

Building Guidelines

INTRODUCTION

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

BUILDING PLAN APPROVAL

A set of building plans must be submitted to the Heron Park Project Managers (plans@satterley.com.au) prior to the plans being submitted to the City of Armadale under the normal building approval procedure.

The Project Managers will peruse such plans for compliance with the Restrictive Covenants and Development and Building Guidelines and if considered to comply will advise of approval via email.

DEVELOPMENT

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

MATERIALS:

External Walls: External walls will be constructed with predominantly painted or rendered concrete, rendered masonry, clay bricks, limestone, natural coloured concrete blockwork, split face block feature walls, timber or weatherboard which has a stained or painted finish, fibre cement cladding, metal deck cladding, custom orb and/or mini orb, reverse brick veneer or composite materials (including a mixture of fibre cement products) or other similar material finished in facework or render.

Roofing: Clay or concrete tiles, slate or Colorbond® metal roofing in accordance with the City of Armadale requirements are acceptable. The following parameters for the various roof designs are required:

- Flat roof designs to be between 1 and 5 degrees;
- Skillion roof designs to be between 10 and 15 degrees; and
- Hip and Gable roof designs to be no less than 24 degrees.

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 and driveways must be no closer than 0.6 metres to any side boundary. All driveways and crossovers must comprise brick paving, poured limestone or patterned concrete paving. Grey or painted concrete is not permitted.

SETBACKS

As per the Residential Design Codes and City of Armadale policies and in compliance with Local Development Plans (LDP's) where applicable.

FACADES

The façades to public domains (eg roads, public open space areas and the like) must be attractive to achieve home design excellence. The following requirements must be considered in the design of your home:

- Front elevations must comprise of a minimum of two (2) different wall materials or two different wall colours;
- Wall materials/colours must comprise of not less than 10 percent (10%) of the total front elevation; and
- Front elevations must incorporate at least two of the following architectural features:
 - ❖ Gable;
 - ❖ Gablet;
 - ❖ One arch to the brickwork of the front façade with projecting masonry corbels;
 - ❖ A portico with a minimum width of 1500mm that projects forward from the main roof of the front of the residence;
 - ❖ Projecting sill courses to windows;
 - ❖ A verandah with a minimum depth of 1500mm which comprises a minimum of 50% of the front elevation of the residence;
 - ❖ Cement render finish to the walls of the front elevation of the residence; or
 - ❖ A feature wall in contrasting material or colour.

FENCING

All side and rear boundary fencing must be fully installed on completion of construction of the dwelling or prior to completion.

No fencing is permitted forward of the building line unless it is part of a courtyard that adjoins a residence, is not more than 1500mm in height and is constructed of masonry or rendered masonry to match the residence or is constructed of open style pool fence materials.

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 developer may do so and reclaim the cost from the lot owner.

Side boundary fencing must not be less than 1800mm in height and constructed in colourbond in the colour Grey Ridge. Secondary street boundary (being a side boundary which faces a street) fencing must consist of colourbond in the colour Grey Ridge, masonry or rendered masonry to match the house or open style pool fencing.

OUTBUILDINGS

Outbuildings are permitted and shall be constructed of the same materials as the residence except that storage outbuildings of 10m² or less may be constructed of Colorbond and must not protrude more than 300mm above a fence line.

SITE LEVELS

The general level of the site may not be altered except that the finished level can be raised by a maximum of 0.3 metres.

Any limestone retaining or other walls provided by the Seller may NOT BE ALTERED IN ANY WAY except for the construction of a parapet wall as approved by City of Armadale.

AIR CONDITIONING OR COOLING UNIT/SOLAR HOT WATER UNITS

Air conditioning or cooling units must be of a similar colour to the roof, located on the rear elevation or the rear half of a side elevation and not protrude above a ridgeline by more than 300mm. Solar hot water units must be integrated with and match the roof profile and pitch of the roof. Neither facility can be placed on a front elevation of the residence.

LANDSCAPING

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

STREET TREES

The developers will provide a street tree to enhance the streetscape of the suburb. These trees are not to be removed.

SIGNS

Buyers are NOT to erect, display or allow any sign, hoarding or advertising other than;

- (a) a sign erected by a builder of the residence in accordance with the Builders Registration Act during the period of construction of the residence; or
- (b) a "FOR SALE" sign which may be erected after completion and occupation of a residence on the land; or
- (c) a "FOR SALE" sign which may be erected at the expiration of a period of five years from the date of purchase from the developer.

WASHING LINES/RUBBISH BINS

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

DISPLAY HOMES

The completed residence shall not be used for display purposes.

COMMERCIAL VEHICLES

Commercial vehicles are not to be parked or stored on or near any property.

RECREATIONAL VEHICLES, BOATS ETC

All recreational vehicles including caravans, boats, etc must not be parked or stored on a property unless contained within a garage or screened from public view (both street and park areas).

TELECOMMUNICATION AERIALS, ANTENNAE AND 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 guidelines shall be attached to the property.

Signed by the Buyer

Buyer signature

Date _____

Buyer signature

Date _____