



MYELLA

Design Guidelines

September 2020

Contents.

1.0 INTRODUCTION	3	4.0 OUTSIDE	13
1.1 Purpose of the Design Guidelines	3	4.1 Outdoor Areas	13
1.2 How to use the Design Guidelines document	4	4.2 Landscaping	13
1.3 Local Development Plan	4	4.3 Other Buildings and Services	15
1.4 Compliance	5	4.3.1 Garage	15
1.5 Approval process flow chart	6	4.3.2 Studios and Ancillary Accommodation	15
		4.3.3 Sheds and Outbuildings	15
2.0 YOUR STREET	7	4.3.4 Building Services	15
2.1 Addressing the Street	7	4.3.5 Service Areas	15
2.1.1 Corner Lots and Street Frontage	7	5.0 SUSTAINABLE DESIGN	16
2.2 Fencing	7	5.1 Climate Responsive Design	16
2.2.1 Front Fencing and Letterboxes	7	5.1.1 Solar Access	16
2.2.2 Side and Rear Fencing	8	5.1.2 Ventilation	16
2.3 Levels and Retaining Walls	8	5.1.3 Thermal Efficiency	16
2.4 Crossovers and Driveways	9	5.2 Energy and Water Efficiency	17
2.5 Laneways	9	5.3 Accessibility	17
3.0 YOUR HOME	10	APPENDIX A	18
3.1 The Front	10	Developer Approval Application Form and Assessment Checklist	18
3.1.1 Elevation Features	11		
3.2 The Roof	11		
3.3 Colours and Materials	12		

1.0 Introduction

Welcome to Myella.

Nestled on the northern banks of iconic Lake Joondalup, Myella is for those who love being surrounded by the unique beauty of its natural surrounds.

Myella is a neighbourhood designed for neighbours - an oasis for like-minded people to call their home and their community.

With extensive bushland on the western side, and the lake on the southern side, your home at Myella will be intertwined with nature yet just minutes from Joondalup City.

Close to established schools, extensive shopping and Drovers Shopping Precinct right on the doorstep, Myella offers an ideal balance of beauty and convenience.

This is a neighbourhood re-imagined.

1.1 Purpose of the Design Guidelines

The Design Guidelines apply to residential lots within Myella and will help you and your chosen builder to design a high-quality home that fits in with the aesthetic of the estate.

The appearance of housing, front yards and verges contribute to community pride and property values. The Design Guidelines provide helpful information to assist the purchaser design their new home.

The Design Guidelines are a framework for design decisions and provide for:

A cohesive community;

Attractive streetscapes;

Quality housing design;

Appropriate architectural styles;

Individuality;

Community safety and security;

Climate responsive design; and

Confidence in your investment.

1.2 How to use the Design Guidelines document

To ensure your home meets the requirements of the Design Guidelines (DG's), your Contract of Sale specifies that you must submit your preliminary design for

Satterley's approval prior to lodging plans with the City of Wanneroo. A checklist for mandatory requirements has been included at the end of this document.

1.3 Local Development Plan

In addition to these DG's, a Local Development Plan (LDP) has been prepared over specific lots within Myella. The LDP sets out permissible variations to the Scheme, the Residential Design Codes and the R-MD Codes that have been adopted by the City of Wanneroo. Compliance with the LDP is assessed by the City of Wanneroo as part of your application for Development Approval and/or a Building Licence.

The Design Guidelines include mandatory elements that must be complied with and recommended design elements that you are strongly encouraged to consider.

THE LDP IDENTIFIES REQUIREMENTS FOR:

- Dwelling orientation;
- Building setbacks and wall heights;
- Fencing;
- Street tree retention;
- Bin Pads;
- Vehicle access and the location of garages;
- Passive surveillance;
- Overshadowing;
- Visual Privacy; and
- Quiet House Design Packages.

A copy of the LDP, should it apply to your lot, is provided within your Contract for Sale.

1.4 Compliance

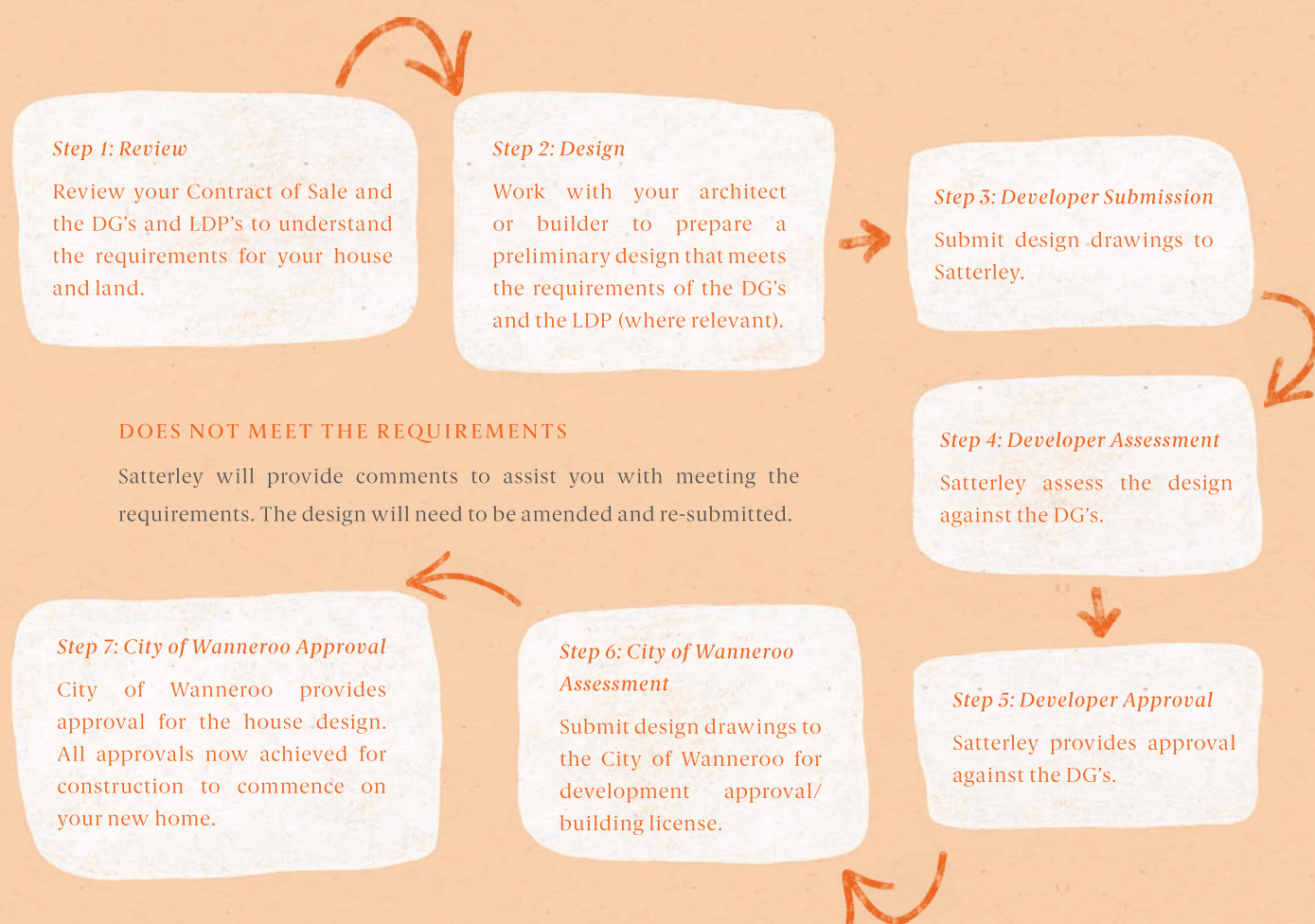
Satterley's approval ensures all homeowners meet the DG's mandatory requirements. Compliance with mandatory design measures (Design Requirements) is a contractual obligation. City of Wanneroo approval ensures compliance with statutory and policy requirements.

Individually, architectural expression and innovation are permitted. Alternative designs will be considered where the vision of Myella is maintained. The approval of alternative designs does not set a precedent.

The DG's must be read in conjunction with the Myella LDP as approved by the City of Wanneroo, local laws and policies, the Residential Design Codes of Western Australia (R-Codes) and other statutory requirements. Satterley does not warrant the City of Wanneroo will approve a house plan if it satisfies these Design Guidelines.



1.5 Approval process flow chart



DEVELOPER ASSESSMENT

Applicants must provide the following and should be lodged electronically in PDF format to plans@satterley.com.au.

SITE PLAN

Include levels, location of dwelling and garage, boundary setbacks, all fences, retaining walls and other outbuildings or structures.

FLOOR PLAN

The proposed house design and room layout, including window and door locations, alfresco areas, etc.

ELEVATIONS

Materials and colours schedule for walls, the roof and trims. Ceiling height of front rooms (if single storey) are to be shown as well as roof pitch.

Landowners are responsible for checking whether any of the following items apply prior to design:

- Myella Local Development Plan;
- Geotechnical soil classification (may require special design);
- Existing infrastructure such as retaining walls, fences, utilities, or similar;
- Bushfire Management Plan; and
- Quiet House Design Packages.

2.0 Your Street

Myella represents a development alongside Yellagonga Regional Park and Lake Joondalup, therefore contemporary designs are encouraged relevant to the existing features of the area.

Housing should reflect the surrounding natural features. Contemporary trends and sound environmental practices are promoted.

2.1 Addressing the Street

2.1.1 Corner Lots and Street Frontage

STREET FRONTAGE

Providing 'eyes on the street' is an important contributor to people's perceptions of safety.

This can be achieved by ensuring that the front of your home faces the street, with the front door and windows visible from the street.

CORNER LOTS

- If your home is on a corner lot it should be designed so that the secondary street elevation complements the primary street elevation, with the same design qualities and character.
- The front elevation colour and materials must extend around to the secondary street where forward of a return fence.
- Any exposed secondary street facade must incorporate at least one major opening from a habitable room with a clear view of the secondary street and not obscured by visually impermeable fencing.

2.2 Fencing

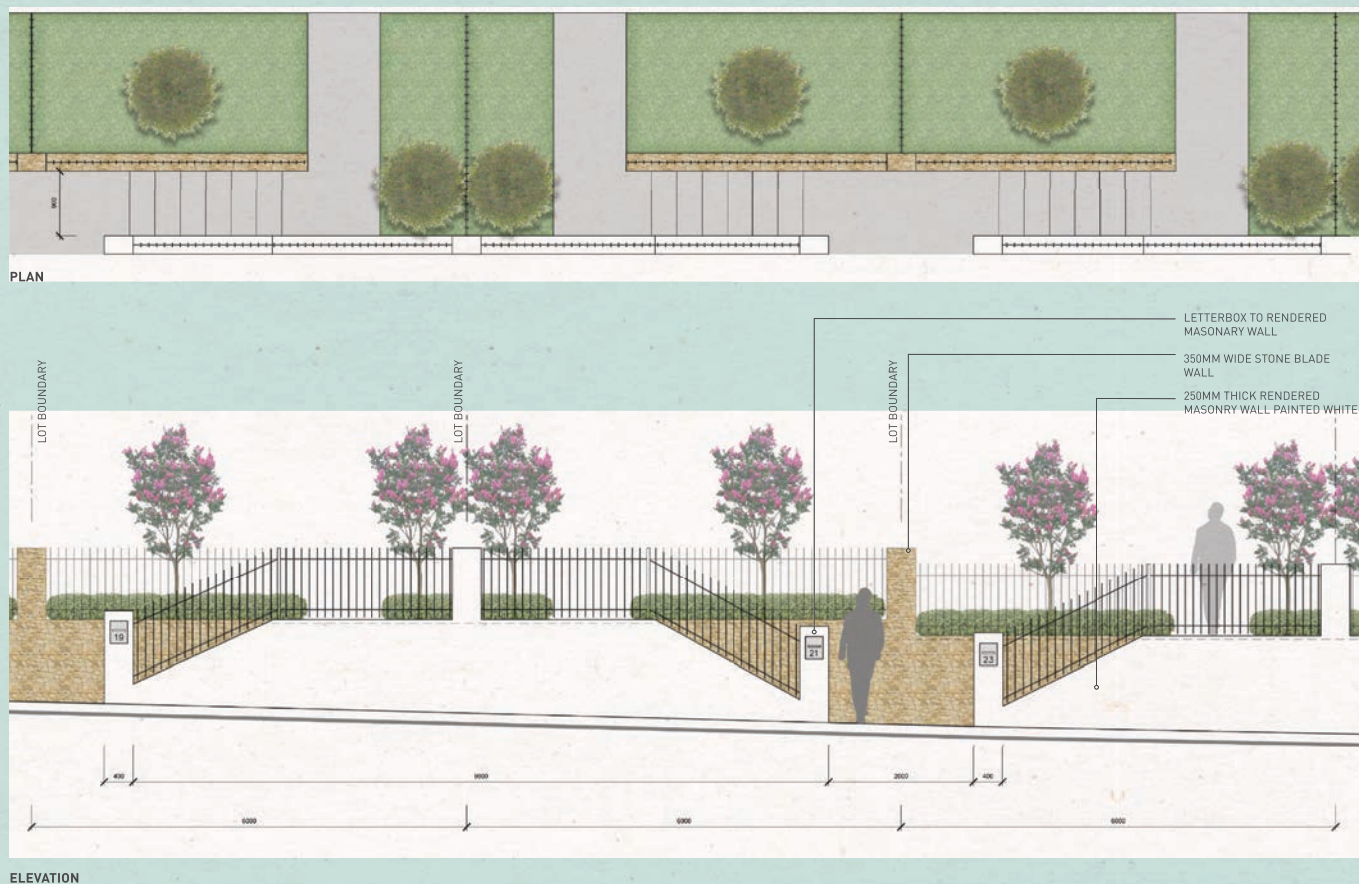
2.2.1 Front Fencing and Letterboxes

- To help create a friendly, open and welcoming street, installing a front fence is not permitted.
- Some laneway lots may have a visually permeable fence provided by Satterley. Modifications to fences installed by Satterley are not allowed unless for maintenance or where approved by Satterley.

The letterbox shall be designed and finished in materials and natural colour tones to complement the dwelling appearance. Pier format letterboxes are encouraged. Novelty letterboxes are not permitted. Where front fencing is provided by Satterley, the letterbox design is to be integrated into fence design.

Illustrative elevations provided for:

- Cottage Lots (Major road street frontage)
- Cottage Lots (POS frontage)
- Cottage Lots (Minor road street frontage)



2.2.2 Side and Rear Fencing

- Side and rear boundary fencing (excluding secondary street frontages) must be 1.8 metre high Surfmist colour, Wavelok Colorbond fencing. The finish of any side or rear boundary gate should complement the fence.
- Corner lot side fencing must be installed two metres back from the forward most point of the closest wall of your home to the boundary.
- Fencing is not permitted within the front setback area of a lot (including forward extensions of side boundary fencing and fencing of corner lot truncations).

2.3 Levels and Retaining Walls

- You must not change the average finished ground level of your property without approval from Satterley. This restriction does not apply to temporary excavation works for activities like landscaping or installing a swimming pool.
- Modifications to retaining walls installed by Satterley are not allowed unless for maintenance or where approved by Satterley.

2.4 Crossovers and Driveways

- Your driveway should be constructed from brick paving, liquid limestone or exposed aggregate concrete. Grey or painted concrete is not allowed.
- Your driveway must be completed before you move into your new home.
- The location of your garage should take into account where the crossover and driveway will go, to avoid retained street trees or conflicts with service infrastructure such as light poles and power domes.



2.5 Laneways

If your home is located on a laneway lot, you need to consider the following requirements when designing your home:

- The requirements of the Myella LDP.
- Vehicle access must be from the laneway.
- The front of your home should be oriented to overlook the adjoining street or park, not the laneway.
- The laneway elevation should complement the rest of your home, with the same design qualities and character.
- Provide a pedestrian entry gate to the laneway for lots 7.5m wide or greater.
- The garage door must not project into the laneway when opened or closed.
- Where possible, provide a major opening from a habitable room to overlook the laneway.



3.0 Your Home

3.1 The Front

The front elevation is your home's public face and makes the greatest contribution to maintaining a consistent visual aesthetic across the Estate.

You need to consider the following requirements when designing the front of your house:

- It should contain the front door and have windows with a clear view of the street. The front door must not be accessed from the garage and should have weather protection provided by a veranda, portico or porch.
- Include at least three different materials and colours selected from the Myella Colour and Materials Palette – see Section 3.3.
- The front elevation should have eaves with a minimum depth of 450mm, to the greater portion of the front elevation. To assist with providing shade to windows and walls, you should consider extending the eaves around the whole perimeter of the house (excluding garage).
- Wet areas are not to be located at the front elevation unless well disguised.
- No areas of blank wall greater than 1.5 metres in length are permitted.





3.1.1 Elevation Features

- A veranda, portico or porch must be provided to create an open and welcoming entry for your home. This should be a minimum of 2.4 metres in depth for front lots and 1 metre in depth for rear loaded lots to provide effective weather protection and usability and have the same design qualities and character as the home.
- In addition to eaves, include at least one of the following architectural elements: gable, roof gablet (dutch gable), bay window or corner windows, balcony, blade wall, other feature wall, timber cladding or painted weatherboard profile cladding.
- Houses are to have an articulated façade, providing at least one indentation or projection of at least 450mm in the floor plan (excluding garages and feature walls). This projection should be mirrored in the roof plan.
- For rear loaded lots houses are to have an articulated facade providing at least one indentation or projection of at least 450mm at any level.

3.2 The Roof

The roof is a key element of your home's architectural character. If designed effectively it will improve the environmental performance of your house, as well as providing space for solar hot water units and photovoltaic panels.

To provide a more consistent appearance across the Estate, your roof design should be simple and uncluttered. To achieve this, it should meet the following criteria:

- Skillion roofs are to have a minimum pitch of 10 degrees and a maximum pitch of 15 degrees. There must be a visible overhang to the skillion roof.
- Single and modulated roof form:
 - Lots with a frontage greater than 10m to the primary street – roof form pitched at an angle greater than 22 degrees.
 - Lots with a frontage equal to or less than 10m to the primary street – roof form pitched at an angle greater than 24 degrees.
- Roofs must be constructed in a single material and colour.
- Roof materials shall be corrugated or flat profile metal sheeting, or low-profile shingle roof tiles in colour tones which complement the dwelling appearance.
- Gutters and downpipes must complement the home.

3.3 Colours and Materials

To achieve a consistent visual aesthetic across the estate, the materials and colour treatments of your home and other structures on the lot should take guidance from the below.

Two of the following materials must be provided in the front elevation of your home (excluding doors, windows, down pipes and roofs).

- Face brickwork
- Rendered brickwork
- Feature tiling
- Stone cladding
- Timber cladding (including weatherboard)

Other materials can be submitted and will be approved solely at Satterley's discretion.

Each material must comprise no less than 15% of total front elevation wall (excluding doors, windows, down pipes and roofs).

BUILT FORM COMPLEMENTING COLOURS:

House materials, paving and driveways.

1. Your home is to have a combination of textures to introduce variety along the streetscape.
2. Avoid the use of primary and vivid colours as well as reflective surfaces.
3. Generally dark colours to be used only as highlight features to house (portico, gutters, downpipes, railing etc) with majority of house walling and roofing to be lighter shades to minimise heat sink effect.

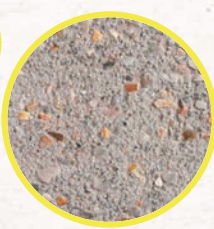
PAVEMENT TREATMENTS



ROADS/LANES
Black Asphalt



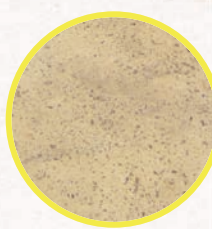
ROAD THRESHOLDS
AND PARKING BAYS
– Brikmakers Dekopave
80, Stonewash
Grey (infill)
– Brikmakers Easipave 80,
Stonewash Grey (header)



PARKING
EMBAYMENTS
– Brikmakers Dekopave
80, Stonewash Silver/
Grey mix (infill)
– Brikmakers Easipave 80,
Stonewash Grey (header)



GENERAL FOOTPATHS
Insitu Grey concrete, light
broom finish (without
picture-framed edges)



FEATURE
HARDSTANDS
Insitu coloured concrete
with Rock Salt finish



MEADOW SPRINGS
POLE WITH BOURKE
HILL LUMINAIRE
Powder coated Dulux
'Monument' (satin)

RETAINING WALLS AND COTTAGE LOT TREATMENTS



LOT WALLS
Rendered masonry
walls, painted white



LOT WALLS AND
PIERS
Toodyay stone



LOT FENCING
Aluminium flat bar
blade style fencing,
powder coated
Dulux Berry Grey
(satin)



LETTERBOX &
STREET NUMBER
Stainless Steel
plate with adhesive
numbers 350x250mm
with hidden fixings



INTERNAL
LOT FENCING
Colourbond 'Surfmist'

4.0 Outside

4.1 Outdoor Areas

Your home should have a well-designed outdoor living area, preferably accessed from your main communal living space.

Your outdoor living area should be designed to receive northern winter sun whilst providing protection from rain, winter breezes and the hot summer sun.

4.2 Landscaping

To achieve a consistent visual aesthetic across the estate, you are encouraged to consider species and colours from the palette below.

- Yellow and purple/blue is the basis for the feature flower colour in plant selection. Consider making this the central feature of planting in your front yard.
- The planting palette also provides a secondary range of complementing colours and species for you to consider for your front and back yards.
- The plant palette has a strong emphasis on the use of native, water wise species.

GROUNDCOVERS



Calothamnus
Quadrifidus
'Little Ripper'



Grevillea Crithmifolia Pr.



Hibbertia
Grossulariifolia



Dampiera Linearis

SHRUBS



Acacia Cognata Limelight



Anigozanthos Yellow



Lechenaultia Biloba 'Sky Blue'



Banksia Spinulosa
'Birthday Candles'



Carex



Conostylis Candicans



Eremophila Nivea

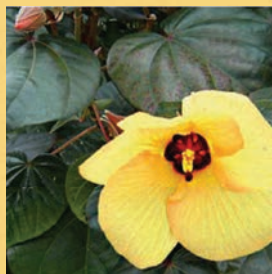


Dianella Revoluta

SCREENING PLANTS



Pittosporum Tenuifolium



Hibiscus Tiliaceus



Grevillea 'Lemon Supreme'



Melaleuca Huegelii

TREES



Eucalyptus Victirx



Eucalyptus Erythrocorys



Hakea Laurina



Melaleuca Quinquenervia

4.3 Other Buildings and Services

These requirements control the location and appearance of other buildings, services and equipment on your lot so that the focus remains on the house and garden.

4.3.1 Garage

Your garage should be integrated under the main roof and should be constructed in complementary materials and colours to your home.

Carports are not permitted.

Colorbond pelmets are not recommended.

Internal garage storage is encouraged.

Laneway lots must have door supporting structure of masonry piers where visible from the laneway.

4.3.2 Studios and Ancillary Accommodation

Studios and ancillary accommodation should be constructed in complementary materials and colours to your home selected from the Myella Colour and Materials Palette.

4.3.3 Sheds and Outbuildings

Any shed, storeroom, outbuilding or other freestanding structure should be constructed in materials and colours that complement your home.

These structures should be located in your backyard to minimise visibility from adjacent streets, laneways and parks.

4.3.4 Building Services

Building services such as air conditioning units, satellite dishes, TV antennae, solar hot water units and photovoltaic panels shall be screened from public view or located in the least visibly obtrusive location when viewed from adjacent streets, laneways and parks.

Photovoltaic panels and solar hot water units should be positioned to access northern and western sunlight and should be integrated with the roof profile of the home and not elevated at any angle relative to the roof profile.

Building services should be finished in a similar colour to the roof and located to minimise potential nuisance, such as noise, to neighbouring properties.

4.3.5 Service Areas

Clothes drying and bin storage areas should be screened from view from adjacent streets, laneways and parks. They should be well located to access sunlight and breezes.

5.0 Sustainable Design

Designing your home to suit the lot and local conditions will enhance comfort and reduce reliance on mechanical heating and cooling. Lower consumption reduces household energy and water costs and provides long-term environmental benefits.

This section outlines a range of design and construction principles to improve the comfort of your home, minimise your energy and water use and reduce ongoing impacts on your family's budget.

5.1 Climate Responsive Design

The subdivision design of Myella orients most lots so that homeowners can benefit from using solar passive design principles in their home design and take full advantage of opportunities for natural heating and cooling, rather than relying only on mechanical systems. You should consider the following recommendations to improve your home's environmental performance.

5.1.1 Solar Access

Good design makes the most of the sun in winter and provides shade to your home in summer to minimise heat gain.

- Orient an important internal living area, such as the kitchen, family room or lounge, to have access to northern winter sun.
- Where possible, garages should be placed in an eastern or western location to insulate against summer sun.
- Locate laundries, bathrooms and some bedrooms on the south side of the house as these areas typically require less sunlight than other spaces in your home.
- West facing windows should be shaded by a veranda, eaves or awnings to protect against summer sun but allow winter sun into your home.
- Plant vegetation and trees adjacent to the home to reduce radiant heat.

5.1.2 Ventilation

Good airflow through your home will provide passive cooling and reduce your reliance on air conditioning.

- Well-placed window openings, combined with a narrow floor plan, will maximise airflow. This is particularly important for key living spaces in your home.
- Locate smaller openings on the windward side of your home and larger openings on the downwind side to improve air movement.
- Install roof ventilation to all roof spaces (not applicable to skillion roofs) in the form of vented gables, "E" vent or similar appropriate alternative roof ventilators.

5.1.3 Thermal Efficiency

You can significantly reduce your energy consumption through the use of appropriate materials and insulation in the construction of your home.

- Install draught-sealing to all windows and doors to prevent unwanted heat loss and heat gain.
- Consider the use of lightweight (low mass) construction or reverse brick veneer for external walls.
- Compartmentalise living and sleeping areas to allow for localised heating or cooling.
- Reflective insulation (minimum R.15) should be installed under roof sheeting to all outdoor living areas.

5.2 Energy and Water Efficiency

In addition to good solar passive design, installing efficient appliances, fixtures and fittings will reduce the amount of wasted energy and water within your home and reduce ongoing costs.

You should consider the following additional recommendations to improve your home's environmental performance:

- Hot water systems should be as close as possible to the area of most use such as the main bathroom.
- Insulate hot water pipes.
- Electrical appliances should have a minimum 4-star rating.
- Seal downlights and exhaust fans.
- Exterior lighting should be operated via a timed sensor with a manual override switch.

5.3 Accessibility

A home that is designed to accommodate the aged or mobility impaired people can be a valuable investment. Ensuring accessibility will mean the home will not need to be retrofitted as the owners age or become dependent on mobility aids. Some items to consider are:

- Minimum 850mm doors and 1000mm wide passageways.
- Accessible, well laid out bathrooms with hobless shower, recessed basins and turning space on a ground floor.
- Reinforced walls should grab rails need to be installed.
- Level door handles and taps.

Appendix A

Developer Approval Application Form and Assessment Checklist

To ensure your home meets the requirements of the DG's, your contract of sale specifies that you must submit your preliminary design for Satterley's approval prior to lodging an application for Development Approval and/or a Building License with the City of Wanneroo.

So that we can assess your application as quickly as possible, your application should include:

1. A completed Developer Approval Application Form and Assessment Checklist; and
2. Two hardcopy sets of your home drawings, including:
 - (i) Site plan at 1:200 scale;
 - (ii) Floor plans at 1:100 scale;
 - (iii) All elevations at 1:100 scale; and
 - (iv) A material and colour schedule showing where selected colours and finishes will be used, taken from the Myella Colour and Materials Palette.

Satterley's Assessor may seek additional information from you to support the application.

Indicate whether your proposal complies with each design element by marking the achieved box.

You must comply with all mandatory design elements to secure Developer Approval.

		MANDATORY	ACHIEVED
1.0	INTRODUCTION		
1.4	Complies with requirements of Local Development Plans.	Y	
2.0	YOUR STREET		
2.1	ADDRESSING THE STREET		
2.1.1	STREET FRONTAGE		
	Front of home faces the street, with the front door and windows visible from the street.	Y	
	CORNER LOTS		
	Secondary street elevation complements the primary street elevation, with the same design qualities and character.	Y	
	The front elevation colour and materials must extend around to the secondary street where forward of a return fence.	Y	
	The exposed secondary street facade must incorporate at least one major opening from a habitable room with a clear view of the secondary street and not obscured by visually impermeable fencing.	Y	

		MANDATORY	ACHIEVED
2.2	FENCING		
2.2.1	FRONT FENCING AND LETTERBOX		
	Front fencing is not permitted.	Y	
	Homes that have access directly onto a park will have a visually permeable fence provided by Satterley.	Y	
	The letterbox shall be designed and finished in materials and natural colour tones to complement the dwelling appearance.	Y	
2.2.2	SIDE AND REAR FENCING		
	Side and rear boundary fencing (excluding secondary street frontages) must be 1.8m high, Surfmit, Wavelok Colourbond fencing.	Y	
	The finish of any side or rear boundary gate complements the fence.	Y	
	Corner lot side fencing must be installed two metres back from the forward most point of the closest wall of your home to the boundary.	Y	
	Fencing is not permitted within the front setback area of a lot (including forward extensions of side boundary fencing and fencing of corner lot truncations).	Y	
2.3	LEVELS AND RETAINING WALLS		
	No modification to the average finished ground level of your property without approval from Satterley.	Y	
	No modifications to retaining walls installed by Satterley without approval from Satterley.	Y	
2.4	CROSSOVERS AND DRIVEWAYS		
	Driveway constructed from brick paving, liquid limestone or exposed aggregate concrete. Grey or painted concrete is not allowed.	Y	
	Location of your garage should take into account where the crossover and driveway will go, to avoid retained street trees or conflicts with service infrastructure such as light poles and power domes.	Y	
2.5	LANEWAYS		
	Vehicle access must be from the laneway.	Y	
	Front of home overlooks adjoining street or park, not the laneway.	Y	
	Laneway elevation complements the rest of home, with the same design qualities and character.	Y	
	Provide a pedestrian entry gate to the laneway for lots 7.5m wide or greater.	Y	
	Garage door does not project into the laneway when opened or closed.	Y	
	Where possible, provide a major opening from a habitable room to overlook the laneway.		
3.0	YOUR HOME		
3.1	THE FRONT		
	Front elevation contains the front door and windows with a clear view of the street.	Y	
	Front door is not accessed from the garage and has weather protection provided by a veranda, portico or porch.	Y	
	Front elevation includes at least three different colours and materials selected from the Myella Colour and Materials Palette.	Y	
	No areas of blank wall greater than 1.5 metres in length.	Y	
	Front elevation must have eaves with a depth of 450mm to the greater portion of the front elevation (excluding the garage and where a boundary wall is proposed).	Y	
3.1.1	ELEVATION FEATURES		
	Veranda, portico or porch is provided with a minimum depth of 2.4 metres for front loaded lots and 1 metre in depth for rear loaded lots and has same design qualities and character as the home.	Y	
	In addition to eaves, include at least one of the following architectural elements: able, roof gablet (dutch gable), bay window or corner window, balcony, blade wall, other feature wall, timber cladding or painted weatherboard profile cladding.	Y	
	Houses are to have an articulated façade, providing at least one indentation or projection of at least 450mm in the floor plan (excluding garages and feature walls).	Y	

		MANDATORY	ACHIEVED
3.2	THE ROOF		
	SKILLION ROOF FORM: Skillion roofs are to have a minimum pitch of 10 degrees and a maximum pitch of 15 degrees. There must be a visible overhang to the skillion roof.	Y	
	SINGLE AND MODULATED ROOF FORM: Lots with a frontage greater than 10m to the primary street – roof form pitched at an angle greater than 22 degrees. Lots with a frontage equal to or less than 10m to the primary street – roof form pitched at an angle greater than 24 degrees.	Y	
	Roofs must be constructed in a single material and colour.	Y	
	Roof materials shall be corrugated or flat profile metal sheeting, or low profile, shingle roof tiles in colour tones which complement the dwelling appearance.	Y	
	Gutters and downpipes must complement the home.	Y	
3.3	COLOURS AND MATERIALS		
	The front and any secondary street elevation must contain a minimum of 2 different materials selected from the following list (excluding doors, windows, down pipes and roofs). Face brickwork Rendered brickwork Feature tiling Stone cladding Timber cladding (including weatherboard) Other materials can be submitted and will be approved solely at Satterley's discretion.	Y	
	Each material must comprise no less than 15% of total front elevation wall (excluding doors, windows, down pipes and roofs).	Y	
	Avoid the use of primary and vivid colours as well as reflective surfaces.	Y	
4.0	OUTSIDE YOUR HOME		
4.1	OUTDOOR AREAS		
	Outdoor living areas should be accessed from your main communal living space.		
	Outdoor living area should be designed to receive northern winter sun whilst providing protection from rain, winter breezes and the hot summer sun.		
4.2	LANDSCAPING		
	Plant species and colours selected from the Myella Planting Palette.		
4.3	OTHER BUILDINGS AND SERVICES		
4.3.1	GARAGES		
	Garage is integrated under the main roof and constructed in complementary materials and colours to the dwelling selected from the Myella Colour and Materials Palette.	Y	
	The location of your garage takes into account the crossover and driveway location, to avoid street trees and conflicts with service infrastructure.	Y	
	Carports are not permitted.	Y	
4.3.2	STUDIOS AND ANCILLARY ACCOMMODATION		
	Studios and ancillary accommodation are to be constructed in complementary materials and colours to your home selected from the Myella Colour and Materials Palette.	Y	
4.3.3	SHEDS AND OUTBUILDINGS		
	Any shed, storeroom, outbuilding or other freestanding structure are to be constructed in materials and colours that complement your home.	Y	
	Any shed, storeroom, outbuilding or other freestanding structure is located in the backyard to minimize visibility from adjacent streets, laneways and parks.	Y	

		MANDATORY	ACHIEVED
4.3.4	BUILDING SERVICES		
	Building services such as air conditioning units, satellite dishes, TV antennae, solar hot water units and photovoltaic panels to be screened from public view or located in the least visibly obtrusive location from the street or public place adjoining the land.	Y	
	Photovoltaic panels and solar hot water units positioned: To access northern and western sunlight, and Integrated with the roof profile of the home and not elevated at any angle to the roof profile.	Y	
	Building services are finished in a similar colour to the roof and located to minimise potential nuisance, such as noise, to neighbouring properties.	Y	
4.3.5	SERVICE AREAS		
	Clothes drying and bin storage areas screened from view from the street or public place adjoining the land.	Y	
5.0	SUSTAINABLE DESIGN		
5.1	CLIMATE RESPONSIVE DESIGN		
5.1.1	SOLAR ACCESS		
	Orient an important internal living area, such as the kitchen, family room or lounge, to have access to northern winter sun.		
	Where possible, garages should be placed in an eastern or western location to insulate against summer sun.		
	Locate laundries, bathrooms and some bedrooms on the south side of the house as these areas typically require less sunlight than other spaces in your home.		
	West facing windows should be shaded by a veranda, eaves or awnings to protect against summer sun but allow winter sun into your home.		
	Plant vegetation and trees adjacent to the home to reduce radiant heat.		
5.1.2	VENTILATION		
	Well-placed window openings and narrow floor plan to maximise airflow, particularly to living spaces.		
	Smaller openings on the windward side of your home and larger openings on the downwind side to improve air movement.		
	Install roof ventilation to all roof spaces (not applicable to skillion roofs) in the form of vented gables, "E" vent or similar appropriate alternative roof ventilators.		
5.1.3	THERMAL EFFICIENCY		
	Draught-sealing installed to all windows and doors.		
	Lightweight (low mass) construction and/or reverse brick veneer used for external walls.		
	Living and sleeping areas compartmentalized to allow for localised heating or cooling.		
	Reflective sisalation (minimum R.15) should be installed under roof sheeting to all outdoor living areas.		
5.2	ENERGY AND WATER EFFICIENCY		
	You should consider the following additional recommendations to improve your home's environmental performance: Hot water systems should be as close as possible to the area of most use such as the main bathroom. Insulate hot water pipes. Electrical appliances should have a minimum 4-star rating. Seal downlights and exhaust fans. Exterior lighting should be operated via a timed sensor with a manual over-ride switch.		
5.2	ACCESSIBILITY		
	Consider the following design elements. Minimum 850mm doors and 1000mm wide passageways. Accessible, well laid out bathrooms with hobless shower, recessed basins and turning space on a ground floor. Reinforced walls should grab rails need to be installed. Level door handles and taps.		

MYELLA

MyellaEstate.com.au