



the **glades**

Cardup Brook Design Guidelines

Annexure A

Approval Process

Before you lodge your new home plans with the Shire of Serpentine Jarrahdale, you are required to obtain Design Approval from Satterley. The process to obtain Design Approval is as follows:

1

Ensure when designing your home you refer to the requirements outlined in this document, Contract of Sale, individual lot plan and Local Development Plan if applicable.

2

Upon completion of your design, submit in PDF format to the Builders Portal BuildPro www.lwpbuildpro.com.au;

One A3 set of plans including site plan, floor plan/s and elevations including setbacks, levels, key dimensions, roof pitches and materials.

A completed Schedule of External Materials (Annexure "G").

Architectural character statement

Cardup Brook is the newest village within The Glades, Byford. The village embraces the Cardup Brook, in harmony with its surroundings, the built form will reflect a modern rural aesthetic. Textured materials such as face brick, natural stone and corten steel will blend with the environment, a sense of warmth with neutral and natural tones throughout.

Porches and verandah's are encouraged to create connection to the Cardup Brook and the walking paths adjacent. Community connection with parks and public open spaces including feature nodes for relaxation and reflection will enhance the sense of harmony and exclusivity of this village.

Homes shall reflect the Design Guidelines and Character Statement for a cohesive and strong sense of identity within the Cardup Brook village.



Streetscape requirements

1

Substantial repetition of the same façade treatment will not be permitted. Where multiple dwellings are constructed by the same builder adjacent or within the same street variation in elevations, architectural features and finishes are required.

2

No obscure glazing is permitted to the front elevation.

3

All elevations or portions of elevations visible to the street shall be finished in the same colours and materials as the front elevation.

Primary / front elevation features

Articulation

Homes shall include a minimum of 1 indentation in the roof and floor plan.

Architectural Features

Item 1 below is a mandatory requirement.

- All homes shall include a minimum of 2 different materials to front façade.
- An additional 2 architectural features are also required.

1

Mandatory requirement for a porch which contains an architectural element (such as blade wall, feature material, federation pier, recessed feature band, feature beam etc) and is not under the main roof; or a verandah to the front of the home.



2

A roof feature for example, but not limited to: gable or gable end, increased roof pitch of 27 degrees.



3

A skillion roof or portion of skillion roof to front façade.



4

A series of stacking and projection elements to create articulation or; large, wide blade walls or chimneys in feature materials.



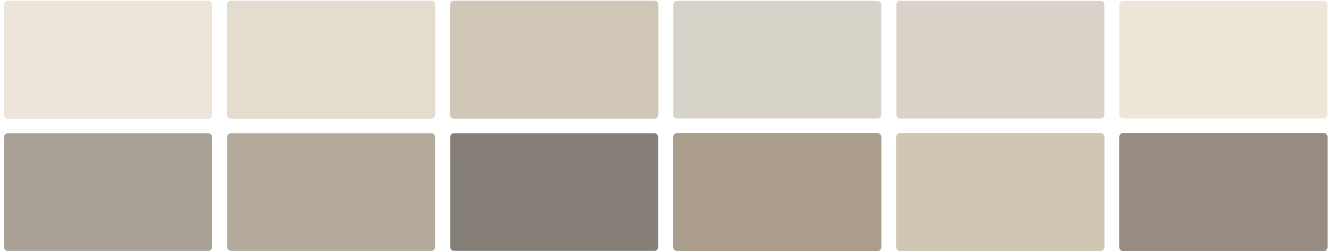
5

Increased plate height of 31c to majority of front elevation (28c external eave height).

Colours and materials

- Front Elevations shall include a minimum of 2 different materials selected from the colours and materials palette.
- Cladding to gable ends is considered a second material to the facade. Gable/gablet cladding is not considered.
- Face brick shall be single course, textured and in the neutral tones of the palette. Where cream brick is used it shall be used to a feature only.
- Render Colours shall be muted neutral tones. Charcoals and cool Greys will not be considered.

Paint colours



Facebrick



Feature materials



Secondary elevations

1

Homes located on a corner or with the side boundary adjacent a street, park or public access way shall provide a secondary elevation. Secondary elevations shall be an extension of the primary elevation building features including colours, materials and other building features. The treatment shall continue back from the corner of the home for at least 3m.

2

Where open fencing is proposed to a boundary, including side and rear boundaries, the entire elevation shall be addressed.



Roof

1

Roofs shall be a minimum of 24 degrees pitch (excluding skillion).

2

Metal deck roofs only permitted.

3

All roof colours shall correspond with the following Colorbond colours: Dover White, Surfmist, Southerly, Shale Grey, Paperbark, Evening Haze, Dune, Gully, Wallaby.



Height

For lots with a frontage of 10.5m or less a vertical emphasis is encouraged to offset the reduced width of the home. A minimum wall plate height of 31 courses must be achieved to the majority of the primary elevation.

Garages and carports

1

The roof and design features of garages and carports must be consistent with the main dwelling, including height.

2

Garage door colours shall compliment the colour palette.

3

Carports are permitted with the inclusion of a garage door.

4

The height and scale of garages must not dominate the primary elevation.

Driveways and crossovers

1

Driveways and crossovers shall be constructed from clay/ concrete block paving, exposed aggregate or liquid limestone. Plain grey or coloured concrete, gravel or asphalt is not permitted.

2

Driveways and crossovers shall be constructed prior to occupancy and shall be coloured to compliment the dwelling.



Ancillary building works

- Existing site levels shall not be altered by more than 200mm. Any retaining walls required as a result of building will not be the responsibility of the developer. Retaining walls visible from the street shall match the Estate materials.
- Where a fence, entry statement or retaining wall has been constructed by the developer, it must not be removed, altered or the structural integrity be compromised in any way and must be maintained to the standard by which it was constructed.
- Where street trees are provided, buyers shall not remove or relocate trees. As per Shire requirements trees shall be maintained by the homeowner.
- Where letterboxes are provided by the developer, they must not be removed or altered in anyway.
- Where letterboxes are not provided by the developer, it is the responsibility of the homeowner. Letterboxes constructed at the front of homes shall be consistent with the materials and colours of the front elevation.

Telecommunication services

- Satterley has provided access to the National Broadband Network (NBN) for the purpose of telephone and internet connection. Please refer to your contract for specifications required by your builder.
- Where required, TV antennas should be located within the roof space or positioned so they are away from public view. Satellite dishes must be approved first in writing from the Seller.

Plant and equipment

- All service elements such as hot water units (including solar hot water systems), rain water tanks, clothes drying areas and downpipes should be hidden from public view. It is recommended that roof mounted items such as air conditioners are placed as far away as possible from the street front.
- Where downpipes are unavoidably positioned on the front elevation, these shall be concealed, painted to match the wall colour or treated as an architectural element e.g. with rain heads.
- Solar panel collectors are the exception to this standard and should be located to maximize their effectiveness.

Sheds

- Sheds should not be visible to the street. Where a shed is visible to the street, roof and wall - materials shall match that of the front elevation.

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For more information
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Images are for illustration purposes only.

