DESIGN GUIDELINES

ANNEXURE F

MAHALA
FORRESTDALE

Mahala Land

DevelopmentWA | SATTERLEY

APPROVAL PROCESS

Before you lodge your new home plans with the City of Armadale, 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

Forrestdale is one of many places named after Lord John Forrest, who together with his wife, Margaret collected and recorded Western Australian native botanical specimens Margaret was described as being perpetually youthful, and Mahala will strive to emulate this attribute through a focus on outdoor activity and links to the extensive range of facilities within the area.

Margaret was also an accomplished water colour artist who recorded through her paintings, the distinctive wildflowers only particular to Western Australia. Many of these species are located in nearby preserved wetlands and the Forrestdale Lake, an area of international significance where not only wildflowers but unique fauna such as Noolbengers and the recently discovered Megamouth bee inhabit. For this reason, Mahala will incorporate the flowers and colours of the region in a fun and playful way within parks, front yard landscapes & streetscapes.

To complement the theme, homes within Mahala will be thoroughly modern. With colours of the landscape being the "hero", colours and materials for homes will be understated. All homes will need to be well articulated through indentations and projections in the floor plan & roof design and inclusion of architectural elements such as verandahs, porticos and gables. Homes may also incorporate a playful element such as a pop of colour to a door or reference to surveying through a framed picture window. To ensure homes perform well and are sustainable over time, light colour roofs will be required with at grade access and other "Silver Level" accessibility features encouraged.

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

Homes shall include three (3) of the following architectural features.

1

A verandah, balcony, or pergola which is a minimum 30% of the width of the façade (excluding garage or carport) x 1.5m deep with the longest portion parallel to the street.

2

A roof feature for example, but not limited to: gable-end; gambrel; dormer windows; window hood or architectural beams e.g. to define gable-ends to verandahs etc. (*pelmets/beams to porches/porticos will not be considered).

3

Porch with architectural feature elements and articulation or Portico with a separate roof which sits above the main roof and is wide enough to accomodate oversized or double door entry.

4

A decorative wall element (which is both vertical and horizontal) that projects forward of the façade such as a “picture framed” window or other protruding surround.

5

Certified compliance with Silver Level Livable Housing Design Guidelines. More information at www.livablehousingaustralia.org.au

6

Vertically proportioned feature windows such as awning, sash, double hung and louvres.

7

Pillars, double posts or Federation piers to verandah.

8

Inclusion of a feature material such as face brick (or replica to be selected from approved list); Corten steel; recycled/weathered timber; mini-orb; stone or light-weight cladding such as weatherboard; refer to the Colours and Materials palette.

COLOURS AND MATERIALS

Front Elevations shall include a minimum of 2 wall materials or 2 render colours selected from the colours and materials palette.

Paint colours

Feature materials and facebrick

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 continuer 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

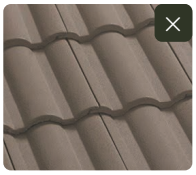
Roofs shall be a minimum of 24 degrees pitch with the exception of skillion roofs or roofs concealed by parapets.

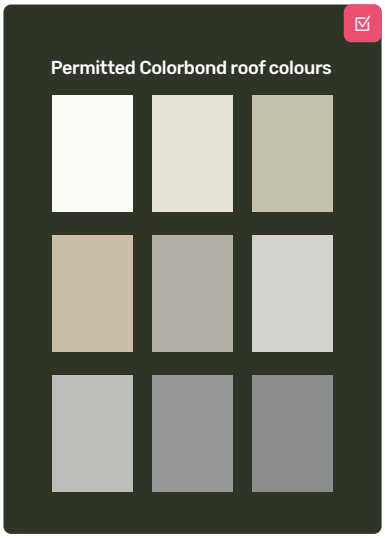
2

Colorbond Roofs and flat profile/shingle tiled roofs are permitted.

3

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





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

Carports are permitted with the inclusion of a garage door.

3

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

- The Seller has provided allowance for underground telecommunications cable to your home. Refer to your building 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), 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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CONTACT

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