



## **ANNEXURE C**

### **Design Guidelines**

#### **Minimum House Size**

In order to protect everyone's investment the minimum internal floor area of your home must be greater than 120m<sup>2</sup> for regular sized lots and 100m<sup>2</sup> 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 Serpentine Jarrahdale Shire in accordance with the residential design codes and the Shire's planning requirements.

#### **Front Facade 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 color or material. The color 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 car port or garage reflect those on the remainder of the dwelling (e.g similar roof pitch, materials and treatments). Garages and carports need to accommodate two cars.

#### **Driveways**

The driveways and crossovers in Byford Green Private Estate 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 in 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 is 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; and
- All sheds must not be visible from the primary street.

**Buyer** \_\_\_\_\_

**Buyer** \_\_\_\_\_

**Witness** \_\_\_\_\_

**Witness** \_\_\_\_\_

**Date** \_\_\_\_\_

**Date** \_\_\_\_\_

**Seller** \_\_\_\_\_

**Witness** \_\_\_\_\_

**Date** \_\_\_\_\_