

# **DALYELLUP BEACH**

## **Development Conditions & Design Guidelines**

### **Stage 19J**

#### **INTRODUCTION**

In order to ensure the attainment of a minimum standard and to encourage home design excellence at Dalyellup Beach, these guidelines set out the minimum standards and conditions under which residential development within the estate will normally be approved.

#### **BUILDING PLAN APPROVAL**

A full set of plans and specifications must be submitted to the Dalyellup Estate Project Managers – (plans@satterley.com.au).

The Project Managers will peruse such plans for compliance with the Restrictive Covenants and Development and Building Guidelines and if considered to comply will return an approved set of plans to the applicant.

#### **DEVELOPMENT**

NO development is to be commenced on any lot without the plans and specifications having been approved in writing as set out above.

#### **CARPORTS/GARAGES**

All dwellings constructed must incorporate double, side by side carports or garages, comprised of the same materials as the residence, unless otherwise approved by the Developer.

#### **MATERIALS:**

**Walls:** All external walls must be constructed, with concrete, clay bricks, limestone, timber, weatherboard, or similar materials finished in face brick or render.

A minimum of 1 architectural feature to the front elevation of the home.

A minimum of 2 feature colours and 2 feature building materials must be used to the front elevation of the home.

**Roofing:** Clay or concrete tiles, and zincalume or colorbond metal roofing are acceptable. A minimum 25° pitch is to be used on all dwellings, garages, and carports, unless the front façade of the home presents as double story.

**Driveways:** Each dwelling is to be provided with a driveway and crossover to be completed at the same time as the residence and before occupation. Maximum width of crossover shall be 6 metres. All driveways and crossovers must comprise brick paving or decorative concrete paving or, where the nature of the land makes brick or decorative paving impractical, concrete or bitumen may be used.

#### **SETBACKS**

In compliance with Shire of Capel requirements.

#### **FENCING**

All side and rear boundary fencing must be fully installed on completion of construction of the dwelling prior to completion and must comply with Shire of Capel Design Guideline requirements.

Steel or cement sheet fencing to front boundaries is not permitted.

Any front boundary fencing must not exceed 1200 millimetres in height and if more than 600 millimetres it must be visually permeable, and any brick piers must not exceed 1400 millimetres in height. If the land has a retaining wall on the front boundary, the height and construction must be in accordance with the Retaining Wall, Fence and Stair Details for Cottage Lots implemented by Shire of Capel.

No fencing is permitted forward of the building line unless constructed in a limestone, masonry, or brick render finish, with a wrought iron/aluminium slat pool type permeable fencing infill.

Corner lots which have secondary street frontages must incorporate brushwood fencing on the secondary street boundary constructed in accordance with Shire of Capel requirements.

Fencing to boundaries where provided by the developer is not to be altered in any way. In the event of damage, the lot owner shall repair in the same style and colour as provided. In the event of failure by the lot owner to repair the Owner may do so and reclaim the cost from the registered proprietor of the lot.

All other internal boundary fencing behind the building set back line or along any rear laneway boundary must consist of colorbond in "Harvest" colour on both sides and capped and must no be less than 1500 millimetres nor more than 1800 millimetres in height.

All fencing to the rear laneway must be installed a minimum of 1000 millimetres from the rear boundary.

## **OUTBUILDINGS**

Outbuildings greater than 20 square metres or 2 metres in height must be built of materials to match the residence. Outbuildings less than 20 square metres and 2 metres in height must be built of materials to match the residence or of non-reflective materials.

## **SITE LEVELS**

The general level of the site may not be altered. On all lots the finished level must not be raised by more than 0.3 metres.

Any limestone retaining or other walls may NOT BE ALTERED IN ANY WAY.

## **AIR CONDITIONING OR COOLING UNIT/SOLAR HOT WATER UNITS**

Air conditioning or cooling units must be of a similar colour to the roof. Solar hot water units must be integrated with and match the roof profile and pitch of the dwelling.

## **LANDSCAPING**

All garden areas within public view to be completely landscaped within six months of occupation of the dwelling.

## **FAUNA**

To assist in the conservation of native fauna in the unique Dalyellup environment it is recommended that the owners of cats either keep these pets within the dwellings at all times or place a small bell on the cat's collar to thwart the cat's predatory instinct.

## **STREET TREES**

Where space permits, the developer will provide a street tree to enhance the streetscape of the suburb. These trees are not to be removed.

## **SIGNS**

Excepting for the Vendor signage NO advertising or business signage shall be placed on the property or in the front window or on the walls of the dwelling except for a sign erected by a builder during the course of construction, or real estate signage which can be erected after completion of a residence or after two (2) years from the date of settlement of the purchaser where the land is still vacant.

## **WASHING LINES/RUBBISH BINS**

All washing lines and rubbish bins should be screened from the street and public places.

## **COMMERCIAL VEHICLES/BOATS ETC**

All commercial vehicles including caravans, boats, etc shall not be parked or stored on a property unless contained within a garage or screened from public view.

**TELECOMMUNICATION AERIALS, ANTENNAS & DISHES**

The developer proposes to enter into an agreement for the installation of a fibre to the home system in the estate. Free to air stations and pay TV services are only available through a separate antenna or satellite dish, which must be located on a rear elevation and installed below the ridge line of the roof with a maximum protrusion above the ridge line of 100 millimetres.

**COVENANT**

The preceding building guidelines shall be for the benefit of every other lot in the plan of subdivision referred to herein and the burden of the proceeding guidelines shall be attached to the property.