

Icaria

Design Guidelines

Annexure 3

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 **Satterley** Builders Portal BuildPro www.satterleybuildpro.com.au;
One A3 set of plans including site plan, floor plan/s and elevations including setbacks, levels, key dimensions, roof pitches and materials.

Architectural character statement

Homes should respond to the 'naturally healthy' theme of the Icaria Village within The Glades by providing a contemporary home designed to live comfortably and maximise interactions with neighbours.

Design elements such as raised timber decks and verandahs overlooking the street are strongly encouraged. Natural and rustic materials of timber, stone, rammed earth, corten steel and corrugated iron shall be a contrast to the cool, contemporary colour palette. Face brick is discouraged, however is permitted provided it is not used as the dominant material of the primary elevation.



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

A minimum of 2 of the following architectural features are required to the Primary Elevation .

1

A substantial entrance feature to pronounce the main entry to the dwelling.



2

A verandah, timber deck or balcony to the front of the home, large enough to accommodate a seating area.



3

A living area (excluding bedrooms) providing direct views to the street or public reserve with ample glazing, bifold or sliding doors to create a seamless link between indoor & outdoor spaces.



4

Roof feature such as a raked ceiling/ skillion roof to verandah or entry, gable end, large/ wide contemporary blade wall,



5

A series of stacking and projecting elements to create articulation.



6

Inclusion of a Colorbond roof in lieu of roof tiles



Colours and materials

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

- 1** Rammed Earth

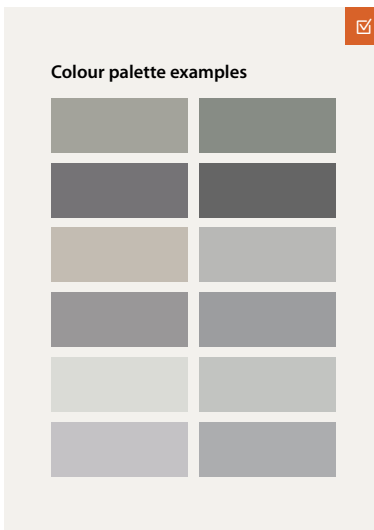
- 2** Rammed Earth

- 3** Stone Cladding

- 4** Stone Cladding

- 5** Timber

- 6** Mini Orb



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

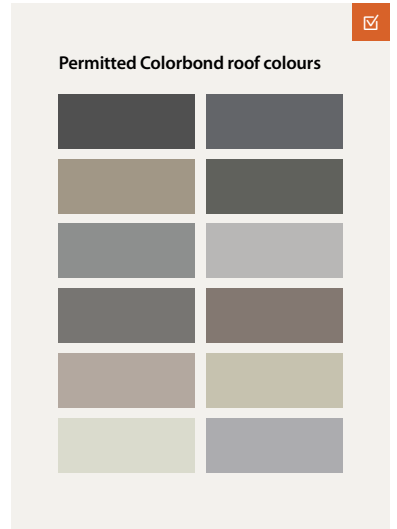
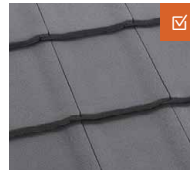
Roofs shall be a minimum of 24 degrees pitch.

2

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

3

All roof colours shall correspond with the following Colorbond colours: Surfmist, Evening Haze, Shale Grey, Windspray, Wallaby, Basalt, Ironstone, Dune, Cove, Gully, Woodland Grey, Monument.



Height

All homes on lot widths less than 10m shall have a minimum ground floor plate height of 30c (27c external eave height) to a majority of the front 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 **Satterley**. Retaining walls visible from the street shall match the Estate materials.
- Where a fence, entry statement or retaining wall has been constructed by **Satterley** 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 **Satterley** they must not be removed or altered in anyway.
- Where letterboxes are not provided by **Satterley** 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 liaise with your builder regarding NBN requirements.

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.

