



Homestead Hill

C Y O'Connor Village
PIARA WATERS

“Preserving the value of your asset.”

BUILDING & LANDSCAPE DESIGN GUIDELINES SUMMARY - PG 1

The purpose of the design guidelines is to ensure that all of the new homes align with the vision of **Homestead Hill** where homes nestle in a landscaped setting in harmony with each other and with the original homestead.

Buyers in **Homestead Hill** will get an enormous benefit by having access to the experience and knowledge of Malcolm McKay, one of Australia's leading urban designers. With these guidelines, Malcolm can help you and your builder get the most appropriate design for your home to preserve long term capital growth and get the best environmental performance. He is driven by the idea that 'good design preserves value'.

The new homes will be predominantly two storey and interpret, in a contemporary manner, the idea of the homestead as a unique and appealing element in the landscape. They will have simple traditional roof forms and elegantly refined proportions with features such as a verandah, balcony or bay window, and a shared palette of selected natural materials and colours.

The use of design features that deliver sustainability through natural heating and cooling, and the collection and storage of water and energy will also be encouraged.

Homestead Hill will be characterised by the use of warm and light colours and materials that are suggestive of the surrounding landscape, such as red or sand-coloured brick, limestone, stained and natural timber cladding.

In some cases, the design guidelines simply provide advice.

In other cases the design guidelines include mandatory requirements to ensure that new homes meet an acceptable standard. Home designs that are consistent with the design guidelines will help to ensure that the value of homes that are built are not compromised by a neighbour constructing an inappropriate building.

The Design Guidelines form part of the Contract of Sale for lots within the Homestead Hill precinct and need to be read in conjunction with all other relevant statutory planning and building construction requirements.

Once a new home in **Homestead Hill** has been designed, the drawings need to be submitted to the estate architect for Developer Approval before an application is submitted to the City of Armadale for either statutory planning approval or a Building Licence.

Any questions, visit us at the Sales Office: Lee-Steere & Co 4D, 11 Erade Drive, Piara Waters. (08) 9393 3165 www.lsc.net.au

CALL 1300 CYOLAND www.cyovillage.com.au



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BUILDING & LANDSCAPE DESIGN GUIDELINES SUMMARY - PG2

The elements of the design guidelines that are mandatory include:

Building Height: With a requirement for minimum ceiling heights for ground floor rooms facing the street, and two-storey frontage to the street for designated lots.

Elevation feature: With a requirement for a significant architectural feature such as a veranda, balcony, porch or a bay window on the front elevation, and an appropriate architectural response to the street corner in the case of corner lots.

Roofs: With a requirement for simple traditional pitched roofs at a minimum pitch, and eaves of at least 450mm to provide shade to windows below.

Windows: With a requirement for at least one major window to be visible from the street in the case of a single-storey dwelling, and two major windows in the case of a two-storey dwelling. Windows visible from the street need to be vertically proportioned to maintain an elegant appearance.

Garages: With a requirement for garages rather than carports, and the garage set back behind the front of the building. There is also a requirement for overhead sectional garage doors rather than roller doors.

Materials Materials and Colours: With a requirement for new homes to be constructed from a specific palette of appealing wall and roof material that suit the location, and a complementary palette of colours for paint and other applied finishes.

Services: With a requirement for mechanical equipment (such as air conditioners) and other services to be hidden from view of the street and located where they do not cause nuisance to neighbours.

Outbuildings: With a requirement for sheds and other such structures to be located discreetly and, where of a significantly large size, constructed in the same material as the home.

Landscape with a requirement for at least half of the street setback area vegetated with natural grass or other plants. Where paving materials are used they should complement the home.

Fences: With a requirement for low fencing to the front boundary in a combination of masonry and either timber pickets or metal railings. Alternatively, a hedge may be used instead of a front fence.

Further detail on all of the above is contained in the Design Guidelines document that will be provided to all the purchasers of lots within Homestead Hill and can also be found on our website under purchaser info at: www.cyovillage.com.au.

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