

Design Guidelines

INTRODUCTION

In order to encourage the attainment of a consistent building standard and to encourage home design excellence at Florence, these Design Guidelines set out the minimum standards and conditions under which residential development within the estate will normally be approved. A Local Development Plan exists (has been lodged with the City of Kwinana for approval) and seeks to provide planning guidance for development (in addition to / in conjunction with the Design Guidelines).

SUSTAINABILITY

The Seller seeks to encourage sustainable housing and land development and the Buyer is encouraged to use energy efficient appliances and practices in design and construction of the home, waterwise garden principles in the construction of the landscape areas and Waterwise appliances within the dwelling.

BUILDING PLAN APPROVAL

A copy of the elevations, drawings, site and floor plans must be submitted to the Florence Project Managers (Email: plans@satterley.com.au, Satterley Property Group prior to the plans being submitted to the City of Kwinana under the normal building approval procedure.

The Project Managers will assess such plans for compliance with the Restrictive Covenants and Design Guidelines and, if considered to comply, will return one pdf approved set of plans to the applicant.

DEVELOPMENT

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

DWELLING

Transported or transportable homes are not permitted unless they comply with all other Design Guidelines and are indistinguishable from a dwelling constructed insitu.

Lots served by a rear laneway and park side lots must comply with any relevant Local Development Plans or Town Planning Scheme provisions. The rear laneway must be used for vehicular access.

GARAGES

- (a) All dwellings constructed on lots with a frontage of 10 metres or more at the setback line must incorporate as minimum double, side by side garages, comprised of the same materials as the residence.
- (b) All dwellings constructed on lots with a frontage of less than 10 metres must incorporate as a minimum double, tandem parking with at least one single garage, comprised of the same materials as the residence.
- (c) Where rear laneways are provided, garages may be steel framed and must be accessed from the laneway and in accordance with Local Development Plan requirements.

MATERIALS:

Walls: A mix of materials is encouraged. External walls must be constructed with materials which are predominantly painted or rendered concrete, clay bricks, limestone, weather board, composite materials or similar material.

Roofing: Clay or concrete tiles or Colorbond metal roofing in accordance with the City of Kwinana requirements are acceptable. A minimum 24° roof pitch is required except in the case of curved or skillion roofs which must have a minimum pitch of 5 degrees and a maximum pitch of 15 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. All driveways and crossovers must comprise brick paving or coloured concrete paving. Grey or painted concrete is not permitted. The buyer must install a 90mm PVC pipe underneath the driveway offset 4 metres from the front of the garage for future irrigation.

SETBACKS

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

FACADES & ELEVATIONS

The front elevation is one of the home's public faces and makes the greatest contribution to maintaining a consistent visual aesthetic across the estate. The other public face is the elevation that faces the public domain such as roads to the side, open space areas and the like.

- (a) For lots abutting public open space (POS), the dwelling must address the POS with clearly definable entry points and at least one major opening from a habitable room.
- (b) All dwellings to provide an appropriate, high quality design interface with the primary street frontage or abutting public open space (as applicable), through the use of at least three of the following architectural design features:
 - (1) articulation in dwelling facade (e.g. blade wall which projects sideways or vertically beyond the building, or projecting sill course);
 - (2) minimum of two different building materials, colours and/or finishes (e.g. feature render/stone wall, brick, cladding);
 - (3) major opening habitable room openings incorporating large windows to provide surveillance;
 - (4) roof forms that incorporate gables or roof gablet;
 - (5) verandah or balcony with a minimum depth of 1.5 metres for at least 50% of the elevation;
 - (6) portico with a minimum width of 1.5 metres;
 - (7) built-in planter box.
- (c) The elevations to any other street must:
 - (1) For single-storey homes for the extent of the elevation 3 metres from the truncation:
 - (A) Have a minimum of two (2) different building materials, or two (2) different colours (excluding window and frames) such that there is a substantial feature material or colour in contrast to the predominant wall material or colour with one material or colour to be no more than 90% of the wall area of the front facade with a maximum area of face brick to be 75%.
 - (B) Avoid large areas of blank wall.
 - (2) For double-storey homes the requirements of (a1) and (b1) apply for the entire elevation, and in addition an architectural feature is required.

FRONT WALL HEIGHT

The front wall height for the greater proportion of the elevation is a minimum of 32 vertical brick courses (2.7m) for single storey dwellings on lots which have a frontage of 10 metres or less.

FENCING

No fencing is permitted forward of the closest building line unless it is:

- Approved by the city of Kwinana
- Part of a courtyard that adjoins the residence and is built of masonry or rendered masonry to match the house and or with open style pool or timber infill.
- Built by the developer and provided as part of the finished lot
- Required by local bylaws to comply with safety requirements (swimming pool or retaining wall) in which case it should comply with either of the above.

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.

Side boundary fencing must not be less than 1800mm in height and must consist of Colorbond finished in Riversand colour on both sides.

Secondary street boundary (being a side boundary which faces a street) fencing must consist of Colorbond finished in Riversand colour or masonry or rendered masonry to match the house and or with open style pool or timber infill

Fences along the secondary street boundary shall be visually permeable above 1.2 metres behind the primary street setback for the minimum length of 3 metres from the end of the truncation.

OUTBUILDINGS & STORAGE

Outbuildings are permitted subject to City of Kwinana building approval and shall be constructed of the same materials as the residence.

Storage outbuildings of 10m² or less may be permitted if they comply with the R Codes and are constructed of Colorbond finished in Riversand colour and must not protrude more than 350mm 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 if approved by the City of Kwinana.

Any retaining or other walls provided by the Seller may NOT BE ALTERED IN ANY WAY unless expressly permitted by the Seller and except for the construction of a parapet wall or as otherwise approved by the City of Kwinana.

AIR CONDITIONING OR COOLING UNIT

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 / SOLAR PV CELLS

Solar hot water units and Solar PV Cells must be integrated with and match the roof profile and pitch of the roof. Neither facility should be placed on a front elevation of the residence unless required for solar efficiency and must then be incorporated where possible within the roof line.

WASHING LINES/RUBBISH BINS

All washing lines and rubbish bins must be screened from the street and public places. Where there are boundary walls on both sides provision for bin storage should be made in the garage which will be extended. For lots with at least one side setback, Bin screening will need to be provided, either, within the garage (by extending the garage to fit both the vehicles and the bins within the garage, typically, minimum 6.0m internal depth) or by providing side/through garage access. The bin location must be easily accessible, of a suitable size and have a hardstand/path facilitating access to the street/driveway.

TELECOMMUNICATION AERIALS, ANTENNAE AND DISHES

The developer intends to enter into an agreement with a telecommunications service provider to install a FTTH (Fibre to the Home) system to be extended where possible through the estate to the front of each lot.

It will be the purchaser’s responsibility to arrange and meet the cost of any connection and internal home cabling.

Provision of these services will depend upon availability and may require a fee to be paid in the normal manner.

The developers will endeavour to ensure that the FTTH system is developed and continued but makes no warranty or promise concerning its continued operation.

Whilst the FTTH is in operation there is no need for a TV aerial to be installed

Where a satellite disc is installed, it should not be placed on a front elevation of the residence unless required for efficiency and must then be incorporated where possible within the roof line.

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 land. The Transferor accepts no responsibility for enforcement of the restrictive covenants, but reserves the right to do so, as long as it is the registered proprietor of a lot on the relevant plan or diagram of subdivision.

Signed by the Buyer:

Buyer _____

Buyer _____

Date _____

Date _____