



ANNEXURE C

Design Guidelines

New Development for lots are to conform to the following provisions.

MINIMUM HOUSE SIZE

In order to protect everyone's investment the minimum internal floor area of your home must be greater than 140m² for regular sized lots and 110m² for cottage lots with detailed area plans (DAP). The area of the house is measured to the outer surface of the external walls but does not include the area under eaves, porches verandas, storerooms, alfresco areas, sheds, carports, garages or the like.

HOUSE LOCATION

Front, side and rear setbacks are determined by the City of Rockingham in accordance with the Residential Design Codes and the City's planning requirements.

FRONT FAÇADE FACING THE STREET

The façade must contain either two colours or alternative materials to a minimum of 30% - 70% split, which add detail and interest to the façade of your home. This can be achieved through the use of feature stonework, weatherboard planking, limestone footings, soldier coursing, protruding feature work around windows, 2 course recessed banding, or cedar or weatherboard planking on wall gables. Garage doors, window frames, roof and entry doors are excluded and may not be included as a secondary colour or material. The colour of any rendered brickwork shall be of muted neutral tones.

ROOF FORM

All roofs shall be pitched between 24 and 35 degrees.

VEHICLE PARKING

The design of the carport or garage needs to be incorporated into the design of the dwelling. It is imperative that the design and/or materials of the carport or garage reflect those on the remainder of the dwelling (eg: similar roof pitch, materials and treatments). Garages and carports need to accommodate two cars and must be fitted with a sectional or roller door.

DRIVEWAYS

The driveways and crossovers in Baldivis Fields all need to be brick paved or of brick paved appearance to create a unified streetscape. The minimum width of any driveway or crossover is 5 metres and cannot be closer than 0.6 metres to a side property boundary. Asphalt or untreated concrete shall not be used.

All driveways and crossovers must be completed prior to occupation of the dwelling.



CORNER LOTS

If you have purchased a corner lot it is important that your house does not completely turn its back on the secondary street. Your house must therefore address this secondary street within the first 4 metres from the front building line. This portion of the dwelling must be designed with the same architectural treatment and quality as proposed to the front or primary street façade. A window(s) with sill between 0.5 metres and 1.4 metres must also face the direction of the secondary street within 4 metres of the front building line. No fencing is permitted abutting this front 4 metres of the dwelling and any fencing of the remainder of this secondary boundary must match the estate fencing and be a maximum height of 1.8 metres.

FENCING

No front fencing or any side fencing forward of the 4.0 metre front setback is permitted. All boundary fencing to be constructed in Colorbond Bluestone.

SERVICES AND ANCILLARY STRUCTURES

The quality of the dwelling and the streetscape can be affected by the location of services. The following standards are required to be met:

- Air conditioner condensers and solar hot water systems must be located in a position that minimises the visual impact from the street or public realm. Where possible, air conditioning evaporators or condensers should not be located on the roof of a dwelling unless installed below the ridgeline and are of a similar colour to the roof.
- Air conditioner condensers shall not be located on the front façade of the dwelling, within the primary street setback of the dwelling or (for corner lots) within the first 4 metres from the front building line along the secondary street.
- All sheds must not be visible from the primary street.

Buyer: _____

Buyer: _____

Witness: _____

Witness: _____

Date: _____

Date: _____

Seller: _____

Witness: _____

Date: _____



PLANNING AND APPROVAL PROCESS

These Guidelines are enforced by the developer Gold Lagoon Investments Pty Ltd. The guidelines require all purchasers to gain approval from Gold Lagoon prior to submitting their application to the City of Rockingham so that Gold Lagoon can ensure that the Guidelines are applied equally to all those in the Estate and the desired vision is achieved.

Statutory building regulations periodically change and in the event of this occurring whereby these guidelines are affected, then written notice shall be provided to the Buyer within 30 days of such changes becoming known to the Seller.

There are 4 simple steps to gaining approval for your house plans and becoming a part of the Baldivis Fields community.

STEP 1: Submit application to the Developer's Representative (Corona Capital Management "Corona")

Corona Capital Management
Baldivis Fields
Locked Bag 5
Canning Bridge WA 6153

Submission requirements:

1. 1 x A3 copy of house plans including:
 - i. Floor plans (1:100)
 - ii. Elevations (1:100)
 - iii. Site plan (1:200)
2. 1 x Assessment Checklist (located at the back of this document).

STEP 2: Assessment by Developer's Representative (Corona)

Corona will assess the plans to ensure compliance with the guidelines. If deemed compliant, approval will be returned to the applicant.

If refused, Corona will provide recommendations about how compliance with the guidelines may be achieved. Corona may choose to refer the application to an external consultant to seek recommendations and architectural advice.

In the event of a refusal, resubmission of plans will be required in accordance with STEP 1 of the approval process.

STEP 3: Submit approved plans to the City of Rockingham

Once you have received plans that have been approved by Corona Capital Management, an application may be lodged with the City of Rockingham for a building license where your plans will also be assessed in accordance with R-Codes and the City's other relevant planning controls.

STEP 4: Build your house and reap the rewards

Once your house is complete and constructed in accordance with the approval as outlined above, Corona Capital Management will reward you with a landscaping and fencing package. Simply contact Corona and arrange to receive your reward.

Approved	<input type="checkbox"/>
Not Approved	<input type="checkbox"/>
Project Manager	Date



DESIGN GUIDELINES CHECKLIST

Please submit this checklist with your plans.

Lot Number: _____ Applicant: _____

No.	Requirement	Compliance (Y/N)	Comments
A. SUBMISSION REQUIREMENTS			
1	All submission requirements have been included.		
	1. 1 x A3 copy of house plans. Minimum submission requirements include:		
	a. Floor plans (1:100)		
	b. Elevations (1:100)		
	c. Site plan (1:200)		
	2. 1 x Assessment Checklist.		
B. HOUSE SIZE			
1	The dwelling is proposed to be a minimum internal floor area of 140 square metres for regular size lots and 110 square metres for cottage lots.		
C. HOUSE DESIGN			
1	The front facade contains two colours or two alternative materials.		
D. ROOF FORM			
1	The roof pitch proposed is between 24 and 35 degrees.		
E. ACCESS & VEHICLE PARKING			
1	The carport or garage is incorporated into the design of the house and includes elements which are reflected on the house. Garage must be fitted with a sectional or roller door.		
2	The driveway will be brick paved or of similar appearance in colour, be a minimum width of 5 metres and located a minimum of 0.6 metres from the side boundary.		
F. CORNER LOTS			
1	The front 4 metres of the house facing the secondary street reflects the design of the front facade and includes a window with a sill height of between 500mm and 1400mm above the internal finished floor level.		
2	Fencing along the secondary street commences behind 4m from the front building line.		
3	Fencing to the secondary street is constructed to match the estate fencing and of a maximum height of 1800mm above the ground.		
G. SERVICES AND ANCILLARY STRUCTURES			
1	Air conditioner condensers and solar hot water systems are located in a position that minimises the visual impact form the street public realm. Where possible, air conditioning evaporators, condensers or solar hot water systems are not located on the roof of a dwelling unless installed below the ridgeline and are of a similar color to the roof.		
2	Air conditioner condensers are not to be located on the front façade of the dwelling; within the primary street setback of the dwelling or (for corner lots) within the first 4 metres from the front building line along the secondary street.		