internal noise levels consistent with the MRA's Noise Attenuation Planning Policy.

Air conditioning units, if used, shall incorporate noise attenuation measures.

CHAMPION LAKES

The importance of sustainability:

A sustainable approach to our use of land will strongly shape the future of society. To meet the needs of both current and future generations, we must consider all the effects of our actions: environmental protection, social advancement and economic prosperity. As the State Government's property developer, LandCorp applies the principles and practices of sustainable development all across Western Australia, learning more and improving results with each project. LandCorp is committed to minimising our ecological impact and enhancing the community's quality of life.

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