

Cassia Estate - Design Guidelines

1.0 GENERAL REQUIREMENTS

Mandatory Requirements

Your home design shall comply with the following mandatory requirements of the Cassia Design Guidelines and incorporate as many recommendations as possible. Home designers shall also review and comply with other legally binding documentation such as:

- City of Kwinana Town Planning Scheme No. 2;
- State Planning Policy 3.1 Residential Design Codes;
- Local Development Plan; and
- Any other relevant Local Planning Policies, codes or standards

2.0 FAÇADE AND STREETSCAPE

Mandatory Requirements

- a) The front door shall be visible and accessible from the primary street;
- b) Provide paved access from the verge footpath to the front door of the dwelling facing the street;
- c) The front door shall be directly aligned with the gate where applicable.
- d) Articulate dwelling facades with varied depth of walls to the primary street. Excluding the garage the front elevation shall contain at least one indentation or projection in the floor plan which also shall be mirrored in the roof plan to provide visual interest. This articulation must be at least 450mm deep and shall be applicable to all lots greater than 8 metres in width
- e) Provide a balanced mix of at least two different materials, textures or finishes to street-facing elevation that complement the local area and streetscape. The mix to exclude roof, door and window treatments and each comprising of no less than 10% of the front elevation wall. These different materials, textures or finishes may include:
 - Face brickwork;
 - Rendered brickwork (for corner lots the render should wrap-around the corner to the extent of where the start of the 1.8 metre section of fencing begins on the secondary street boundary);
 - Contrasting rendered brickwork;
 - Stone pattern render;
 - Timber lined ceilings or eaves;
 - Feature tiling;
 - Stone cladding;
 - Timber garage door;
 - Timber front door, clear finished; and
 - Timber cladding, weather board cladding, or reconstituted materials.
- f) On the primary street elevation, a defined entryway with distinct roof feature from the main roof shall be provided of a minimum of 1.2 metres in width and 2.5 m² in area;
- g) The front elevation shall also include at least one (1) of the following features: roof gable or gablet, portico, projecting sill course, veranda, bay window, or a balcony;
- h) Garages should not dominate the front façade and occupy no more than 50% of the façade with a maximum width of 6.0 metres;
- i) Opportunities for passive surveillance shall be maximised by the inclusion of at least two windows addressing the primary street. The windows shall achieve a minimum area of 5m². in total. An additional window within a habitable room is required to address the secondary street allowing surveillance through the visually permeable fencing;

- j) Laneway landscaping to be a minimum of 1m² within the garage building setback area where applicable; and
- k) Permanent roller shutters on windows facing primary or secondary streets are permitted subject to the planting of one 100 litre tree within the front setback of the lot to reduce their dominance on the streetscape. Alternative safety window treatments such as Crimsafe or decorative barriers are permitted.

2.0 EAVES AND ROOF PITCH

Mandatory Requirements

- a) Roof eaves overhang of 450mm minimum to front elevation openings and any glazing facing east or west, excluding the garage. Gable overhangs of 300mm minimum to protect walls from the summer sun.
- b) Light coloured roof to facilitate cooling. Solar absorption ratings as provided by manufacturers of roof materials are used to determine what is a light-coloured roof (a rating lower than 0.5).
- c) Metal roofs must be non-reflective (zincalume is not permitted).
- d) For conventionally pitched roofs the minimum pitch shall be 24° and for skillion roofs the minimum pitch shall be 8°. For two storey houses, the single storey roof portion may be reduced to a minimum of 18° to avoid intersecting with second floor windows.

3.0 SERVICES AND AUXILIARY STRUCTURES

Mandatory Requirements

- a) All pipes, wired services, clotheslines, clothes drying areas, hot water systems, refuse bin areas, air-conditioning units, metre boxes and other such service items shall be screened from public view and located behind the front façade.
- b) TV antenna, satellite dishes and solar hot water system panels shall be in the least visually obtrusive location from the public view (a rear lane is exempt). Tanks associated with solar hot water systems are not permitted on the roof.
- c) Photo-voltaic panels shall not be obtrusive when viewed from the street and are to be located to protect the visual amenity of surrounding properties.
Any tilt or orientation mounting brackets shall not extend further than 300mm from the roof cover.

4.0 BUILDING ORIENTATION AND ENERGY EFFICIENT DESIGN

Recommendations

- a) Multiple windows are encouraged to promote cross ventilation in all living areas;
- b) Maximise solar and daylight access;
- c) Main indoor and outdoor living areas oriented north; and
- d) Limit east/west facing windows.

5.0 FENCING

Mandatory Requirements

- a) All front fences within the primary street setback shall be of a high standard and be constructed in materials that complement the materials and colours of the home and:
 - Shall be either face brick, stone or rendered with infill panelling that is timber, glass or stainless-steel wire and turnbuckles;
 - Shall be visually permeable above 0.9 metres and constructed no higher than 1.2 metres;

- Fibre-cement, Colorbond or similar solid metal front fences are not permitted; and
 - If non-visually permeable fencing is proposed to a height of 0.9 metres, a minimum 300mm wide landscaping strip is required on both sides of the fence.
- b) Visual permeability as viewed directly from the street, refers to a wall, front gate, rear laneway gate, door or fence whereby the vertical surface has either:
- continuous vertical or horizontal gaps of 50mm or greater width occupying not less than one third of the total surface area;
 - continuous vertical or horizontal gaps less than 50mm in width, occupying at least one half of the total surface area in aggregate; or
 - a surface offering equal or lesser obstruction to view.
- c) Fencing along the side and rear boundaries (excluding secondary street boundaries) shall be 1.8 metres in height and be constructed of Colorbond finished profiled metal sheeting in colours on both sides as follows:
- “Riversand” for Cassia North; and
 - “Teatree” for Cassia Glades and Cassia Rise.
- d) Fencing to secondary street boundaries shall not exceed a height of 1.8 metres, be constructed of profiled metal sheeting, be visually permeable above 1.2 metres for a minimum length of 3.0 metres behind the truncation and finished in colours referred to in the previous clause 5 c);
- e) Where applicable fencing shall be setback a minimum of 1.0 metres from the rear laneway to allow for rubbish bin collection; and
- f) No supplementary materials can be fixed to or used to change the nature of any transparent fencing other than landscaping. Temporary screening of transparent front or side fences using such materials as bamboo, shade cloth or tarpaulins is not permitted.

6.0 LETTERBOXES

Mandatory Requirements

- a) Individual letterboxes shall be provided for dwellings fronting street, located adjacent to driveway where driveway is located on primary street; and
- b) Letterboxes shall be complementary in design and material to the dwelling and front fence. Letterboxes are to be integrated into a front fence, a masonry pier or a planter where applicable. Metal supporting posts are not permitted.

7.0 LANDSCAPE DESIGN

Mandatory Requirements

- a) Your front garden must include plants of various colours, textures and sizes;
- b) All garden beds must be topped with mulch;
- c) Artificial turf is not permitted in the front garden;
- d) Existing trees over 3 metres in height should be retained and integrated into building design and outdoor areas where the lot size permits. Where existing healthy mature trees have been removed from the lot, replacement trees of a minimum of 100 litre are to be provided. Removed trees will be assumed to have been healthy unless evidence is provided; and
- e) At least one 100 litre tree shall be planted per dwelling addressing primary street; and internal street/drive way where lot size permits.

Recommendations

- f) Water-sensitive design is encouraged to be implemented through water permeable hardscapes and appropriate plant selection;
- g) Water-wise landscaping should be maximised, and hardscapes minimised in both the private and public realm;
- h) Planting edible waterwise plants is also encouraged;
- i) Landscaping near lot boundaries is encouraged to achieve additional privacy and shading;
- j) Provide deep soil zone (1.5m x 1.5m) in outdoor living areas of lots with an area of 350sqm or greater.

8.0 SIGNS

No advertising material or signage is permitted on dwelling facades or fences.