

# **Homestead Hill**

## **Building and Landscape Design Guidelines**



**April 2016 v.3**

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## INTRODUCTION

The Homestead Hill estate is a new exclusive community of 17 homes located in the former grounds of the historic Melaleuka homestead. The development is carefully planned to create:

- A unique enclave of exclusive homes that benefit from an elevated position close to the original homestead.
- An attractive residential neighbourhood with homes that harmoniously complement both each other and the original homestead.
- A landscaped setting that distinguishes itself from the surrounding area.

The purpose of these design guidelines is to help ensure that the buildings and landscape within the development contribute towards the creation of a unique and high-quality place that is consistent with a clear vision.

## VISION

That vision for the precinct is for:

- A contemporary and respectful interpretation of the idea of the homestead as a unique and appealing element in the landscape.
- A cohesive 'village' feel developed through the design of predominantly two-storey homes with frontages that are articulated by at least one substantial feature, such as a projecting verandah, balcony, porch, or bay window, and a shared palette of selected materials and colours.
- A neighbourly character derived through open and attractive streetscapes that, by careful design, give prominence to buildings, landscape and people rather than cars, garages and services (such as meter boxes, air conditioners and bins).
- Dwellings and open spaces that respond to views and climate, particularly for access to cooling summer breezes and northern winter sunlight through correct house orientation, and the use of roof eaves and shade devices for wall surfaces, window openings, and outdoor alfresco areas.
- A close integration between the front garden design and the streetscape.
- An architectural character that feels as if it belongs in a rural or semi-rural landscape.

## CHARACTER STATEMENT

Inspiration for the character defined by these Design Guidelines comes from the inherent visual appeal of the original homestead and its elevated garden setting and the elegance of buildings from that era.

The building and landscape character that is envisaged for the precinct consists of:

- A predominance of two-storey buildings. Whilst the majority of buildings in the area are single storey, the elevated location, with its access to views, offers the potential for two-storey buildings that will become a prominent feature in the surrounding landscape. It should be noted that the two-storey theme has already been established in some of the more recent elevated houses nearby.
- Roof forms that are dominant on the dwelling, consistent with the notion of a homestead, and suggestive of shelter from the elements. The overall form of the roof should be a simple traditional pitched and hipped roof with the use of gables, smaller gables, and decorative fretwork to add visual interest. Roof materials should be either corrugated metal or flat profile concrete tiles in predominantly lighter neutral colours.
- Roofs that have wide eaves that enable the roof to sit like a hat on the building and provide climate protection to the walls and openings.

- Segmented wall materials such as brick, block and stone that convey the qualities of integrity and solidity. The extensive use of smooth rendered masonry is discouraged as its character is too urban and would feel alien to the more rural character suggested by the original homestead.
- Timber (or timber-like) cladding that suggests a rustic character consistent with the idea of a homestead.
- Vertically orientated, and well-proportioned windows with any large areas of glass subdivided into smaller panes to provide a more human scale.
- Wide verandahs, deep enough to accommodate tables and chairs, which provide a welcoming, shaded space facing the front garden and street where residents can sit and talk to their neighbours.
- Other types of shade structures such as roof awnings over a window and a projecting porch that denotes the location of the front door.
- Warm and light colours and materials that are suggestive of the surrounding landscape. Appropriate wall materials include red or sand-coloured brick, limestone, stained and natural timber cladding. Architectural elements such as banding, posts, eaves rafters, and other decorative detailing should be painted white or a light-colour to highlight the delicacy of these smaller structures against the solidity of the wall.
- Clearly expressed architectural elements that form a cohesive architectural composition, and perhaps tied together through the use of horizontal features, colours or materials.
- The use of sustainability features that promote natural heating and cooling, and the collection and storage of water and energy.
- Low front fences with an open vertical style to allow a friendly visual connection between the house, front garden and the street. The use of hedges as an alternative to a front fence is encouraged.
- A strong landscape interface between the building and the street that is richer, more colourful and denser than simply an area of lawn. The use of water-wise landscape themes such as native or Mediterranean planting is encouraged.

The montage of images below shows examples of building and landscape elements that are indicative of the quality and character of the vision and character statement for the precinct.





**Figure 1: Montage of images that convey the desired character.**

## **1.0 GENERAL**

This section provides information on the intent of the Design Guidelines, a set of design objectives, and the process for an Applicant to follow to ensure their dwelling receives Developer Approval.

### **1.1 AREA COVERED BY THE DESIGN GUIDELINES**

These Design Guidelines are applicable to all new residential development on the 17 lots within the Homestead Hill precinct and identified in the plan attached as Appendix 7.1

All Applicants shall submit their design proposals for consideration for Developer Approval before an application to Council for either statutory planning approval (if required) or an application or Building Licence approval if a statutory planning approval is not required.

These Design Guidelines aim to ensure a high standard of dwellings on individual lots with a baseline design quality that will uphold the estate's value, contribute to an attractive streetscape and encourage an architectural character that relates to the context.

### **1.2 DESIGN OBJECTIVES**

The Design Guidelines for the precinct focus on the integration of lot planning, building and landscape design and environmental performance. The design objectives, consistent with the character statement above, are:

- A contemporary and respectful interpretation of the idea of the homestead as a unique and appealing element in the landscape.
- A contemporary and predominantly two-storey built form, with a common palette of selected features, appropriate materials and colour. This will create an architecture that is distinctive and attractive in appearance; contributes to the streetscape; and reflects a modern lifestyle yet continues the traditional aesthetic themes of the locality.
- Climatically-responsive design, particularly through orientation of the dwelling with openings and the principal outdoor living area facing north where possible, and building details such as shade-giving eaves and generously sized verandahs.
- The safe use of the public domain, such as parks and streets, through the orientation of habitable rooms and openings to allow opportunities for casual overlooking of the public domain.
- Dwellings and open spaces that respond to views and climate, particularly for access to cooling summer breezes and northern winter sun light through the correct house orientation and the use of roof eaves and shade devices for walls, window openings and alfresco areas.
- The promotion of sustainability initiatives to help reduce power and water use; encourage efficient use of materials and support recycling; and enable planning for possible future changes in the house layout.
- A neighbourly character derived through open and attractive streetscapes that, through careful design, give prominence to buildings, landscape and people rather than cars, garages and services such as meter boxes, air conditioners and bins.
- A close integration between the front garden design and the streetscape.
- Attractive natural and planned landscape that strengthens local character, particularly in publicly-visible areas, through the careful selection of robust plants and outdoor structures that provide climate protection.

### 1.3 DEVELOPMENT CONTROL CONTEXT

These Design Guidelines form part of the Contract of Sale for lots within the Homestead Hill precinct and are administered by the Developer. The Design Guidelines complement, and shall be read in conjunction with, all other relevant statutory planning and building construction requirements.

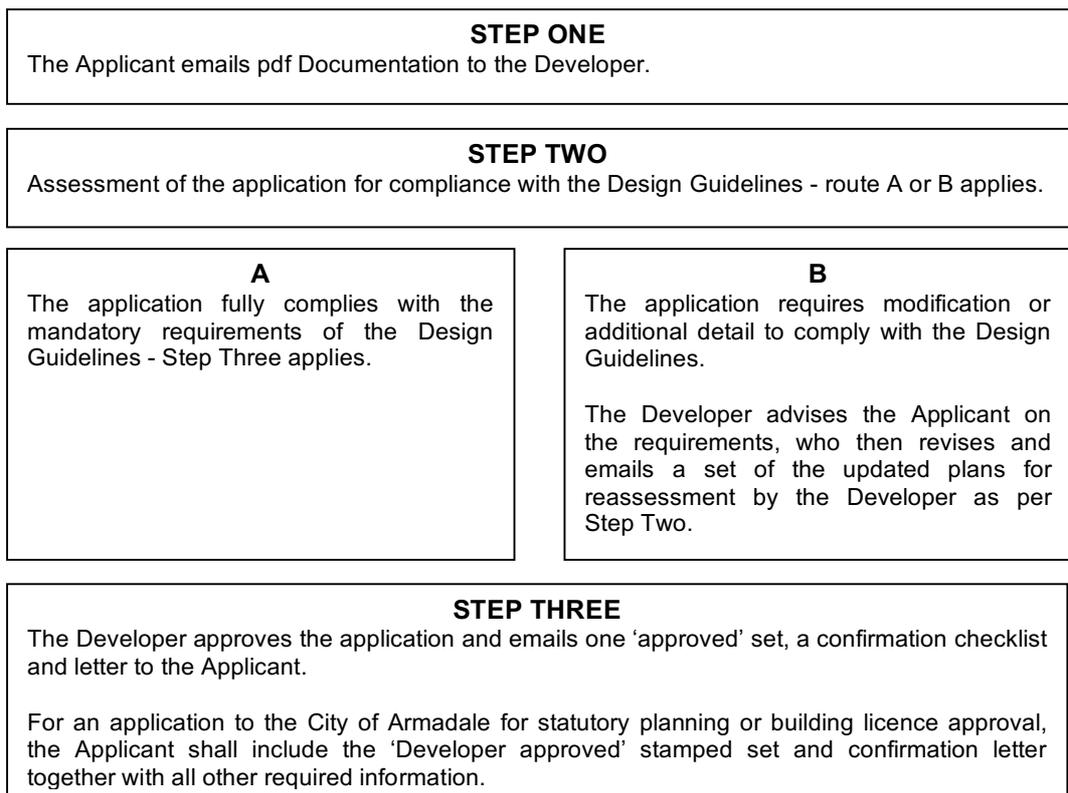
The Applicant shall meet the mandatory requirements of these Design Guidelines and should consider incorporating the recommendations (*refer Appendix 7.3 Checklist of Design Guidelines mandatory requirements*).

The Developer *may* consider an application that varies from the specific requirements of the Design Guidelines if, in its opinion, the design has architectural merit; supports the objectives for the development (*as noted in section 1.2 above*); and a written justification is provided. Approval of a variation shall be deemed not to set precedence.

In the event that a Local Development Plan (LDP) or a Detailed Area Plan (DAP) applies to a lot, (*refer section 2.0*), compliance with the LDP/DAP is assessed by the City of Armadale.

### 1.4 DEVELOPER'S APPROVAL PROCESS

The following flow chart explains the steps the Applicant shall take in the Developer's Approval process, which will ensure the design complies with the Design Guidelines; this is prior to any application for Council's statutory approval:



**IMPORTANT NOTE:**

*The Developer's Approval of a building design shall **not** imply or guarantee a statutory development approval or building licence approval by the City of Armadale. The City of Armadale will consider the Developer's approval of a building design as supporting advice included in any statutory approval process.*

*Any improvements to a Lot that are not in accordance with the approved design shall be removed upon notification or rectified at the expense of the Lot owner.*

## 1.5 DOCUMENTATION

The Applicant shall email the following information to the Developer for assessment against the mandatory requirements of the Design Guidelines (*refer Appendix 7.3 for the Checklist and email address for an application*):

- Site plan, 1:200 minimum scale (showing levels; location of dwelling and garage; boundary setback dimensions; location of services such as the drying yard, meters, any solar panels and air conditioner condenser units; any other structures). The plan shall include a north point and annotation.
- Floor plans, 1:100 scale with a north point and annotation.
- Elevations, 1:100 scale and annotation of materials.
- Materials and colours schedule.
- If a front boundary or side boundary fence on a corner lot is planned, details of the design, materials and colours shall be submitted.

## **2.0 SITE PLANNING**

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The planning of any residence requires compliance with the relevant provisions of the R-Codes and any Local Development Plan or Detailed Area Plan where applicable.

The assessment of plans for Developer's approval may provide comment in relation to the R-Codes. However, the onus is on the applicant to ensure compliance with the R-Codes and any queries in regard to the R-Codes should be addressed to the City of Armadale.

### **3.0 DESIGN CHARACTER**

This section describes the requirements that will ensure the dwelling reflects the character desired in the Homestead Hill precinct as defined by the character statement and objectives of the Design Guidelines.

These controls apply to all the elevations of the dwelling unless otherwise specified in the control. The following requirements will help to achieve the desired quality of built form and streetscape (refer to the imagery in *Figure 1* for additional guidance).

#### **3.1 BUILDING HEIGHT**

Two-storey development is mandatory on the lots identified on the Estate Plan in Appendix 7.1. The two-storey element shall be at the front of the lot next to the street as a minimum. A lower single-storey portion for the dwelling is permitted for the remainder of the lot.

Two-storey development is also strongly encouraged on the remaining lots.

Two-storey houses have many benefits, including the perception of a high quality and more prestigious home; views from upper levels; a more efficient surface to volume ratio; more opportunities for managing solar access and air flow; and a more extensive garden with greater opportunities for amenity in the form of landscape, pools, outdoor entertaining and trees for shade.

The ground floor shall have a minimum 2.7m floor-to-ceiling height (32 brick courses) for the main living areas and any rooms facing the front boundary. Other rooms may have lower ceilings.

#### **3.2 ELEVATION FEATURES**

The front elevation shall be articulated with useable features to avoid a flat-fronted appearance. This may be achieved through the inclusion of at least one substantial projecting feature such as a verandah, balcony, porch or a bay window. The depth of any verandah shall be at least 1.5m with a length at least one third of the width of the house frontage.

A combination of features is encouraged such as a two-storey height verandah; a porch with a balcony above; or a bay window and balcony above.

A verandah may include either a bull nose or a straight pitch roof.

Where employed, a balcony facing a street or adjacent open space shall include a balustrade of open metal or timber elements, or a solid wall, or a combination of a solid wall and open metal or timber elements.

Where employed, a ground floor bay window shall be fully glazed up to a minimum of 2.4m above floor level on all sides with a 0.9m maximum sill height above floor level.

A dwelling's elevations on a corner lot shall address both streets with openings and the same quality of design and detailing on both publicly visible elevations. The building corner should be articulated with, for example, a wraparound verandah, balcony, or bay window or, subject to design, a substantial feature material.

#### **3.3 ROOF**

The dwelling roof shall be pitched and generally hipped. The roof may include a mix of hipped roofs, large gable ends, and smaller gablets. Whilst smaller decorative gablets are encouraged, they should not over-clutter the roof.

Skillion (single-pitched) roofs are not permitted at the front of a building other than for an attached feature such as a verandah or a balcony or window awning.

Except for a verandah, the roof pitch shall be a minimum of 25 degrees minimum where it is visible from the street.

Roofs shall have a minimum width of 450mm for roof eaves, and a 300mm minimum overhang for any gables to provide adequate solar protection for the Perth climate.

Any roof of an attached feature element at the front of the building, such as a balcony or verandah, shall have a minimum roof pitch of 10 degrees.

### 3.4 DETAILS

Architectural details such as window surrounds, corbels and fretwork, should be consistent in style and contribute to the design without over-cluttering the dwelling's appearance.

### 3.5 OPENINGS

Windows should be punctures in the solid wall and generally aligned above each other in the case of two-storey walls.

The front elevation shall include at least one major opening to one habitable room in the case of single-storey-dwellings, and one major opening to a minimum of two habitable rooms in the case of two-storey dwellings.

For a dwelling on a corner lot, openings shall be included on both walls of a corner ground floor habitable room.

Publicly visible openings shall be vertically proportioned and be consistent in shape and style (for example: either casement, awning or sliding windows).

Horizontal hi-light and square proportion windows for minor openings are permitted but only if screened from public view.

Only clear glass and clear solar performance glass is acceptable on the publicly visible elevations. Dark tinted or mirror glass shall not face the public realm.

All north-facing major openings shall include solar protection, such as openings being located directly below roof eaves or shaded by an independent awning that may be either flat or pitched.

Window detailing such as protruding surrounds and sills, and header course details are encouraged.



**Figure 2: Examples of well-proportioned windows**

### 3.6 GARAGES AND DRIVEWAYS

A garage facing the street shall be enclosed on all sides. An open carport is not permitted.

A garage shall be set back behind the main building line with sufficient room to park at least one additional car on the lot in front of the garage.

Where a triple garage is employed, the garage shall provide the third car space in a tandem arrangement or the garage frontage shall be staggered to reduce the perceived mass of the garage.

A garage door shall consist of an overhead sectional door. A roller door is not permitted.

A driveway gate is encouraged for additional security and to reduce the visual impact of the driveway in front of the garage and any parked car.

Driveways shall be constructed of segregated pavers or quality in-situ concrete finished with a pattern or limestone washed aggregate or similar.

Driveways shall be no wider than 6m and no closer than 0.6m to a side boundary.

A habitable room above the garage is strongly encouraged. The room should include major openings or a balcony that is orientated towards the street to provide passive surveillance opportunities and a visual foil to the garage door.



**Figure 3: Examples of complimentary colourer or timber style garage doors**

### 3.7 MATERIALS AND COLOURS

The use of traditional load-bearing construction is encouraged at ground level, with the use of lighter cladding materials restricted to upper floors or above a ground floor dado line. All materials should be durable and weather well. Natural materials are strongly encouraged. Colours should generally be of a warm and light palette to reflect the landscape of the coastal plain. Refer to *Appendix 7.2 Palette of Materials and Colours*.

Smooth rendered masonry is discouraged, as it is an inappropriate 'urban' material that requires frequent repainting. However, renders with a rough textured finish are acceptable.

Street elevations should include a minimum of two complimentary materials, with heavier materials (such as brick, block, or stone) forming a solid "base" below lighter materials (such as weatherboard).

Where selected, darker colours should form a “base” below lighter colours.

### Roof

Permitted Colorbond metal roof colours include pale neutral colours as identified in *Appendix 7.2 Palette of Materials and Colours*.

Roof tile profile and colours include flat or shingle-style interlocking tiles in a light grey to a mid-grey palette.

Charcoal (dark grey), green, purple and black colours are an inappropriate aesthetic and, therefore, are not permitted.

### Walls

The permitted palette of wall materials and colours is summarised below:

#### Main walls

Material	Colour
<ul style="list-style-type: none"> <li>• Face brick in a red, red/brown, or sand colour.</li> <li>• Rough textured rendered and painted masonry block.</li> <li>• Natural limestone.</li> <li>• Limestone style finish concrete block.</li> <li>• Rammed earth.</li> <li>• Painted brickwork.</li> </ul>	<ul style="list-style-type: none"> <li>• Warm and light to mid-tone colours inspired by the natural landscape.</li> <li>• Dark colours restricted to the first 1m of the ground floor.</li> <li>• Bright colours and black are not permitted.</li> </ul>

#### Wall features

Material	Colour
<ul style="list-style-type: none"> <li>• Painted / stained timber</li> <li>• Natural limestone</li> <li>• Stone</li> <li>• Feature face brick in a dark, red, red/brown, or sand colour.</li> <li>• Flat metal cladding in a light colour.</li> <li>• Horizontal corrugated cladding in a light colour.</li> </ul>	<ul style="list-style-type: none"> <li>• A lighter complementary colour to the main wall colour.</li> <li>• Bright colours and black are not permitted.</li> </ul>

Note: Other materials and colours are subject to Developer’s approval.

### Details

Architectural details, such as posts, frames of openings or attachments, such as window surrounds, should be white or a light colour (such as cream, magnolia or light grey). Bright colours and black are not permitted.

### Window frames

Window frame colours should be selected to compliment the main colour palette. Whilst white or natural colours are preferred, bright colours and black are not permitted.

### Garage doors

Garage doors shall be overhead sectional door and should be finished in either:

- Natural timber or timber style in a solid or slatted style, or
- A colour that complements the main colour palette.

## **4.0 BUILDING SERVICES**

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Services, utility areas and any outbuilding shall be carefully incorporated into the dwelling and site design.

### **4.1 SERVICES**

All pipes, wired services, clothes-drying areas, hot water storage tanks and other such service items shall be screened from view from the public realm.

TV antenna and satellite dishes shall be in the least visually obtrusive location from the public realm, for example; at the rear of the roof and below the highest roof ridgeline.

Electricity and gas meter boxes shall be located where they are visually unobtrusive from the public realm yet accessible for readings (that is; not directly located on the front of the dwelling). The best location is usually a sidewall of the building or on the side of a fence pier, with the boxes matching the wall colour.

Where a solar hot water system cannot be located where it is not visible from the public realm, a split system (where the tank is separate and located elsewhere) should be installed. Where the solar panels are concealed from public view, a combined system (where the tank and panels are together) may be installed.

Photovoltaic panels shall not be located on the front facing pitch of a roof except in the case of north-facing lots.

Where a photovoltaic system is installed on a pitched roof, the panels shall be at the same pitch as the roof.

Air conditioning condenser units should be located at ground level wherever possible and must be visually screened from the primary street and any secondary street. Where an air conditioning condenser unit is located above ground level, it must be visually screened from the primary street and any secondary street, colour matched with roof, located below the highest roof ridgeline, and located to minimise noise impacts on adjacent residents.

### **4.2 OUTBUILDINGS**

Any publicly visible outbuilding more than 2m in height (i.e. 0.2m above a permitted boundary fence), or with a footprint greater than 16sqm, shall match the materials, colours and style of the residence.

## 5.0 ENVIRONMENTAL PERFORMANCE

The lot owner should take into account sustainable living practices in the design of the home and landscape. Listed below are recommendations to assist with solar design and to reduce the consumption of energy and water.

### 5.1 SOLAR DESIGN

The principal outdoor living area should be orientated to the north to maximise winter solar access.

To enable use of the outdoor living area as much as possible during summer months, shade and breeze protection measures, such as screens, awnings, pergolas and shutters, should be employed in the design of outdoor living spaces.

Deciduous trees and deciduous vines on pergolas should be planted on the northern side of the lot to provide shade in summer and access to sunlight in the winter.

North-facing major openings should be protected from summer sun by means of roof overhangs, awnings, shutters or screens, or other shading devices.

Windows facing west should either be smaller to reduce the amount of low angle summer sun, or be protected by vertical or angled screening. For west facing lots, the windows on the front elevation should be larger to achieve the desired architectural character and should, therefore, be provided with additional protection such as fixed or moveable screens, shutters or deep verandahs and balconies.

In the case of two-storey building elements, solar design should apply to both floors.



**Figure 4: Examples of different methods of window shading**

## 5.2 ENERGY REDUCTION

Bathrooms should be located on external walls and include an openable window for natural ventilation.

Non-habitable rooms such as bathrooms, WC's, laundries and stores should be located on the southern side of a building where possible (except in the case of south facing lots) to minimise the extent and size of south-facing windows.

Openings should be located to promote breeze access and cross ventilation through the dwelling to passively cool the dwelling and reduce reliance on mechanical heating.

High star-rated energy-efficient domestic appliances (such as fridges, freezers and washing machines) should be installed.

A heat pump or roof mounted solar hot water system should be installed (*refer section 4.1 Services* for advice on the type of system and permitted location).

A roof-mounted array of photovoltaic cells should be installed (*refer section 4.1 Services* for advice on the type of system and permitted location). The use of photovoltaic cells can be further enhanced by the use of battery storage. In the event that battery storage is not used immediately, a location for future battery storage should be identified in the planning of the building and the site.

In the case of two-storey buildings, the opportunity should be taken to manage internal heat transfer between the ground and first floor levels, by enabling stairways and other void spaces to vent hot air towards and through the roof in summer, and enabling warm air to be trapped at first floor level in the winter to heat bedrooms.



**Figure 5: Examples of PV cells and pergolas to improve energy efficiency**

## 5.3 WATER CONSERVATION AND MANAGEMENT

A rainwater tank to collect stormwater and to assist with landscape irrigation should be installed. The rainwater tank may be visible from the public realm if the colour complements the dwelling, as the use of a rainwater tank is consistent with the traditional notion of a homestead.

High star-rated water-efficient appliances (such as showers, washing machines, dishwashers etc.) should be installed.

Water-wise landscape and fixtures (timers and in-ground irrigation systems) should be installed.

The use of lawn should be minimised, with greater use of hardy groundcover plants, shrubs, and hardscape materials such as gravel and paving.

Taps should incorporate aerators to reduce the flow of water without a perceived loss of water pressure.

Garden areas should be designed to enable stormwater runoff from large paved areas directly into planting beds and tree pits.

For larger paved areas, the use of segmented paving such as brick paving and permeable landscape such as gravel should be used in preference to materials such as cast in-situ concrete and 'liquid limestone' so that rainwater can infiltrate into the ground.



**Figure 6: Examples of rainwater tank, porous paving and waterwise planting to improve water efficiency and reduce pollution.**

#### **5.4 OTHER RESOURCE CONSERVATION AND RECYCLING**

The use of timber-framed construction is encouraged because it uses considerably less energy in the manufacturing process than other building materials such as steel, brick or concrete. Wherever possible, timber should be from renewable sources.

The use of other recycled or recyclable materials is encouraged.

Provision should be made in the site planning for sufficient space for the temporary storage of recyclable materials and for the recycling of organic kitchen and garden waste (composting and worm farms).

Consideration should be given in the landscape design to the planting of productive plants such as fruit trees, vines, herbs and vegetables to provide for some of the household's food needs.

## 6.0 LANDSCAPE

The landscape design of the publicly visible open spaces around the residence shall provide both an attractive setting for the building and useable areas for the occupants.

### 6.1 LANDSCAPE IN THE STREET AND STREET SETBACK AREA

Landscape in the street setback area shall consist of a minimum of 50% vegetated area. Fully paved street setback areas will not be permitted.

Vegetated landscape should avoid obscuring sightlines between windows to ground floor habitable rooms and pedestrians on any adjacent footpath to enable passive surveillance.

Paving materials should complement the materials of the building on the lot.

Artificial turf is not permitted in the street verge or the street setback area of the lot.

The use of water-wise planting (such as native or Mediterranean species) is encouraged.

### 6.2 FENCES AND LETTERBOX

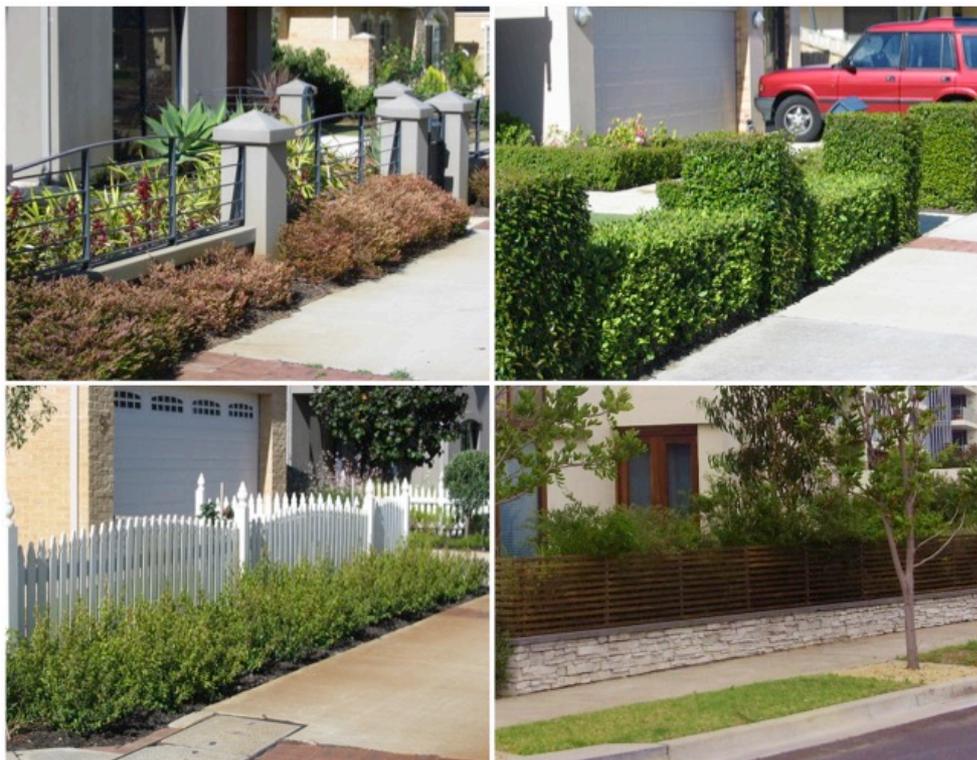
#### *Front boundary fence and gate type*

Where a front boundary fence is to be installed by the lot owner (and not already provided by the Developer), it shall be a maximum of 1.2m in height. The fence shall consist of a masonry base (0.6m maximum height) and a regular spacing of solid piers and include infill panels that are either timber picket or open-style galvanised or powder-coated railings. The infill panels shall achieve a minimum of 40% visual permeability.

Alternatively, a timber picket fence may be permitted up to a height of 1.2m and a minimum visual permeability of 30%.

Any gate shall match the style of the infill panel.

The use of hedging is encouraged as an alternative to front fencing.



**Figure 7: Examples of different front fencing treatments that enable good visibility of the street and a well-landscaped street.**

***Side boundary fence for a corner lot***

For corner lots, the side boundary fences are provided by the developer as part of the civil engineering works. Owners of corner lots shall not remove or alter any side boundary fencing provided by the developer.

***Dividing fences***

The dividing fence shall be the specified standard fence for the estate/precinct **(to be determined)**, unless otherwise constructed in brickwork or other masonry material that is complimentary to the building. Note: Agreement should be sought from adjoining owners on any fence other than the specified standard fence for the estate/precinct.

***Letterbox***

Letterboxes shall be clearly numbered and constituted to match the style, colour and materials of the house or the front boundary fencing.

## 7.0 APPENDICES

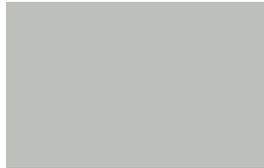
### 7.1 ESTATE PLAN



## 7.2 PALETTE OF MATERIALS AND COLOURS

### Roof materials and colours

**Permitted palette of Colorbond metal roof lighter colours:** Examples of Shale Grey, Dune, Cove, Wallaby, Basalt, and Windspray (indicative only, but no darker than Basalt).



Shale grey



Dune



Cove



Wallaby



Basalt



Windspray

**Permitted palette of flat and interlocking tile profiles and examples of acceptable colours:** Flat or shingle style interlocking tiles in a light-to-mid-grey colours (indicative colours only).



Bristile Vienna Oyster



Bristile Vienna Aniseed



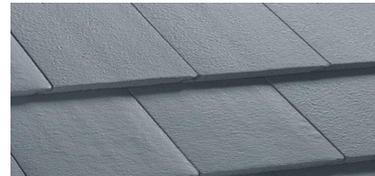
Monier Prime Horizon Abalone



BGC Harmony Shingles  
Peppercorn



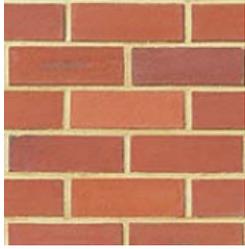
Bristile Vienna Portobello



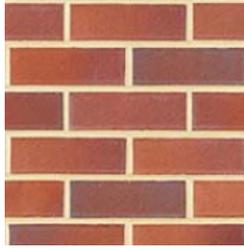
Monier Prime Horizon Oyster

## Typical wall materials and colours

Examples of red, red/brown and sand coloured face bricks - alternative brick manufacturers are accepted



Midland Heritage Red



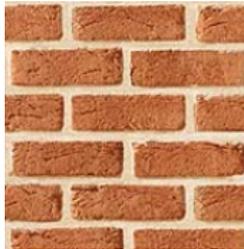
Midland Burnished Red



Midland Tuscan



Midland Woodbridge



Midland Helena Vale



Midland Limestone

**Examples of paint colours (Dulux colour range) - alternative paint manufacturers are accepted**

Ivory	Peach Tint	Pale Pink	Mauve Pink	Buff
Cream	Warm Beige	Tuscany Pink	Pink	Deep Sienna
Regency Cream	Stoneware	Sea Coral	Pale Purple	Terracotta
Rich Cream	Warm Stone	Salmon Pink	Sienna Stone	Axe Handle
Straw	Rattan	Egyptian Red	Georgian Brick	Ox Blood
Golden Yellow	Leaf Brown	Red Oxide	Indian Red	Purple Brown
Rose Beige	Lime White	Lemon Chambers	Warm Grey	Pale Vellum
Earth	Pale Stone	Light Straw	Pale Grey	Grey Green
Iron Brown	Regency White	York Stone	New England Stone	Sage Green
Mission Brown	Portland Stone	Sandstone	Bath Stone	Vivid Green
Chocolate	Beige	Olive Drab	Slate	Deep Green
Bungalow Brown	Brownstone	Golden Bronze	Naval Grey	Mid Brunswick Green

### 7.3 CHECKLIST OF DESIGN GUIDELINES REQUIREMENTS

	<b>Design Guidelines section and summary of requirements</b> See relevant section in the Design Guidelines for an explanation of the requirements.	<b>Complies Tick ✓</b>
<b>3.0 Design character</b>		
<b>3.1 Scale</b>	Two storey min. at the front of the lot on the identified lots.	
	Ground floor 2.7m min floor-to-ceiling height for main living areas and rooms facing the primary street boundary.	
<b>3.2 Elevation features</b>	Front elevation includes at least one of a verandah, porch, or bay window element.	
	In the case of a verandah; a min 1.5m min depth, one third min. width of house frontage.	
	Where employed, a balcony facing a street or adjacent open space includes a balustrade of open metal or timber elements, or a solid wall, or a combination of a solid wall and open metal or timber elements.	
	Where employed, a bay window glazed to 2.4m above floor level on all sides with a 0.9m max sill height above floor level.	
	Elevations of a corner house address both streets with openings and the same quality of design and detailing - articulate corner with a feature.	
<b>3.3 Roof</b>	Pitched and hipped roof.	
	25 degrees min main roof as seen from the primary street frontage.	
	450mm min. eaves.	
	300mm min. gable overhang.	
	10 degrees min. attached roof for a substantial feature such as a verandah.	
<b>3.5 Openings</b>	Front - include two major openings min for one min. habitable room for single-storey dwellings and two habitable rooms for two-storey dwellings. Corner house - openings on both walls of a corner ground floor habitable room.	
	Openings with a vertical proportion, consistent in shape and style on the elevations visible from the street.	
	Only clear glass/clear solar glass, and no dark tinted or mirror glass from public view.	
	All north-facing openings to include solar protection (eaves or awnings).	
<b>3.6 Garages</b>	Garage enclosed on all sides – no carport permitted.	
	Garage set back behind the main building line with space for a parked car between the garage and the boundary.	
	Overhead sectional garage door – no roller door.	
<b>3.7 Materials and Colours</b>	Consistency with the materials, colours and profiles palette in the Design Guidelines for walls and roofs.	
<b>4.0 Building Services</b>		
<b>4.1 Services</b>	Services screened from public view.	
	TV antenna/satellite dish in the least visually obtrusive location from public view.	
	Utility meter boxes in least visually obtrusive location from public view.	
	PV cells not on front-facing roofs other than north-facing lots.	
	PV cells mounted at the same angle as the pitch of the roof.	
	Air conditioning unit visually screened from public view.	
	Roof mounted air conditioning unit located at dwelling's rear, colour matched with roof, below highest roof ridge line, and screened/located to minimise noise impact on neighbours.	
<b>4.2 Outbuildings</b>	Publicly visible shed > 2m height or > 16sqm area to match dwelling materials, colours and style.	

	<b>Design Guidelines section and summary of requirements</b> See relevant section in the Design Guidelines for an explanation of the requirements.	<b>Complies Tick ✓</b>
<b>5.0 Environmental performance (recommendations only)</b>		
<b>5.1 Solar design</b>	Principal outdoor living areas orientated to the north.	
	North-facing major openings protected from summer sun.	
	Solar design applied to both floors in the case of two-storey buildings.	
<b>5.2 Energy reduction</b>	Openings located to promote breeze access and cross ventilation.	
<b>5.3 Water conservation and management</b>	Garden areas designed to enable stormwater runoff from large paved areas directly into planted areas.	
	Use of segmented paving such as brick paving and permeable surfaces.	
<b>6.0 Landscape</b>		
<b>6.1 Setback area</b>	Landscape in the street setback area shall consist of a minimum of 50% vegetated area.	
	No artificial turf in the street or setback area.	
<b>6.2 Fences and letterbox</b>	Front fence to a maximum of 1.2m in height with a max wall height of 0.6m and infill panels that achieve a minimum of 40% visual permeability, or a picket fence to a height of 1.2m and a minimum visual permeability of 30%.	
	Gates match the style of the infill panel.	
	Dividing fences as per the specified standard fence for the estate/precinct.	

**The Applicant shall email a pdf set of drawings/schedules (refer section 1.5 Documentation) for Developer's Approval to:**

Mackay Urbandesign  
**email:** info@mackayurbandesign.com.au

**Homestead Hill precinct  
Materials, Colours and Profiles Schedule**

**Lot details**

Lot number and street.....

**Applicant's details**

Name.....

Address.....

Mob..... Email.....

**External elevations - materials, colours and profiles as applicable**

A. Roof:

B. Wall (main wall and any feature wall):

C. Details (such as posts, frames of openings or attachments like window surrounds):

D. Garage or Carport rear lane door/gate:

E. Any front or side fence on the boundary

Signature of Applicant..... Date.....