

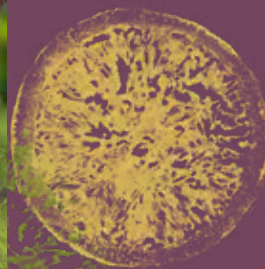


# Clementine

UPPER SWAN

## Design Guidelines

### Stage 3





# Vision

Homes in Clementine are to reflect the distinct character of the **Swan Valley**.

Shaded verandas, landscaped entries and **natural materials** all taking cues from **heritage cottages**, industrial sheds and contemporary **wineries** that deliver exceptional experiences.

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# Contents



These design guidelines have been prepared to enable you to create your home with its own identity at the same time as contributing to the design aspirations of the Clementine Estate. There are a number of design attributes that require inclusion and these will be assessed for each lot, and approved by the developer, concurrent with your Building Permit Application to the City of Swan.

To assist you, these guidelines have been broken down into 4 Sections which describe;

- **Siting Considerations,**
- **Building Elements,**
- **Building Services and Performance,**
- **Fencing and Landscape Elements.**

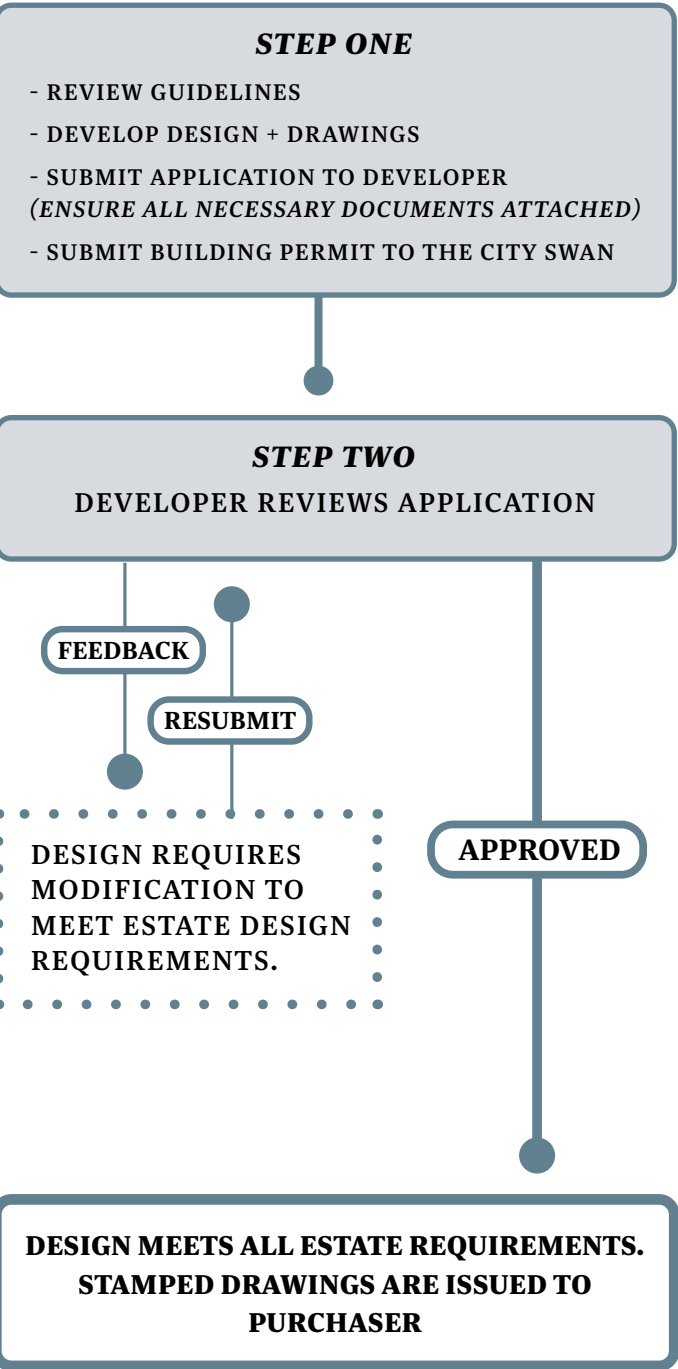
They include both mandatory and encouraged elements. The Mandatory elements are considered essential to achieving the aspirations of the estate and must be incorporated into the design unless agreed otherwise with Satterley. These mandatory requirements will appear as Restrictive Covenants on the title and must be met.

The encouraged elements are suggestions for the purchaser, that if incorporated into the building design; will improve the performance of the building in terms of comfort, liveability and aesthetics. Incorporation of encouraged elements will also be looked upon favourably during the assessment process.

At the end of this document, is a compliance checklist which summarises all of the requirements discussed in this document, including mandatory elements and encouraged elements. This is to be completed by the applicant (for sections relevant) and included in your application.

Applications may be submitted by the designer/builder, on your behalf, and this application is typically lodged at the same time that the building permit application is lodged to the local council.

This document does not replace the regulatory requirements of the R-Codes, and is intended as an extension to the R-Codes, which will assist lot owners and builders with achieving the design aspirations for the Clementine Estate while also improving building performance. Applicants are strongly encouraged to review the Residential R-Codes Volume 1 as well as any relevant policies from the City of Swan, prior to lodging their application with Satterley, to avoid any need for re-design.



Documentation Required for Application:

- Site Plan (1:200)**
- Ground levels to AHD
- Driveway and cross over
- Boundary setbacks
- All dividing fences including height and description
- Proposed landscaping features if the purchaser does not qualify for a landscape rebate

- Floor Plan (1:100)**
- Layout of rooms
- Location and size of windows and doors
- Alfresco areas
- Garage location
- Room dimensions

- Elevations (1:100)**
- Material and colour finishes
- Ceiling heights and building heights
- At same scale as floor plans

Compliance Checklist

Applicants are also responsible for checking the following items apply prior to design;

- Clementine, Upper Swan Restrictive Covenants
- Local Development Plan
- Geotechnical soil classification
- Existing infrastructure such as retaining walls, fences, utilities, or similar, and
- Bushfire management plans (note there is a BAL rating applicable to lots within the subdivision)

You should work through these guidelines with your builder during the building design phase, and then lodge the compliance check list on pages 24-27, along with the drawings listed, in PDF format to

PLANS@SATTERLEY.COM.AU



Street Setback, Address and Passive Surveillance

Street setbacks and side and rear setbacks shall comply with the R-codes. Dwellings on corner lots must comply with the requirement of the R-Codes Volume 1 in relation to secondary street setbacks.

To improve passive surveillance and community presence in the street, the front door of the residence must face and be visible to the primary street and windows to the primary street elevation should not be highlights.

For Laneway Cottage lots, the front of your home must overlook the primary street or park as applicable.

Residences on corner lots must provide an ‘address’ to the secondary street through built form and fencing. To this end, there should be at least one major opening facing the secondary street, which can be achieved through appropriate front fencing treatment (refer Section 4 A. Fencing). For corner lots, the purchasers are also encouraged to improve street presence and passive surveillance of the secondary street by locating their garage or carport on the secondary street frontage (in cases where there is no rear laneway access available) where practical.

For Laneway Cottage lots, the lot owner is required to provide an opening from a habitable room to the rear laneway in cases where they have a second storey.

Mandatory Requirements

- Front door facing and visible to primary street or park as applicable
- Highlight windows to primary street elevation or park are permitted subject to being linked with another window and being no more than 25% of the total window area to the primary street elevation
- At least one major opening must face and be visible to the secondary street elevation for corner lots
- Laneway Cottage lots with a second storey are to have a habitable window facing the rear laneway

Encouraged Elements

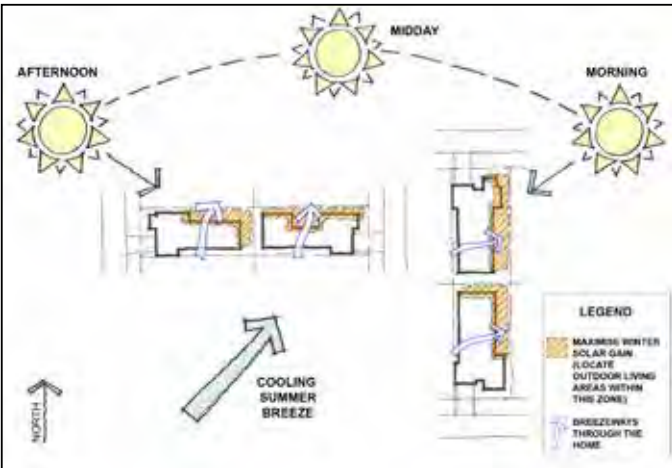
- Garages and carports accessed from the secondary street frontage for corner lots where practical

Orientation

Thoughtful building orientation is a great way of improving the level of natural light and ventilation in your home. It can also assist with protection from harsh environmental conditions such as western sun exposure and prevailing weather.

Orientating outdoor living space to the north, and allowing this to come off the main internal living space, is a great way to ensure your home is flooded by natural light (particularly in winter), sheltered from cold winds, and protected from harsh western sun. Bedrooms will be ideally located to the south and east (to capture morning sun), and non-habitable spaces such as laundries and garages, located to the west.

Windows should ideally be positioned to capture summer breeze and paired to facilitate cross ventilation, particularly within living spaces.



Encouraged Elements

- Orientating living space to north
- Position non-habitable rooms to west
- Locate bedrooms to south/east
- Provide cross ventilation using appropriately positioned windows

Architectural Features

The Clementine home is about creating a landscaped experience to the front entry. This begins by framing the front entry using at least one of the following front entry articulations:

- Verandah/ pergola (min 4m long and encouraged to be a minimum of 2m deep)
- Covered Porch / Portico that is encouraged to be a minimum of 2m deep. Simple indented porches are not permitted.

In addition to the entry feature, the primary street elevation is to include at least one of the following facade features to create visual interest.

- Gable (no finials permitted)
- Expressed timber or face brickwork window sills (refer to Section 2 - Windows for further explanation)
- Blade wall (single only)

For Laneway Cottage Lots only, ceiling heights within residences are to be a minimum height of 32 brick courses (or 2.7m) to the front elevation.

Mandatory Requirements

- 1 x front entry articulation noted in architectural features
- 1 x facade feature noted in architectural features;
- Architectural features to be constructed using finishes noted in the Residence Materials and Colours section
- For Laneway Cottage lots only, ceiling heights min 32 brick courses/2.7m to the front elevation

Encouraged Elements

- A verandah/ pergola or covered porch or portico to be a minimum of 2m deep
- Vine growth over architectural features, particularly the front entry articulation.





Residence Materials and Colours

The Clementine Estate encourages houses to utilise a contemporary palette of naturally textured and finished materials that take cues from the distinct qualities of the Swan Valley.

A variety of materials is encouraged, with a **minimum palette of 2 materials** being acceptable for the primary street façade, and secondary street facades for corner lots.

These include:

- Painted Timber/Composite wood / FC Weatherboard in primary colour palette
- Face brickwork
- Timber with natural finishes encouraged
- Render (2 colours if greater than 25% of frontage)
- Corten features
- Granite and sandstone cladding
- Stone or red brick paving and timber decking ground treatment encouraged

Any alternative materials are to be approved in accordance to the Restrictive Covenants or at the discretion of Satterley. Encouraged material colours include the following examples:



BISHOPS HOUSE



TREASURY RED



CHANNEL CLAD



CORTEN



FIBRE CEMENT WEATHERBOARD



RESTORATION RED COACH



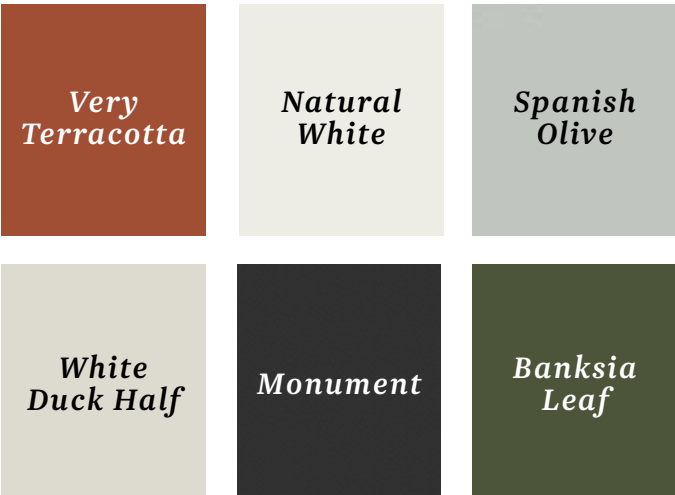
RECYCLED BRICK



SANDSTONE WALL

For residences on corner lots, the appearance and materials of the front façade must wrap around to the secondary street for a min of **3m or to the secondary street fence line whichever is the greater**. For Laneway Cottage lots, the laneway elevation should complement the materiality of the front of the house.

Purchasers are encouraged to consider the below colour palette below, for any painted elements of the residence within the primary facade:



Mandatory Requirements

- Residence must use a min of 2 materials integrated into the primary street façade unless approved otherwise by Satterley with:
  - No material or colour more than 90%;
  - Face brickwork to be no more than 75%; and
  - Should render be greater than 25%, then 2 colours must be selected.
- Colours and materials of the primary street façade must wrap around to the secondary street for 3m or to the secondary street fence line whichever is the greater.

Encouraged Elements

- Use of natural timber finishes.

Primary and accent colour palette are encouraged for paint colours for the primary street façade and rear boundary.

Garage/Carport and Driveway Provisions

In the Clementine Estate, the garage should not become a visually dominant feature of the residence from the primary street. When working on the design of the residence, purchasers are also encouraged to position the garage on the western boundary (where practical), to provide separation of the residence from harsh afternoon sun.

Any garage, carport, car bays and their associated cross over, must comply with the requirements of the R-Codes in relation to the number of bays and design.

For the Clementine Estate, any lots greater than 10 metres wide, undercover parking for 2 vehicles must be provided by a carport or garage. In addition to these requirements, where a garage or carport is located on the primary street, it is to be setback 1m behind the front of the dwelling excluding verandahs, pergolas, porticos and porches. If you have a Laneway Cottage lot, your garage/ carport must be located off the laneway.

A carport or garage within the primary street façade, which does not fall under the main roof of the residence, should complement the appearance of the residence and be visually recessive. Garage doors are encouraged to be panel tilt.

Driveways must not exceed **6m** in width and must be setback **0.6m** from the side boundaries. Driveways must not cut through foot paths and must be located to avoid street trees and site service infrastructure where practicable. **Refer to Section 4B.** Street trees for further information on street trees and **Section 4B Paving Treatment** for paving.

Mandatory Requirements

- For lots greater than 10 metres width, at least 2 car bays provided within a garage or carport
- Garages and carports setback 1 metre behind front of the dwelling excluding verandahs, pergolas, porches and porticos
- Driveways must not exceed 6 metres in width and must be setback 0.6 metres from side boundary
- Cross-over and driveways to avoid site infrastructure
- Cross-over to avoid street trees

Encouraged Elements

- Garages accessed from the secondary street frontage for corner lots where practical
- Panel tilt garage doors are preferred



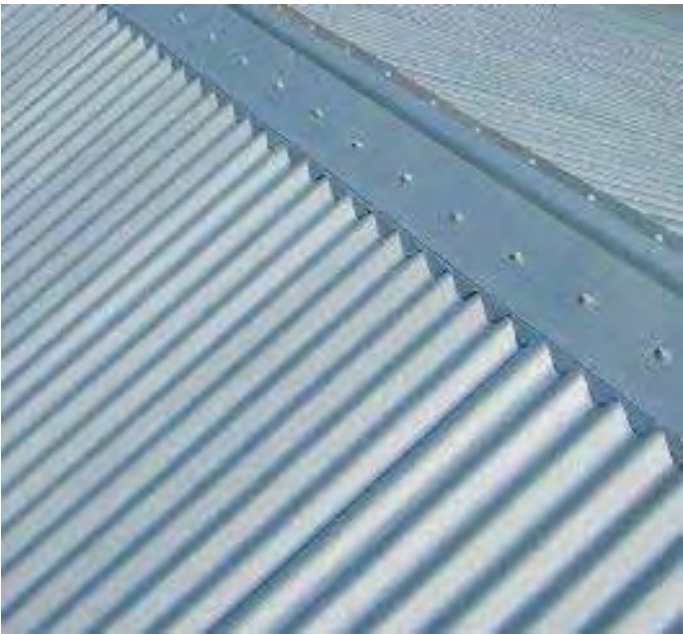


Roof – Style

The corrugated iron shed is an icon within the swan valley setting of the Clementine Estate. For this reason, the materiality of visible roofs, is an important design feature linking the community to its heritage.

Purchasers are encouraged to consider a simple roof form in which the number of visible apex’s are minimized. Zinalume roof sheeting is encouraged for all non-concealed roofs. Gable and hip roofs are to be a minimum 24-degree pitch and skillion roofs are to have minimum pitch of 5-degrees. Parapet roofs are acceptable for feature façade elements; however, the use of gable forms are strongly encouraged.

The roof should be designed to provide a min 450mm eave to the front elevation, with the exception of the garage or carport. For parapet roof structures, the eave line may be substituted with an alternative shade device; which will be reviewed in accordance with the Restrictive Covenants and at the discretion of Satterley – for further information on shading devices refer to **Section 3 Shading Devices**.



Mandatory Requirements

- Gable and hip roofs to have min 24° pitch
- Skillion roofs to have min 5°pitch
- Min 450mm eave to the front elevation on non-concealed roof forms, excluding garages and carports
- Parapet roof residences to demonstrate alternative shading/ articulation in primary street and secondary street elevation for corner lots

Encouraged Elements

- Zinalume roof sheeting for non-concealed roofs
- Gable roof form to primary street elevation

Windows

Window design and placement in the building envelope is to meet the visual privacy requirements of the R-Codes Volume 1.

The applicant is encouraged to articulate sills and windows using steel, natural timber or brick which should be selected to compliment the chosen external finishes and window frame materiality.



Encouraged Elements

- Window frames finish to be consistent with resident colour and material palette.
- Articulation of windows and sills.

Doors

External door design and placement in the building envelope is to meet the visual privacy requirements of the R-Codes.

Encouraged Elements

- Sidelight and/or highlight window at the front door

Letterbox

Mandatory Requirements

- The letterbox should complement materials of the house and front fence.



Retaining Walls

The purchased lot has been designed to a set level that will facilitate site drainage and will provide a site for construction. There are to be no modifications to retaining walls without prior approval from Satterley and the City of Swan. Any additional retaining walls within the front setback are to comply with the requirements of the R-codes and must be no higher than 0.5m above the finished lot level.

Retaining walls that are in addition to those provided by Satterley, should complement the residence.

Mandatory Requirements

- Retaining walls provided by Satterley shall not be altered without prior approval
- Any additional retaining wall constructed on the site, is <0.5m above the finished lot level.
- Colour and finish of additional retaining walls to be in keeping with the residence.

Outbuildings

Outbuildings are buildings within the lot, that are detached from the main residence, such as a ‘granny flat’, a shed, or a garage or carport on a secondary street.

Mandatory Requirements

- All outbuildings shall be constructed behind the front or secondary elevation building line – with the exception of garages or carports on a secondary street frontage.
- Outbuildings should complement the dwelling in terms of materials used, design, external appearance, including colour and quality of construction.

Thermal Performance

Insulation and climatically appropriate use of materials is an important method to improve the thermal comfort of your home. To obtain the building license, your builder/ designer will be required to meet minimum standards for insulation.

While zincalume is encouraged for visible roof sheeting, light coloured roof sheeting is also encouraged for concealed roofs. This will reduce the transfer of heat into the roof space during summer. Good quality ceiling and roof insulation are also critical elements that will improve the thermal comfort of your home.

Roof ventilation is another good method of purging hot air from the roof space, reducing the temperature of the roof space. Where roof vents are installed, they should be of the same materiality as the roof sheeting, and where possible, concealed from public view.

Any areas of double leaf masonry or brick should be insulated appropriately or reconsidered in favor of brick veneer, reverse brick veneer or light weight construction. In summer, uninsulated double leaf brick/masonry wall elements that make up external walls, will store up heat during the day and release this into the internal rooms over-night. In contrast during winter, the external masonry walls will draw heat from the ambient internal room temperature, unless they have heated up during the day.

Mandatory Requirements

- If roof vents are installed, they are to be of the same materiality as roof sheeting, and where possible, concealed from public view.

Encouraged Elements

- Light roof sheeting all roofs
- Roof ventilation
- Good quality insulation
- Use of brick veneer or reverse brick veneer rather than double leaf masonry
- Use of light weight building materials

Heating and Cooling

Designing a house so it can be separated into zones for heating and cooling, is a great way to improve energy efficiency. This would mean areas such as bedrooms, would be closed off to living spaces, so that only one area would require heating/cooling while it is being used and the other vacant.

Another way to improve efficiency of heating and cooling systems in conditioned spaces, is to ensure that the window and doors are appropriately sealed in the building. It is further recommended that purchasers select air-conditioning systems that have a minimum 3 star energy rating and which have the appropriate capacity for the conditioned space.

Mandatory Requirements

- All heating and cooling fixtures are to be fully contained within the residence, installed below the ridge line if mounted to the roof, and concealed from the street view.

Encouraged Elements

- Zoning of house to control heating and cooling
- Appropriate window and door seals
- Use of min 3 star energy rated airconditioning systems.



Water

Solar storage hot water systems are a great way to generate hot water during the day while the sun is out, which can then be stored for use in the morning and evenings, reducing power and/or gas consumption. Other systems that also considered more effective are heat pump hot water systems.

If using a storage hot water system, the system should be installed so it is concealed from the street/public reserve view. The hot water system should also not be visible to the main outdoor living area of the residence.

WELS rated sanitaryware and appliances are products that are rated against similar products, for degree of water consumption. These ratings can be found for such items as dishwashers, washing machines, showers, taps and toilets. The higher the WELS rating the better the product performs in comparison to other similar products. Purchasing high rating WELS products will help to reduce water consumption.

Mandatory Requirements

- Storage hot water systems, if selected, are to be concealed from public view and not visible from the outdoor living space

Encouraged Elements

- Use of solar storage hot water systems or heat pump hot water systems
- Purchase of high rated WELS products.

Energy, Electrical and Data

Solar panels are becoming increasingly popular consideration when looking to build a new home. They are a great way to supplement energy consumption and export to the grid to offset your power bills. Solar panels are most efficient when installed at a slope, and oriented to the north. An approximate 25m2 area should be allowed if wishing to install panels; however, they should also either be screened from public view, or integrated into the roof design.

As a general standard at the Clementine Estate, all external electrical and data fixtures should be concealed from public view to maintain a clean aesthetic for the building. Another thing to consider with the design of your home, is the energy efficiency of lighting and appliances. There is an energy rating measure that comes with most new appliances, which indicates how efficient the appliance is, compared to similar products with the same capacity (i.e. comparison of Fridges of the same size). Purchasing appliances with a 4 star energy rating or higher means you'll have an appliance with reduced power consumption. Use of LED light globes will also significantly reduce power consumption of a home.

In addition to these measures, having the builder allow for a master switch that turns off all appliances simultaneously, will cause reduction in power consumption. This is achieved by eliminating standby power draw.

Mandatory Requirements

- TV antennas and satellite dishes must be screened from public view
- Solar panels, if selected, must be concealed from public view or integrated into the roof design.

Encouraged Elements

- Light roof sheeting all roofs
- Roof ventilation
- Good quality insulation
- Use of brick veneer or reverse brick veneer rather than double leaf masonry
- Use of light weight building materials

Shading Devices

Architectural elements such as awnings, screens, louvres, eaves and pergolas are shading elements that help to reduce heat gain in summer and their use is encouraged. Openings that are not appropriately shaded by roof eaves, should be shaded by another appropriate mechanism such as awnings or louvre screens. This would include ground floor windows of a two storey building.

Awnings or louvre screens (including window shutters) are particularly useful when used on northern openings. In this scenario, a fixed awning/ louvre screen has the ability to further block out summer sun, and still allow winter sun to filter through.

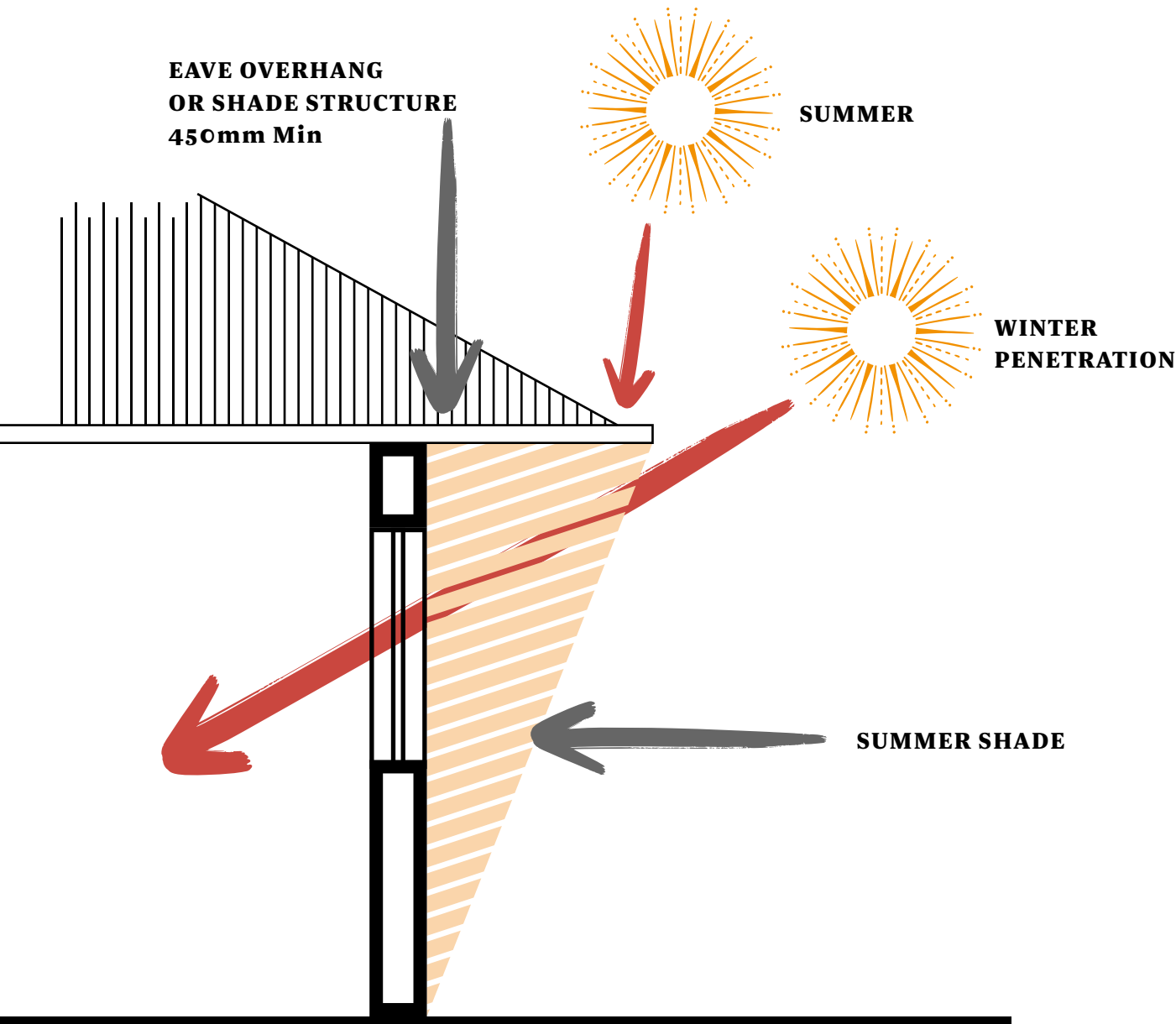
Vertical screens can also be useful in reducing the intensity of harsh western sun and are encouraged for west fences and as an architectural treatment for openings and walls on the west. Plantings along the side of the house can further reduce heat absorption and shade the building in summer.

Mandatory Requirements

- Openings not shaded by roof eaves should be shaded by another appropriate shading device

Encouraged Elements

- Use of awning / louvres on north facing windows
- Vertical screens on west facing walls / windows
- Window hoods





General

Fencing will be installed by Satterley as part of the fencing rebate package offered to buyers. This will be 1.8m high colorbond fencing in ‘Woodland Grey’. Other Estate fencing may be installed by Satterley at its discretion.

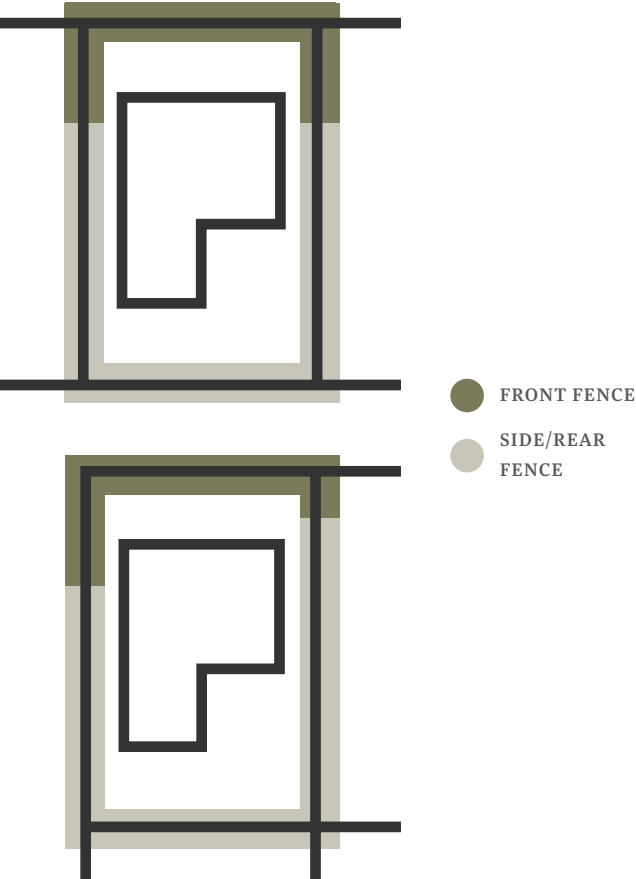
Front Fencing

Front fences are encouraged as a defining feature of the Clementine Estate. The front fence provides a landscaped entry to the front door and frames the house in its street setting. Purchasers are encouraged to install front fences where they have not been provided by Satterley.

Front fencing treatment is inclusive of the front fence and side fences within the primary street setback. For corner lots, the front fence treatment will continue to wrap around the secondary street boundary to go beyond the major opening.

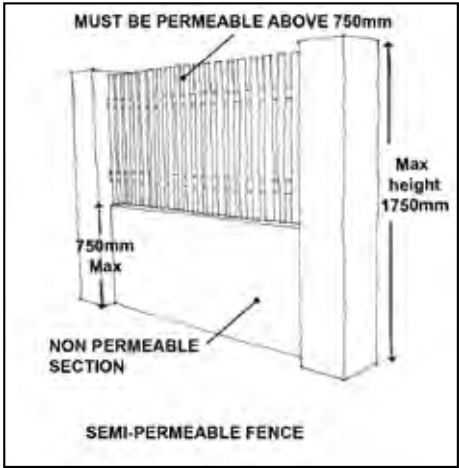
Front fences are to be a maximum height of 1.75m above the finished relative ground level of the internal lot. They must be visually permeable above 0.75m.

The front fence is also required to meet the sightline requirements at vehicle access points, as described in the R-codes.



Mandatory Requirements

- If front fences are erected they are to be no more than 1.75m high and visually permeable above 0.75m.
- On corner lots front fencing is to extend around to secondary street frontage to meet the building setback line
- Modifications to fencing provided by Satterley is not permitted without prior consent in accordance with the Restrictive Covenants.
- Front fencing construction and finish to be consistent with materials and colours of the residence.

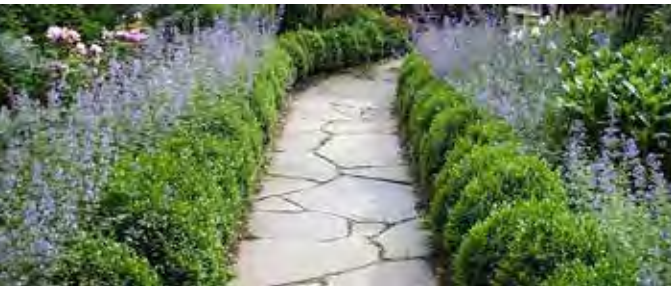


Open Space Requirements

Open space and outdoor living space must meet R-Code Volume 1 requirements. Outdoor living space should be attractively designed for solace and entertainment, with direct access from a main living area., and consideration given to sun and shade control through the seasons. Within the private outdoor space area, clothes lines, waste bin store, rainwater tanks and garden equipment (such as compost bins and hose reels) should be concealed from public view.

Mandatory Requirements

- Provision of a drying area within the private outdoor space
- Clotheslines, bin store, and garden equipment are not to be visible to the public



Garden Plantings & Features

Satterley have prepared a planting guide to assist purchasers with selecting a range of plant species for their home, that will add to the character of the residence and reinforce the Clementine theme. This planting palette fosters a contemporary take on the cottage garden, combining both native and exotic species that

are waterwise. More formal style cottage gardens are encouraged, with rectilinear forms, hedge borders and a restrained palette of plants arranged in massed groups. Plant selection includes predominantly mid to deep green foliated plants, with some grey foliated plants to provide contrasting colour. Flowering trees and shrubs are included to provide pops of colour in the garden, and reflect the feminine quality of Clementine. The use of fruit trees planted in pots and the ground is encouraged to reflect the Swan Valley character and contributes lush green foliage with pops of colour provided by fruits and flowers. When designing your garden, the purchaser is encouraged to plant one small to medium sized tree (at maturity) and retain 50% of the front garden as soft landscaping, with a portion of that being garden bed.

Use of vines is encouraged over the front entry features or front verandahs of the residence to frame the entry with landscape, and also on rear pergolas or structures such as fences. The use of deciduous species is also encouraged for west and north windows, to provide additional shade in summer and allow sun through during winter. For a low cost and maintenance garden, the purchaser should consider the use of drought tolerant plant species.

Use of garden features such planter pots, ornamental pots, sculptures and water features is encouraged to add personality and interest to the garden.

Encouraged Elements

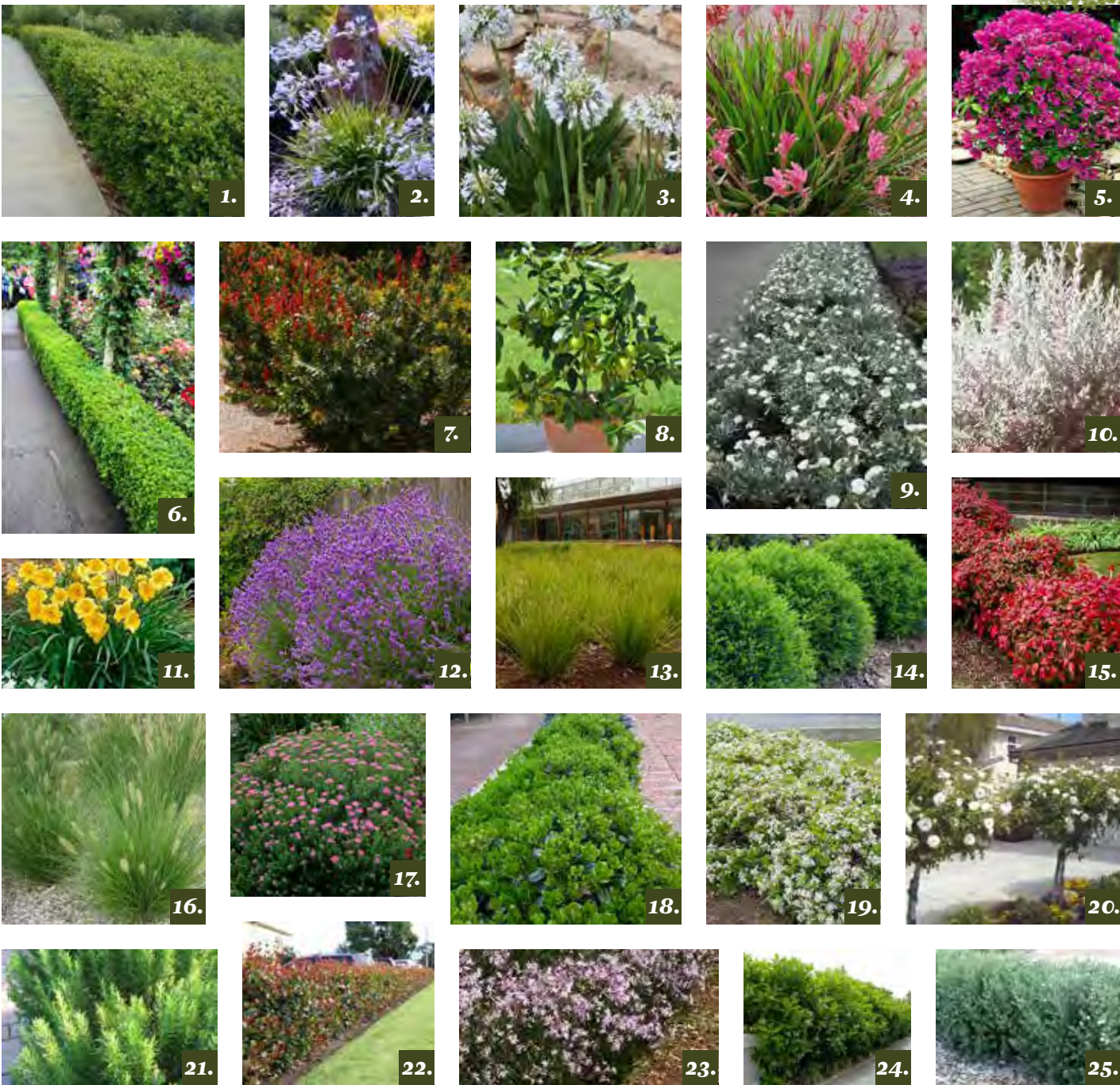
- At least 50% of front garden being soft landscaping with a portion being garden bed.
- Promoting vine growth over front entry features and verandahs, and on rear pergolas and structures.
- Selecting species from Satterley planting palette
- Selecting drought tolerant plants
- Use of garden features such as planter pots, ornamental pots, water features and sculptures.





Tree Species

- |   |                                       |                                   |
|---|---------------------------------------|-----------------------------------|
| 1. <i>Agonis flexuosa</i>                 | 7. <i>Laurus nobilis</i>              | 13. <i>Prunus blireana</i>        |
| 2. <i>Citrus ‘Eureka Lemon’</i>           | 8. <i>Magnolia ‘Kay Parris’</i>       | 14. <i>Pyrus ‘Chanticleer’</i>    |
| 3. <i>Citrus sinensis ‘Navel Orange’</i>  | 9. <i>Magnolia ‘Sweet &amp; Neat’</i> | 15. <i>Pyrus nivalis</i>          |
| 4. <i>Cupaniopsis anacardoides</i>        | 10. <i>Malus floribunda</i>           | 16. <i>Olea ‘Tolleys Upright’</i> |
| 5. <i>Eucalyptus victrix ‘Snow Queen’</i> | 11. <i>Melaleuca viridiflora</i>      |                                   |
| 6. <i>Lagetroemia indica</i>              | 12. <i>Plumeria species</i>           |                                   |



Shrub Species

- |  |  |   |
|--|--|---|
| 1. <i>Acmena ‘Allyn Magic’</i>         | 10. <i>Eremophila ‘Spring Mist’</i>    | 19. <i>Rose species</i>                         |
| 2. <i>Agapanthus ‘Queen Mum’</i>       | 11. <i>Hemerocallis ‘Stella Bella’</i> | 20. <i>Rosmarinus ‘Benendens Blue’</i>          |
| 3. <i>Agapanthus ‘Peter Pan’</i>       | 12. <i>Lavandula angustifolia</i>      | 21. <i>Rhaphiolepis indica ‘Oriental Pearl’</i> |
| 4. <i>Anigozanthos ‘Bush Pearl’</i>    | 13. <i>Lomandra ‘Lime Tuff’</i>        | 22. <i>Syzigium ‘Bush Cherry’</i>               |
| 5. <i>Bougainvillea ‘Bambino Boug’</i> | 14. <i>Murraya ‘Min-a-min’</i>         | 23. <i>Tulbaghia violacea ‘Dark Star’</i>       |
| 6. <i>Buxus microphylla japonica</i>   | 15. <i>Nandina ‘Blush’</i>             | 24. <i>Viburnum ‘Dense Fence’</i>               |
| 7. <i>Callistemon ‘Red Rocket’</i>     | 16. <i>Pennisetum ‘Nafray’</i>         | 25. <i>Westringia ‘Aussie Box’</i>              |
| 8. <i>Citrus ‘Lime Sublime’</i>        | 17. <i>Pimelea ‘Magenta Mist’</i>      |   |
| 9. <i>Convolvulus cneorum</i>          | 18. <i>Puttosporum ‘Miss Muffet’</i>   |   |





Ground Covers

- |                                  |                                      |                               |
|----------------------------------|--------------------------------------|-------------------------------|
| 1. Brachyscombe ‘Country Lights’ | 5. Hardenbergia ‘Meema’              | 9. Trachelospermum ‘Flat Mat’ |
| 2. Casuarina ‘Cousin It’         | 6. Juniperus conferta                | 10. Westringia ‘Low Horizon’  |
| 3. Grevillea ‘Gin Gin Gem’       | 7. Rosmarinus officianalis prostrate |                               |
| 4. Gardenia ‘Oh So Fine’         | 8. Scaevola ‘Mauve Carpet’           |                               |



Climbers

- |                       |                                |                                |
|-----------------------|--------------------------------|--------------------------------|
| 1. Bouganvillea sp.   | 3. Parthenocissus tricospidata | 5. Trachelospermum jasminoides |
| 2. Hibbertia scandens | 4. Pandorea jasminoides        | 6. Wisteria sinensis           |

Street Trees

Street trees are not to be removed, unless agreed to with Satterley. Removed street trees shall be replaced by the purchaser using the same species, at their expense.

**Mandatory Requirements**

- Street trees are not to be removed, unless agreed to with Satterley in accordance with the Restrictive Covenants.

Paving Treatment

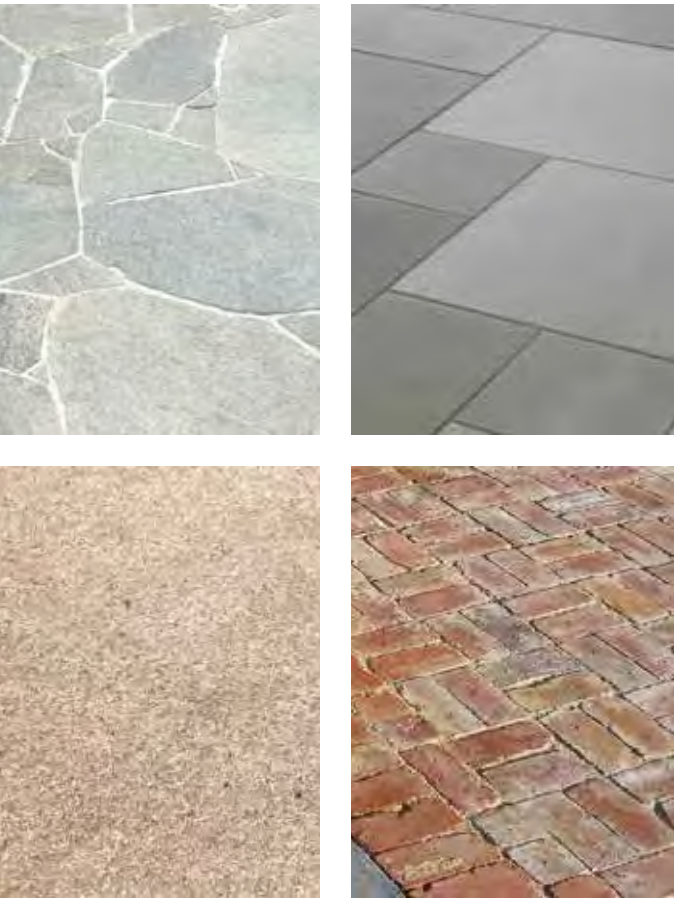
The driveway of frontloaded lots are recommended to be constructed from one of the following materials:

- Exposed aggregate concrete
- Recycled Brick paving
- Brick or block paving



For front garden pathways the purchaser is encouraged to use one of the following palette of materials;

- Crazing/rectangular stone paving
- Large format light grey precast concrete paving slabs
- Compacted fines/gravel
- Recycled Brick paving



**Mandatory Requirements**

- Driveways to be constructed from nominated treatments

**Encouraged Elements**

- Garden pathways to be constructed from nominated treatments



Rainwater Tanks

Rain water tanks are a useful way to reduce the use of scheme water. Water harvested from the roof can either be used to supplement irrigation in the summer, or used in the home for flushing toilets and showers. Supplementing home water use is suggested to provide better savings on water bills (but can be more costly to install), as the rain water tank can be drawn from and re-topped up over winter, as well as used for a period in the summer months. If the purchaser wishes to install a rain water tank, it should be screened from public view.

Another way to reduce water consumption in the landscape, is through using plant species that are adapted to dry climates, or through the installation of diversion grey water systems to supplement irrigation off mains water. It is important to note that grey water systems, while offering opportunities to recycle water from areas such as your shower and washing machine, do require continual maintenance and must meet Department of Health regulations and local council requirements.

Mandatory Requirements

- Rain water tanks must be concealed from public view

Encouraged Elements

- Grey water diversion system irrigation
- Use of rain water tanks to supplement irrigation

Maintenance of landscaping

In order to keep the garden in optimum condition, ongoing regular maintenance is required. Maintenance activities should include the following:

- Regular checking of irrigation system to ensure it is functioning properly
- Regular mowing and edging of lawns
- Regular application of soil wetting agent to assist water penetration of soil
- Fertilising of lawns and garden beds with environmentally friendly products
- Use of mulch to reduce watering needs and suppress weeds
- Monitoring plants for pests and disease, and treating with environmentally friendly products as required
- Pruning plants as required to maintain desired shape and form

Purchasers will be responsible for maintaining the verge garden in front of their lot, and also the side verge if living on a corner lot.



Compliance Checklist

Lodge this compliance check list along with the drawings listed in PDF format to

PLANS@SATTERLEY.COM.AU



# Compliance Checklist

## Mandatory Design Requirements

### Drawings

●	Site Plan (1:200)
	Ground levels to AHD
	Driveway and cross over
	Boundary setbacks
	All dividing fences including height and description
	Proposed landscaping features if the purchaser does not qualify for a landscape rebate
●	Floor Plan (1:100)
	Layout of rooms
	Location and size of windows and doors
	Alfresco areas
	Garage location
	Room dimensions
●	Elevations (1:100)
	Material and colour finishes
	Ceiling heights and building heights
	At same scale as floor plans

### Mandatory Design Requirements

●	Section 1 - Siting
Street Setback, Address and Passive Surveillance	
	Front door facing and visible to primary street or park as applicable and no highlight windows to primary street or park elevation
	At least one major opening must face and be visible to the secondary street for corner lots
	Laneway Cottage lots with a second storey are to have a habitable window facing the rear laneway
●	Section 2 – Building Elements
Architectural Features	
	1 x front entry articulation noted in architectural features
	1 x facade feature noted in architectural features;
	Architectural features to be constructed using finishes noted in the Residence Materials and Colours section
	For Laneway Cottage lots only, ceiling heights min 32 brick courses/2.7m to the front elevation
Residence Materials and Colours	
	Residence must use a min of 2 materials integrated into the primary street façade unless approved otherwise by Satterley
	Colours and materials of the primary street façade must wrap around to the secondary street for <b>3m or the secondary street fence line whichever is the greater.</b>
Garage/Carport and Driveway Provisions	
	For lots greater than 10m width, at least 2 x car bay provided within a garage or carport
	Garages and carports setback 1m behind front of dwelling
	Driveway width <6m and >0.6m from lot boundary
	Cross-over/driveway to avoid site infrastructure
	Cross-over to avoid street trees (unless negotiated with Satterley as per above)

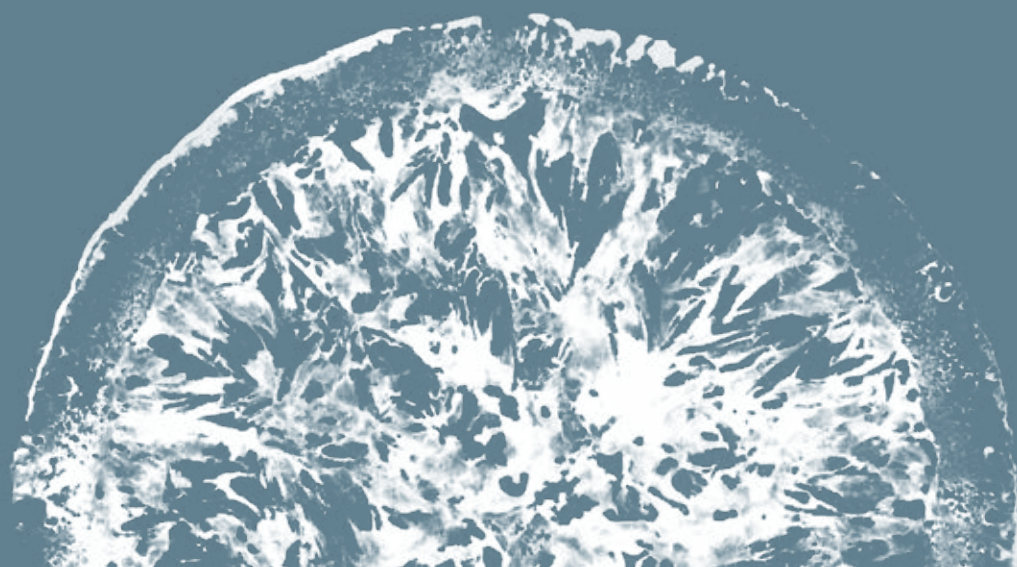
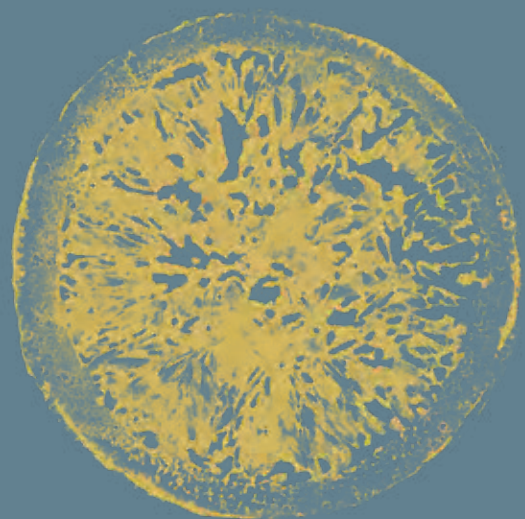
# Compliance Checklist

## Mandatory Design Requirements

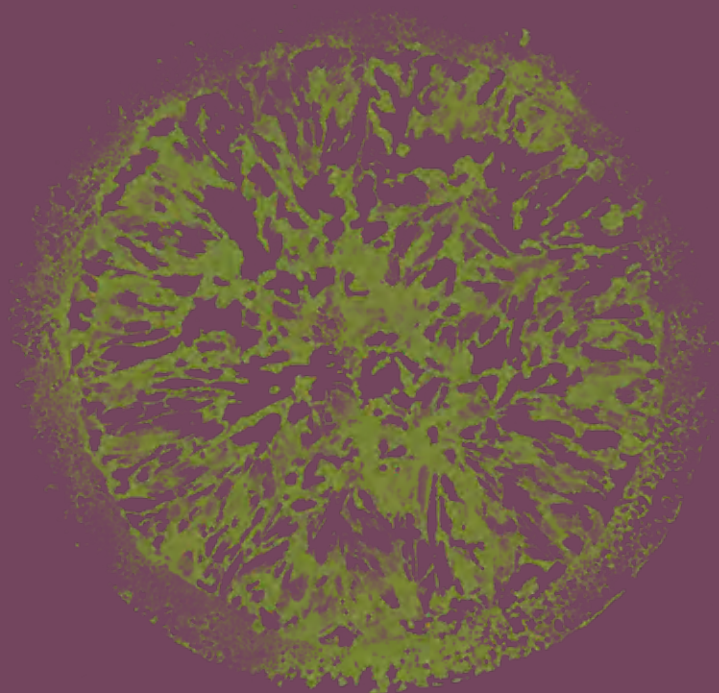
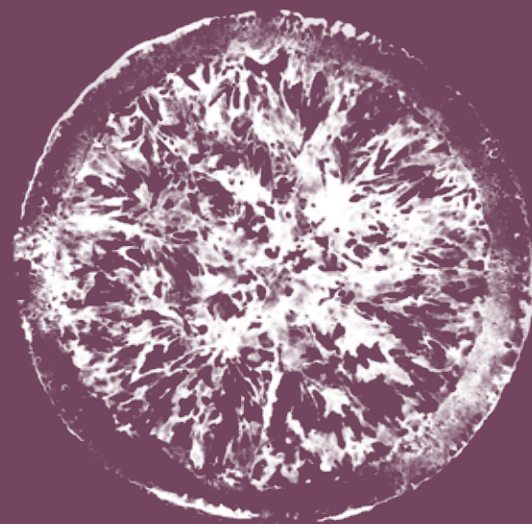
Roof – Style	
	Gable and hip roofs to have min 24°pitch
	Skillion roofs to have min 5°pitch
	Min 450mm eave to front elevation on non-concealed roof forms, excluding garages and carports
	Parapet roof residences to demonstrate alternative shading/ articulation in primary street and secondary street elevation for corner lots
Letterbox	
	The letterbox should complement materials of the dwelling and front fence.
Retaining walls	
	Any additional retaining wall constructed on the site, is <0.5m above the finished lot level.
	Colour and finish of additional retaining walls to be in keeping with the residence.
Outbuildings	
	All outbuildings shall be constructed behind the front or secondary elevation building line – with the exception of detached garages on a secondary street frontage
	Outbuildings are to be constructed of complimentary materials as used for the dwelling.
●	Section 3 – Building Services and Performance
Thermal performance	
	If roof vents are installed, they are to be of the same materiality as roof sheeting, and where possible, concealed from public view.
Heating and Cooling	
	All heating and cooling fixtures are to be fully contained within the residence, installed below the ridge line if mounted to the roof, and concealed from the street view.
Water	
	Storage hot water systems, if selected, are to be concealed from public view and not visible from the outdoor living space

Energy, Electrical and Data	
	TV antennas and satellite dishes must be screened from public view
	Solar panels, if selected, must be concealed from public view or integrated into the roof sign.
Shading Devices	
	Openings not shaded by roof eaves should be shaded by another appropriate shading device
●	Section 4 – Fencing and Landscaping Elements
A. Fencing Front Fencing	
	If front fences are erected they are to be no more than 1.75m high and visually permeable above 0.75m.
	On corner lots front fencing is to extend around to secondary street frontage beyond the major opening
	Modifications to fencing provided by Satterley is not permitted without prior consent in accordance with the Restrictive Covenants
	Front fencing construction and finish to be consistent with materials and colours of the residence.
B. Landscaping Open Space requirements	
	Provision of a drying area within the private outdoor space
	Clotheslines, bin store, and garden equipment are not to be visible to the public
Street trees	
	Street trees are not to be removed, unless agreed to with Satterley in accordance with the Restrictive Covenants
Paving Treatment	
	Driveways to be constructed from nominated treatments
Rainwater Tanks	
	Rain water tanks must be concealed from public view









## Point of Contact

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