

64 VALENTINE ROAD, BINNINGUP DESIGN GUIDELINES

Purpose of Design Guidelines

The Residential Design Codes of Western Australia (**R-Codes**) are produced by the Western Australian Planning Commission and provide requirements for all types of residential development.

The Design Guidelines (**Guidelines**) applicable to 64 Valentine Road, Binningup (**Development**) have been prepared to ensure a high standard of design. These Guidelines complement the R-Codes to achieve best practice design outcomes and a comfortable living environment.

These Guidelines set out the minimum standards and conditions under which building designs for residential dwellings (including alterations, extensions, and modifications) (**Dwellings**) within the Development will be approved by Fiveight Binningup Pty Ltd (**Fiveight**). These Guidelines apply to all Dwellings within the Development.

Building Design Approval

The Buyer must submit a copy of their proposed building design to Fiveight for Fiveight's approval before building construction of the Dwelling can commence on the Buyer's land (**Fiveight Design Approval**).

Guidance for Landowners

The below guidance notes set out the steps for Buyers to take to apply for and receive their Fiveight Design Approval. Dwelling construction in accordance with a Fiveight Design Approval is required for the Buyer to be eligible to receive the Fencing & Landscaping Package from Fiveight.

1. Decide on your builder then choose your house design and façade. Ensure your builder has a copy of these Guidelines.
2. Review your selected building plans against these Guidelines with your builder to ensure your Dwelling design is compliant.
3. Arrange for your builder (as applicant) to send the completed Fiveight Design Approval Form (attached at page 3) along with the following documentation to approvals@fiveight.com:
 - Site Plan
 - Elevations
 - Floor Plans
 - Electrical Plan
 - Materials & Colours Schedule
4. Fiveight will review the application. If approved, an approval confirmation email will be sent to the Buyer and its builder.

Should there be any design changes required, Fiveight will detail these changes in writing and return the application to the Buyer's builder for amendment. The application will need to be re-submitted following the process set out in item 3 above to again apply for Fiveight Design Approval.

Important Notes

- Compliance with these Guidelines is a contractual obligation pursuant to the Contract of Sale to which these Guidelines are attached which has been entered into by the Buyer for the purchase of its lot in the Development (**Contract**).
- These Guidelines should be read in conjunction with the provisions of the Local Development Plan, planning requirements of the Shire of Harvey, Building Codes, R-Codes and any other statutory planning document which may apply.
- A Fiveight Design Approval is required prior to applying for any building approvals through the Shire of Harvey.
- The Fiveight Design Approval does not constitute a planning approval by any relevant authority, local government approval, or building permit and by approving the design Fiveight makes no representation that the design is compliant with any of these requirements.
- All design applications must contain the information required and listed under the 'Application Requirements' before it will be assessed.
- Fiveight Design Approval only applies to the design details and specifications within the Buyer's design application. Any proposed changes to an approved design plan will need to be submitted to Fiveight for a revised Fiveight Design Approval.

BUILDING DESIGN APPROVAL FORM

To apply for Fiveight Design Approval, please complete and return the following form and attachments to approvals@fiveight.com

Application Requirements:

1. Completed Building Design Approval Form
2. Site Plan
3. Elevations
4. Floor Plans
5. Electrical Plan
6. Materials & Colours Schedule

APPLICANT (Builder)

Full Name:

Phone Number:

Email:

Address:

State:

Postcode:

LANDOWNER

Full Name:

Phone Number:

Email:

Address:

State:

Postcode:

DECLARATION

All statements made in this application are true and correct. I understand compliance with the Guidelines must be demonstrated to be eligible for the Fencing & Landscaping Package.

Signed:

Date:

Print Name:

DESIGN GUIDELINES

In order to attain a minimum design standard and to encourage home design excellence for the Development, these Guidelines set out the minimum standards and conditions under which Dwellings within the Development will be approved by Fiveight, at its discretion.

1. Application of Guidelines

- a) These Guidelines apply to all residential land within the Development as shown in Annexure B.

2. Design Criteria

- a) All Dwellings should be designed to promote a high-quality streetscape with contemporary design elements.
- b) Architectural styles such as Mediterranean and Tuscan will not be approved by Fiveight.
- c) Gutters and downpipes should be a colour that blends with the colour of the external walls to compliment the dwelling. Contrasting colours may be considered by Fiveight.

3. Façade Features

Dwellings should have articulated facades, with projections and indentations of at least 450mm in the floor plan, mirrored in the roof design (excluding the garage). At least one pronounced architectural design feature shall be used in the primary elevation. Features may include:

- a) A front entry feature such as a portico, gate house, arbour, extended pillars, or blade wall;
- b) A verandah with a separate roofline and pillars, or a balcony;
- c) A decorative element including a built-in planter box, terracing, or a decorative screen;
- d) Elevated eaves height with a feature recess or similar details to the forward/projected part of the roof. An attached, projected feature wall or similar must accompany the roof;
- e) Window features including bay and projecting windows or window canopies and awnings; or
- f) Other features creating visual interest may also be considered.

4. Façade Materials

- a) Two colours and/or materials must be used in the primary elevation, excluding windows and doors. These may include render, brick, weatherboard, stone, rammed earth, or any other material as approved by Fiveight.
- b) The secondary façade treatment must be minimum 20% of the façade area.
- c) Bright or primary colours will not be approved by Fiveight as the dominant colour.

5. External Walls

- a) All external walls must be constructed of concrete, clay bricks, limestone or similar material finished in face brickwork or render, or other products approved by Fiveight.

6. Windows

- a) Awning windows are encouraged.
- b) Obscure glazing is only permitted on the front elevation if it is a window to a bathroom or ensuite.

7. Roofing

- a) A minimum 24 degree pitch is required for traditional hipped and gabled roofs.
- b) A minimum of 8 degrees is required for skillion roofs (15 degree maximum) and minimum 300mm wall overhang.
- c) Materials shall comprise pre-finished corrugated metal sheeting, clay, or coloured concrete roof tiles.
- d) Black and very dark roof colours or plain zincalume metal roofs will not be approved by Fiveight.

8. Corner Lots

- a) Feature material used in front elevations shall continue onto the secondary street elevation a minimum of 1.5m, or to the return fence location.
- b) Secondary street elevations must include at least one window in front of the boundary fence line.

9. Garages

- a) All Dwellings must incorporate a double garage.
- b) No carports are permitted.
- c) Garages are to be setback at least 500mm from the front building line.
- d) The roof and design features must be consistent with the form and materials of the main Dwelling.
- e) Garages must include a garage door prior to occupation.

10. Driveway and Crossover

- a) All crossovers and driveways must be completed prior to occupation.
- b) Crossovers and driveways are to be of brick paving or exposed aggregate unless otherwise approved by Fiveight.
- c) Driveways must not be constructed from plain grey or coloured concrete.

11. Fencing to Front and Secondary Streets

- a) Front fencing as viewed from the street or forward of the front building line (in the case of a corner lot and its secondary street) must not be higher than 1.2m. Materials and colours must be complementary to the finishes of the primary street elevation.
- b) Fencing to the remainder of the secondary street is to be a maximum of 1.8m high unless otherwise approved by Fiveight.
- c) Where the primary street frontage of a corner lot is to the long boundary, the installation of fencing for the Fencing & Landscaping Package (as described in Annexure E of the Contract) is at Fiveight's sole discretion.

12. Side and Rear Fencing

- a) Side and rear fencing is to be a maximum of 1.8m high and, subject to these Guidelines and Annexure E of this Contract, will be installed by Fiveight.
- b) Will be Colorbond fencing in colour 'Pale Eucalypt' (or as specified by Fiveight) unless already erected and no further forward than the front building line.
- c) Return to the dwelling must be a minimum of 1m behind the front facade.
- d) If the lot purchased pursuant to the Contract is one of lots 4 to 9 in the Development, the Buyer acknowledges that Fiveight will install uniform permeable fencing to the rear boundary overlooking the golf course, which fencing does not form part of the Fencing & Landscaping Package (at Annexure E of the Contract).

13. Landscaping – Builder Preparation

Fiveight will provide front landscaping to the Dwelling, subject to the Buyer meeting the qualification requirements of Annexure E. The following works are required to be undertaken by the Buyer's builder and if not completed, the Buyer acknowledges and agrees that it may be charged additional costs by Fiveight:

- a) Driveway and crossover installed;
- b) A straight 90mm PVC duct installed under the driveway and clearly marked, for reticulation pipes and wiring purposes;
- c) The Property is level with a 60mm deep 'box out' area cleared below the levels of adjoining paving;
- d) Ensure the lot is clean, free from rubbish, rubble and weeds;
- e) Irrigation cut in valve (ball valve) minimum 25mm brass fitting with backflow prevention installed by a licensed plumber within 1m of the water meter location;
- f) Install a weatherproof GPO in the dwelling's meter box. This must be installed by an electrician with external provision made to run irrigation from the water meter to the GPO location;
- g) Ensure there is provision for extending the irrigation from the front to the rear and sides of the dwelling (if landscaping is required to the side of the dwelling) by installing a clearly marked 90mm PVC pipe beneath all paving;
- h) The irrigation controller will be mounted adjacent to the electrical meter box. If the area beneath the irrigation controller is to be paved or concreted then provision should be made for a 20mm pipe and draw wire suitable for connecting the irrigation controller; and
- i) Ensure boundary pegs are installed in visible locations accurately marking the Property boundaries.

14. Street Trees

- a) Where space permits, Fiveight may plant a street tree to enhance the streetscape of the Development. These trees are not to be removed.

15. Fiveight Works

- a) Where Fiveight has constructed a fence or retaining wall on the lot, it must be maintained by the Buyer to the standard to which it was constructed and must not be modified without proper written consent of Fiveight.

16. Retaining Walls

- a) Retaining walls visible from the street or a public space must be constructed of materials matching those provided by Fiveight (unless otherwise approved by Fiveight). Pre-cast concrete “panel and post” retaining walls are not permitted.

17. Outbuildings

- a) All outbuildings and garden sheds must be constructed behind the front and or secondary street building line unless it can be shown that they are not visible from the adjacent street or public area.

18. Non-Ground Mounted Plant or Equipment

- a) Roof and wall mounted items are not to be on the front elevation and shall have minimal visibility from the street or public spaces, including but not limited to satellite dishes, TV aerials, external hot water services, water tanks, air conditioning units, heating units etc.
- b) Solar panels and collectors for hot water units are the exception to this standard when orientated to maximise their effectiveness.

19. Ground Mounted Plant or Equipment

- a) All ground mounted services must not be on the front elevation and are to be screened where visible from any street or public space including but not limited to heating and cooling units, rubbish disposal containers, swimming pool equipment, rainwater tanks, clothes hoists and washing line.

20. Drainage

- a) The installation of soakwells is required to satisfy the Buyer’s responsibility to manage stormwater run-off from the Dwelling and other areas within the lot boundaries.
- b) Stormwater management systems are to be designed and installed in line with Shire of Harvey requirements.