

GOLDENBAY

Design Guidelines



Government of Western Australia
Department of Communities

PEET





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INTRODUCTION AND VISION

GOLDEN BAY IS A NEW COASTAL COMMUNITY LOCATED IN PERTH'S SOUTHERN CORRIDOR. THE DEVELOPMENT IS CAREFULLY PLANNED TO CREATE:

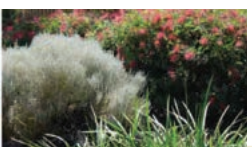
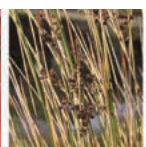
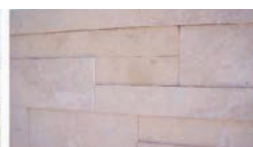
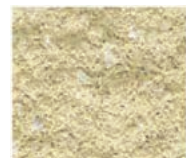
- A publicly accessible beach and foreshore of great natural beauty just a short walk away.
- Quality community facilities that include a sports pavillion, Village Centre and primary school.
- Attractive residential neighbourhoods with different lot sizes and housing opportunities.
- Local focal points of parks and landscape protection in specific areas.
- An understandable and walkable network of tree-lined streets.
- Three distinct precincts to choose from – Seaside, Walk and Reserve.

Inspiration for these Design Guidelines comes from acknowledging an informal coastal lifestyle; ideas for the landscape at Golden Bay; and the general characteristics of oceanside residential design that are evolving in Perth.

The Vision for the built form and site planning at Golden Bay is to reflect:

- Informality and neighbourliness created by open and interesting streetscapes, effective use of sheltered outdoor spaces, and different scales and variety of buildings in close proximity to each other.
- Architectural interest created through the considered use of a compatible mix of materials, colours and detailing.
- Response to sea breezes and bright sunlight through the use of shade and filter devices.
- A close integration between the street landscape and front garden planting of native and coastal vegetation.
- Combinations of small scale architectural elements to make an attractive overall design.
- Swathes of softer lighter colours with highlights of stronger feature materials and colours with an overarching coastal theme.
- Simple proportions where strong vertical or horizontal elements are expressed.
- Contrast of hard and soft forms, heavy and lightweight materials, rough and smooth textures.
- Landscaping initiatives that promote environmentally sustainable principles.

The images on the next page help to define the coastal Vision for Golden Bay.





1.0 GENERAL

1.1 AREA COVERED BY THE DESIGN GUIDELINES

These Design Guidelines are applicable to all new residential developments at Golden Bay. The aim of Design Guidelines is to ensure a high standard of streetscape and a particular coastal character that is distinct from other more inland areas.

Through the use of these Design Guidelines, residents at Golden Bay will benefit from:

- A clearly articulated contemporary coastal design vision.
- Consistency of coastal character for different building and lot types.
- A baseline coastal design quality that will uphold the estate's value.
- Affordability and buildability at different price points.

1.2 DESIGN OBJECTIVES

The Design Guidelines for Golden Bay focus on the integration of site planning, built form, landscape and environmental performance in the following ways:

- Climate – particularly through orientation of the dwelling and principal outdoor living space, and building details such as shade-giving eaves and generous sized verandahs.
- A contemporary coastal architectural style and use of a palette of appropriate materials and colours to create a built form that is distinctive and attractive in appearance; contributes to the streetscape and reflects different dwelling types and modern lifestyles.
- Natural and planned maritime and native landscape. Local character is strengthened particularly in publicly visible areas through the careful selection of robust coastal plants and outdoor structures that provide climate protection.
- The amenity and use of adjacent lots and the public domain by respecting neighbour's property and supporting the safe use of public areas, such as parks and streets, particularly through the orientation of habitable rooms and openings to allow opportunities for casual overlooking.

- The promotion of sustainability initiatives to help reduce power and water use, encourage efficient use of materials and support recycling, and planning for possible future changes in the house layout.

1.3 DEVELOPMENT CONTROL CONTEXT

These Design Guidelines form part of the Contract of Sale 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 Design Guidelines may be updated without notice for subsequent lots.

The Applicant (lot owner or lot owner's representative who submits the design for Developer's approval) shall meet the mandatory requirements of these Design Guidelines and consider incorporating the recommendations (refer Appendix 7.1 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 not be deemed to set precedence.

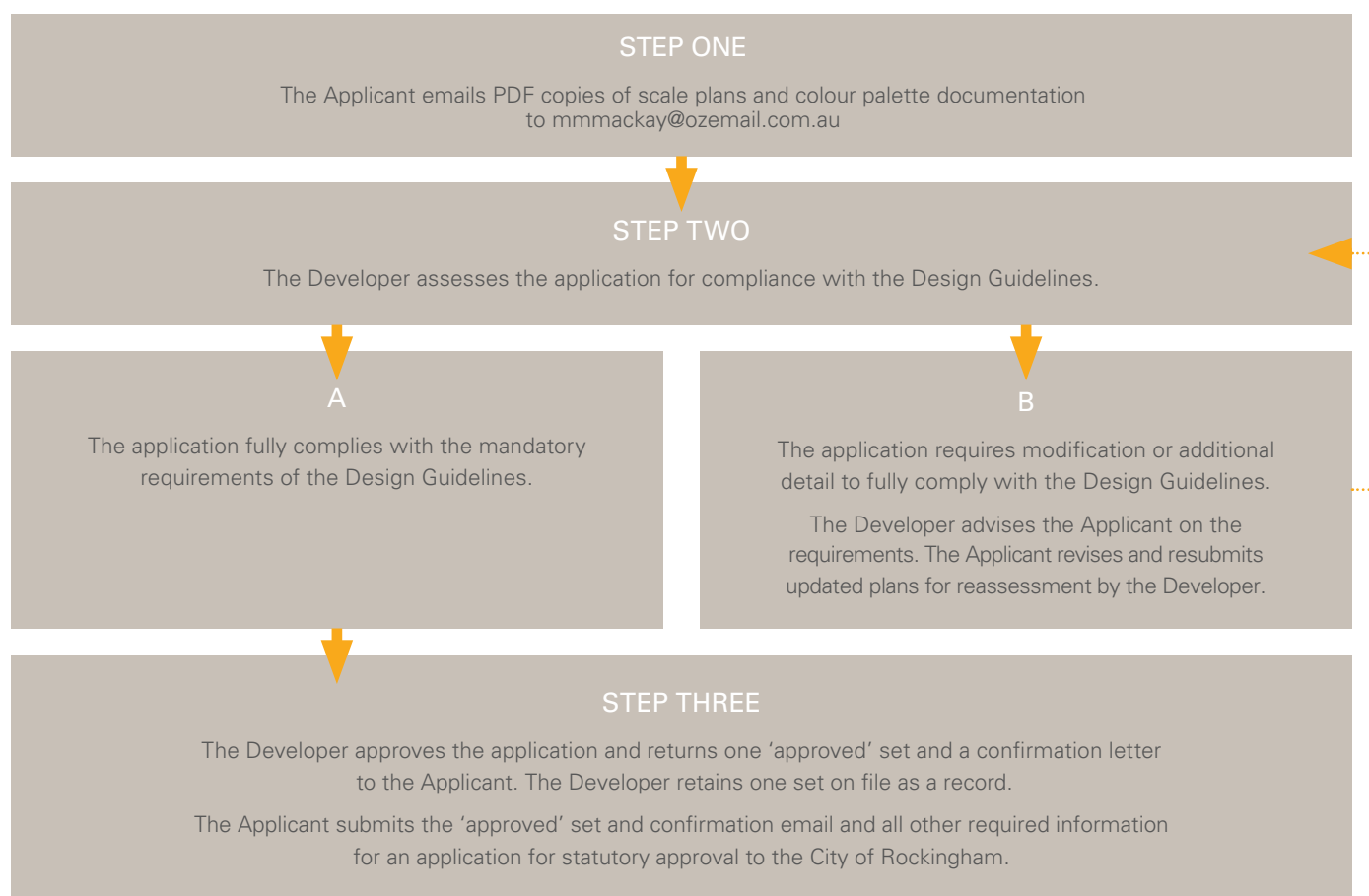
A Detailed Area Plan or DAP only applies to particular lots and allows for a particular design outcome without prior knowledge of the building plan (refer section 2.0). This is particularly important for the:

- Narrower frontage cottage lots with vehicular access from a rear lane.
- Lots where particular orientation to the public realm is required.
- Complex duplex / grouped / multiple dwelling sites.

The DAP or LDP indicates approved variations to the Residential Design Codes or requirements for specific design outcomes.

1.4 DEVELOPER'S APPROVAL PROCESS

The flow chart below explains the steps the Applicant shall take in the Developer's approval process prior to the Council's statutory approval process:



IMPORTANT NOTE:

The Developer may charge a fee if the Applicant resubmits three or more dwelling redesigns for the same lot.

The Developer's approval of a building design shall not imply or guarantee a statutory development approval by the City of Rockingham.

The City of Rockingham will consider the Developer's approval of a building design as supporting advice included in the 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 post two to-scale PDF documents of the following information to the Developer for assessment against the mandatory requirements of the Design Guidelines (refer Appendix 7.1 for the Checklist and postal address for an application):

- Site plan, 1:200 minimum scale (showing levels; location of dwelling and garage/carport; boundary setback dimensions; location of services such as solar panels and air conditioner compressor unit; any new retaining walls and any other structures). Drawings shall include a north point and annotation.
- Floor plan, 1:100 scale.
- Elevations, 1:100 scale.
- Indicative materials and colours schedule (walls, roof, carparking structure door/gate and details).
- If a front boundary or side boundary fence on a corner lot is to be installed, details are required of the fence design, materials and colours.

The Developer may request additional information from the Applicant to help clarify the proposal.

Note that the Applicant is responsible for checking the site conditions prior to design work, particularly the location and design of any existing infrastructure such as retaining walls, fences and utilities.



2.0 SITE DESIGN

2.1 LOT TYPES AND DWELLING CHARACTERISTICS

Golden Bay has a number of distinct residential lot types with associated R-Coding and RMD Coding according to the approved Local Structure Plan. The mandatory requirements of the Design Guidelines apply to all lots and, where noted, a Detailed Area Plan (DAP) or Local Development Plan (LDP) is also applicable. Please refer to your sales contract for all applicable information.

2.1.1 TRADITIONAL LOTS

Traditional lots have frontage widths of 12.5m minimum. Design characteristics include a wider frontage dwelling that is orientated to address the street with habitable rooms and openings. Vehicular access to the garage is from the primary or, if a corner lot, may be from the secondary street.



2.1.2 COTTAGE LOTS — FRONT LOADED

Front loaded cottage lots have frontage widths of typically 10m to 12m. Design characteristics include a narrower frontage dwelling that is orientated to address the street with habitable rooms and openings. Vehicular access is from the primary street. A tandem garage with a single garage door is preferred for the 10m wide lots to ensure an attractive streetscape not dominated by garage doors.



2.1.3 COTTAGE LOTS — REAR LOADED

Rear loaded cottage lots have frontage widths of 5m to 7.5m minimum and vehicular access to the car parking structure from a rear lane. Design characteristics include a narrower frontage dwelling that is orientated to address the street with habitable rooms and openings. Building on both side boundaries for lot efficiency is encouraged.



2.1.4 DUPLEX / GROUPED / MULTIPLE DWELLING LOTS

Duplex

Design characteristics include a Lot area suitable for two dwellings, preferably as two-storey. Dwellings shall be orientated to address the street with openings and habitable rooms.



Grouped/Multiple Dwelling Lots

Design characteristics include a Lot area suitable for grouped dwellings in a cluster or a row of townhouses. Dwellings shall be orientated to address the street with openings and habitable rooms. Grouped or Multiple Dwelling Lots may also apply for design and colour outcomes outside the standard design guidelines, to be assessed and approved by the developer on a case by case basis.



3.0 COASTAL DESIGN CHARACTER

This section describes the mandatory requirements that will ensure the dwelling reflects the coastal character desired at Golden Bay.

3.1 DWELLING DESIGN – APPLICATION OF CONTROLS

These controls apply to the publicly visible front elevation of a single storey dwelling from the street or, if a corner lot, the front elevation and at least the front 3m of the side elevation facing the secondary street (see image below).

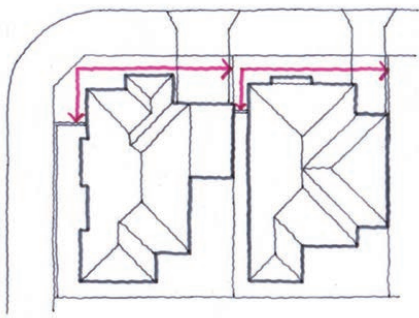
These controls apply to both publicly visible elevations (both floors) of a two-storey dwelling on a corner lot.

It is recommended, however, that the single or two-storey dwelling should be consistent in style throughout.

Corner Lot

The front elevation and 3m minimum of the side elevation at the front of the dwelling, in front of the dwelling, in the front of any boundary fence, shall be publicly visible.

The coastal design character shall be represented on these publicly visible elevations, although it's recommended that the style be continued throughout the dwelling.



Mid-block Lot

The front and side elevations, in front of dividing and any wing fences on the lot, shall be publicly visible.

The coastal design character shall be represented on these publicly visible elevations, although it's recommended that the style be continued throughout the dwelling.

3.1.1 ELEVATIONS

The following mandatory requirements will help to achieve an overall quality built form and streetscape (refer Vision images on p.4 for guidance):

- The front elevation shall be visible from the public realm and include at least one major opening to a habitable room. For a dwelling on a corner lot, the front elevation and at least the front 3m of the side elevation shall be visible from the public realm and include openings on both walls of a corner habitable room.
- Publicly visible openings shall be of a vertical proportion and be consistent in shape and style. Horizontal and square windows may be acceptable for minor openings and if integral to the overall design. Solar tinted glass is acceptable, however curved or mirror glass shall not face the public realm.
- The front elevation shall be articulated through the inclusion of at least one feature. A feature is defined as a substantial entry porch or tower, gallery, verandah, bay window, balcony, pergola or room with a roof gable end. A substantial feature material or colour that is in contrast to the main wall colour or material and that projects forward shall be permitted (refer Appendix 7.2 Colour palette).

3.1.2 MAIN ROOF

On single-storey dwellings the principle roof of a dwelling shall be pitched and comply with the mandatory configuration requirements as follows:

- 24 degrees minimum hipped roof.
- 350mm minimum roof eaves overhang (flush eaves are acceptable for non-habitable areas such as a garage, store, verandah or porch) horizontal louvers may also be accepted over alternative openings.
- 300mm minimum gable overhang.
- 5 degrees minimum skillion roof. Some portions of flat roof may be accepted upon review.

Minor areas of flat roof, a completely flat, wave or barrel vaulted roof may be considered for approval based on architectural merit.



3.1.3 CARPARKING STRUCTURE

TRADITIONAL LOTS AND COTTAGE LOTS — FRONT LOADED

The mandatory requirements as follows:

- At minimum, a garage or carport for two cars shall be provided.
Optional only: A tandem car bay garage secured by a single width garage door at the frontage is strongly encouraged.
- The carport/garage, when accessed from the primary street, shall not be forward of the dwelling elevation (the 'dwelling elevation' includes 'open' elements such as a porch or verandah).
- The carport/garage shall be integrated with the dwelling and match the style, materials and colours.

For a triple car bay garage, the single garage door element shall be setback 500mm minimum behind the double garage door. One triple width garage door shall not be permitted.

Optional only: A garage designed for tandem car bays is strongly encouraged to present a double garage door only at the dwelling frontage.

- A garage with car parking bays parallel to the street shall not be permitted.

COTTAGE LOTS — REAR LOADED

Various types of car parking structure are permitted to allow for increased affordability and choice. The mandatory requirements are as follows for the three different types:

1. A single garage with an attached single carport – both structures shall be secured by doors/gates at the rear lane.
2. A double garage or double carport secured by a door/gate at the rear lane.
3. A single carport and second car bay both secured by a door/gate at the rear lane. A single car bay enclosed plus a single car bay arrangement possible on narrow 7.5 frontage lots subject to approval.

Optional only: A room above the car parking structure with opening or a balcony that is oriented towards the rear lane to provide passive surveillance opportunities is strongly encouraged.

3.1.4 MATERIALS AND COLOURS

Coastal conditions require durable materials that weather well. Colours shall be lighter and a softer hue than in more urban areas and reflect the tones and character of the native and planned coastal landscape at Golden Bay.

Refer Appendix 7.2 Colour palette

WALLS

Material	Colour
<ul style="list-style-type: none">— Rendered and painted masonry block— Limestone or reconstituted limestone block— Rammed earth— Painted brickwork— Lightweight cladding— Standard size face brick in a cream or buff colour only (red, brown and other colours are unacceptable)	<ul style="list-style-type: none">— A wide variety of light / soft base colours (Appendix 7.2 Colour palette provides examples of neutrals, greys, greens, blues and yellows). Please note example ‘colour palette’ included, is intended to guide purchasers as to the appropriate colour spectrum desired. It is not limited to the colours displayed— Red, purple, black and darker “urban” colours (no darker than charcoal) are not permitted

ROOF

Permitted Colorbond metal roof colour range

Surfmist, Classic Cream, Paperbark, Evening Haze, Shale Grey, Sandbank, Dune and Windspray (refer Appendix 7.2 Colour palette). Zinalume is not permitted.

Roof tile profile and colour

Flat or shingle style interlocking tiles in a light to mid-grey colour only (note that tiles coloured orange, charcoal and black are not permitted due to being an inappropriate aesthetic and highly heat absorbent).

CAR PARKING STRUCTURE DOOR/GATE

- Metal and in a colour selected from the Colorbond range for the roof (refer Appendix 7.2 Colour palette).
- Natural timber or timber style.

DETAILS (SUCH AS POSTS, FRAMES OF OPENINGS OR ATTACHMENTS)

- Details shall be white or a colour selected from the permitted Colorbond range for the roof (refer Appendix 7.2 Colour palette).

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

4.0 SERVICES

Services, utility areas and any outbuilding shall be carefully incorporated into the dwelling and site design. Services, as outlined below, shall be screened or located in the least visually obtrusive position from the neighbour's view and the public realm as below. The following are mandatory requirements:

4.1 SERVICES

- All pipes, wired services, clothes drying areas, hot water storage tanks and other such service items shall be screened from the public realm.
- Electricity and gas meter boxes shall be located where they are visually unobtrusive from the public realm yet accessible for readings. The best location is usually on the side wall of the dwelling with the boxes matching the wall colour.
- Where a solar hot water system is visible from the public realm (a rear lane is exempt), a split system (tank is separate and located elsewhere) shall be installed. If a system is installed on a hipped roof, the panels shall be at the same pitch as the roof.

Where the solar panels are concealed from public view, a combined system (tank and panels together) may be installed.

- An air conditioning unit shall be visually screened from the primary and any secondary street of the Lot.

The compressor unit preferably should be screened at ground level.

If the compressor unit is roof mounted, it shall be colour matched with the roof, located at the rear of the dwelling and, preferably, below the highest roof ridge line. When viewed from the neighbour's property, the unit shall be in the least visually obtrusive location.

4.2 OUTBUILDING

- Any publicly visible outbuilding more than 2m in height (i.e. 0.2m above a permitted boundary fence) or greater than 16sqm in footprint 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

- West and east facing openings of the dwelling should be minimised and shaded from summer sun, for example through the use of extended eaves overhang, canopy or a horizontal louvred panel.
- The principal outdoor living area should be orientated to the north to maximise solar access during the colder months.
- Appropriate shade and breeze protection measures, such as screens, awnings, pergolas and shutters, should be included to enable use of the outdoor living area throughout the year.

5.2 ENERGY REDUCTION

- At least one bathroom should include an openable window for natural ventilation.
- 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 appliances (such as the fridge, freezer, washing machine etc) should be installed.
- A heat pump or roof mounted solar hot water system should be installed (refer section 4.0 Services for advice on the type of system and permitted location).
- An array of roof mounted photo voltaic cells should be installed; these panels may be visible from the public realm.

5.3 WATER CONSERVATION

- 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.
- Waterwise landscape and fixtures (timers and irrigation systems) should be installed.



6.0 LANDSCAPING

6.1 LANDSCAPE FOR TRADITIONAL LOTS AND COTTAGE LOTS — FRONT LOADED

For Traditional lots and Cottage lots — front loaded, the points listed below should be adopted for open space areas within the lot:

- A minimum of 50% of the open area should be planted with native or water wise plants; this should include potted plants, trees or edible species (refer Appendix 7.3 Recommended planting).
- A maximum of 30% of the open area should be treated with hard paving, gravels, timber decking or mulches.
- A maximum of 20% of the open area should be treated with turf.
- Micro-climates should be created in gardens to improve the amenity of the garden as well as improving the growing conditions for plants.
- Gardens planted with native species should help to create habitats for native wildlife, including small birds, insects, frogs and small lizards.

6.2 LANDSCAPE FOR COTTAGE LOTS — REAR LOADED

For Cottage lots — rear loaded, the points listed below should be adopted for open space areas within the lot:

- A minimum of 50% of the open area should be planted with native or water wise plants; this should include potted plants, trees or edible species (refer Appendix 7.3 Recommended planting).
- A maximum of 50% of the open area should be treated with hard paving, gravels, timber decking or mulches. These treatments should be applied to any outdoor or entertainment areas and be connected to the front access point from the street. The design of outdoor areas should flow from the internal spaces of your home and link to any existing access points on the lot.



6.3 WATERWISE GUIDELINES

The Water Corporation has developed guidelines regarding the design, construction and maintenance of 'Water wise' gardens. The full set of these guidelines can be accessed at www.watercorporation.com.au, or call 13 10 39 for a Water wise specialist near you.

6.4 FENCING

Front boundary fence and gate types

Where front boundary fencing 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 and the style shall be selected from the following:

- Open style timber slat.
- Open style galvanised or powder coated pool type with treatment suitable for within 1 km of the coast.
- Reconstituted limestone block work.
- Concrete block work in shades of limestone, grey or charcoal.

Side boundary fence for a corner lot

Fencing installed by a lot owner along a corner truncation shall be a maximum of 1.2m in height and shall extend along the side boundary for a minimum length of 15% of the length of the side boundary. This fence shall be constructed of the same material and colour as any front boundary fencing.

Fencing for the remainder of the side boundary shall be a maximum of 1.8m standard Colorbond with the colour 'Summershade'.

6.5 PROPOSED RETAINING WALL

The design and location of any proposed retaining wall that is publicly visible on the lot shall be provided to the Developer for approval. Any new retaining wall shall be constructed in natural limestone or reconstituted limestone blocks to match the appearance of the existing estate retaining walls. No existing estate retaining wall shall be altered without first applying for consideration and approval from the Developer.



7.0 APPENDICIES

7.1 CHECKLIST OF DESIGN GUIDELINES MANDATORY REQUIREMENTS

Refer to the relevant section in the Design Guidelines for a full explanation of the mandatory requirements.

Design Guidelines section and summary of requirement	Applicable to lot types				Compliance Tick ✓	Justification provided if non-compliant Tick ✓
	Traditional	Cottage - front loaded	Cottage - rear loaded	Duplex / Grouped / Multiple		
3.1.1 Elevations (refer 7.2 Colour palette)						
Front elevation, and publicly visible side elevation of a dwelling on a corner lot, includes at least one major opening to a habitable room.	✓	✓	✓	✓		
Front elevation and publicly visible side elevation of a dwelling on a corner lot, includes openings of a vertical proportion and consistency of shape and style.	✓	✓	✓	✓		
Front elevation articulated through the inclusion of at least one feature.	✓	✓	✓	✓		
3.1.2 Main roof						
24 degrees min hipped roof.	✓	✓	✓	✓		

Design Guidelines section and summary of requirement	Applicable to lot types				Compliance Tick ✓	Justification provided if non-compliant Tick ✓
	Traditional	Cottage - front loaded	Cottage - rear loaded	Duplex / Grouped / Multiple		
350mm minimum eaves (flush eaves acceptable for specific areas) horizontal louvres may also be accepted over alternative openings.	✓	✓	✓	✓		
300mm min gable overhang.	✓	✓	✓	✓		
5 degrees min skillion roof.	✓	✓	✓	✓		
3.1.3 Car parking structure						
A 2-car garage or carport.	✓	✓	—	—		
Carport/garage not forward of the dwelling elevation when accessed from the primary street.	✓	✓	—	—		
Carport/garage integrated with the dwelling and matching the style, materials and colours.	✓	✓	✓	✓		
For a triple frontage garage, single garage door element setback 500mm min behind the double door.	✓	—	—	—		
Triple garage door and garage with car parking bays parallel to street not permitted.	✓	—	—	—		
Single garage with an attached carport — both structures secured by a door/gate.	—	—	✓	—		
Double garage or carport secured by a door/gate.	—	—	✓	—		

Design Guidelines section and summary of requirement	Applicable to lot types				Compliance Tick ✓	Justification provided if non-compliant Tick ✓
	Traditional	Cottage - front loaded	Cottage - rear loaded	Duplex / Grouped / Multiple		
Single carport and second carbay both secured by a door/gate. A single car bay enclosed plus a single car bay arrangement possible on narrow 7.5 frontage (rear loaded) lots subject to approval.	—	—	✓	—		
3.1.4 Materials and Colours (refer 7.2 Colour palette)						
Main wall material and colour to comply with colour palette (Please note example 'colour palette' included, is intended to guide purchasers as to the appropriate colour spectrum desired. It is not limited to the colours displayed).	✓	✓	✓	✓		
Flat profile versions of grey/brown/creams roof tile type or metal roof colour to comply with colour palette.	✓	✓	✓	✓		
Car parking structure metal roller door to comply with colour palette.	✓	✓	✓	✓		
4.1 Services						
Services screened from public view (rear lane exempt).	✓	✓	✓	✓		
Utility meter boxes in least visually obtrusive location from the public realm.	✓	✓	✓	✓		
Split solar hot water system if visible from public view (rear lane exempt), otherwise combined system may be installed.	✓	✓	✓	✓		

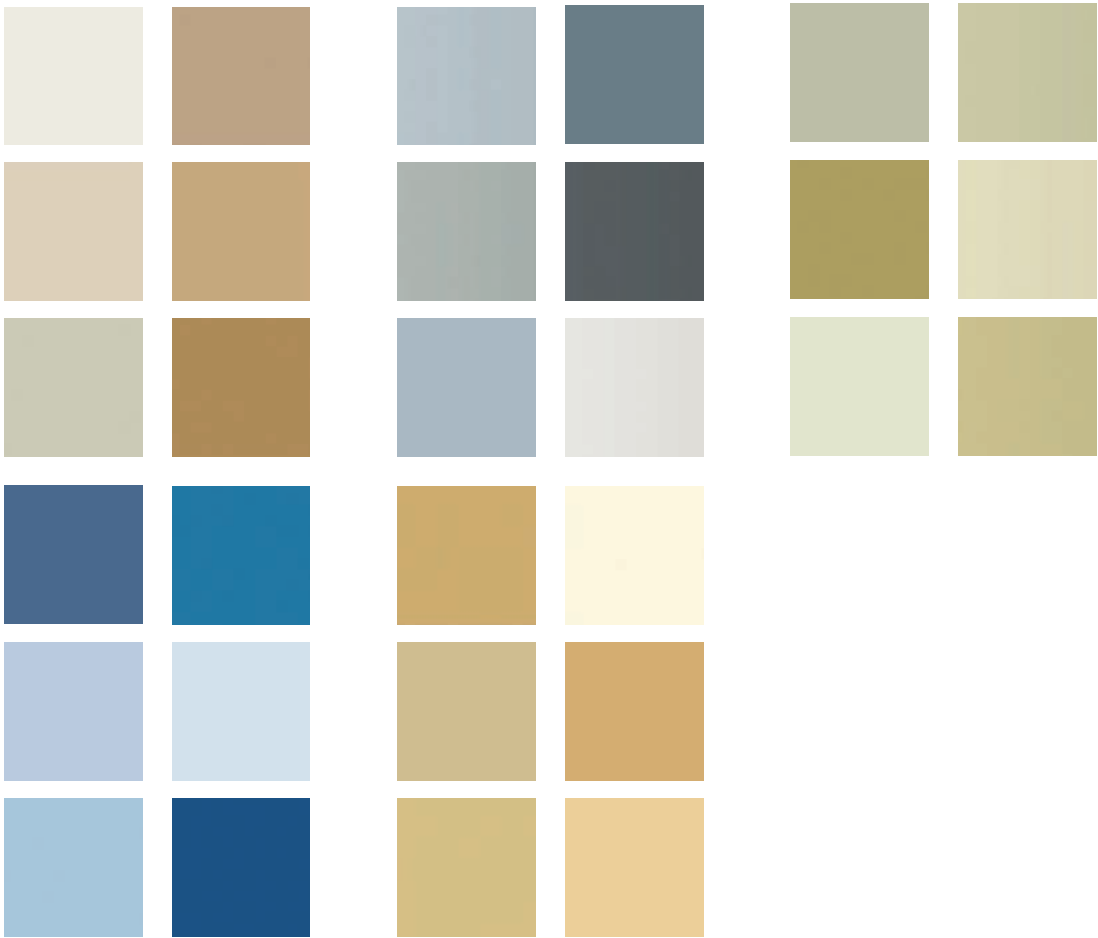
Design Guidelines section and summary of requirement	Applicable to lot types				Compliance Tick ✓	Justification provided if non-compliant Tick ✓
	Traditional	Cottage - front loaded	Cottage - rear loaded	Duplex / Grouped / Multiple		
Air conditioning unit visually screened from public view (rear lane exempt). Compressor unit at ground level or, if roof mounted, at dwelling's rear, colour matched with roof and below highest roof ridge line.	✓	✓	✓	✓		
4.2 Outbuilding						
Publicly visible outbuilding > 2m in height or > 16sqm in footprint matches dwelling materials, colours and style.	✓	✓	✓	✓		
6.4 Fencing (refer 7.2 Colour palette)						
Any side boundary fence design and colour to comply with the colour palette.	✓	✓	✓	✓		
6.5 Retaining Wall						
Any new retaining wall shall be constructed of natural limestone or reconstituted limestone blocks.	✓	✓	✓	✓		

The Applicant shall submit to-scale PDF drawings/schedules (refer section 1.5 Documentation) for Developer's Approval, or any enquiries to:

mmmackay@ozemail.com.au

7.2 COLOUR PALETTE

Examples of main wall colours:



Examples of permitted Colorbond roof colours:



7.3 RECOMMENDED PLANTING

NATIVE / WATERWISE SPECIES

Tree species	Common name	Height
<i>Agonis flexuosa</i>	Willow Myrtle	10m
<i>Allocasuarina fraseriana</i>	Local Sheoak	8m
<i>Callitris preissii</i>	Rottnest Island Pine	10m
<i>Casuarina equisetifolia</i>	Horsetail Sheoak	6m-9m
<i>Casuarina obesa</i>	Swamp Sheoak	8m
<i>Corymbia ficifolia</i>	Red Flowering Gum	6m
<i>Eucalyptus leucoxylon</i>	Yellow Gum	6m
<i>Melaleuca lanceolata</i>	Rottnest Tea Tree	4m-6m
<i>Melaleuca raphiophylla</i>	Swamp Paperbark	3m-6m
<i>Pittosporum ligustrifolium</i>	Pittosporum	5m
<i>Santalum acuminatum</i>	Quandong	8m
<i>Xanthorrhoea preissii</i>	Grass Tree	0.5m-3m
Shrubs large	Common name	Height
<i>Acacia cochlearis</i>	Rigid Wattle	3m
<i>Acacia cyclops</i>	Red Eyed Wattle	2m
<i>Adenanthos sericea</i>	Woolly Bush	3m
<i>Boronia alata</i>	Winged Boronia	2m
<i>Callistemon viminalis</i>	Weeping Bottlebrush	5m
<i>Calothamnus quadrifidus</i>	One Sided Bottlebrush	3m
<i>Chamalaucium uncinatum</i>	Geraldton Wax	2m
<i>Diplolaena dampieri</i>	Dampier's Rose	2m
<i>Grevillea Carramar Gold</i>	Carramar Gold	2.5m
<i>Grevillea Lemon Supreme</i>	Lemon Supreme	2m
<i>Eremphila maculata</i>	Spotted Emu Bush	2.5m
<i>Kunzea pulchella</i>	Silky Kunzea	2m
<i>Leptospermum</i>	Tea Tree	3m-4m
<i>Leptospermum laevigatum</i>	Coast Tea Tree	3m
<i>Melaleuca incana</i>	Grey Honey Myrtle	2m
<i>Melaleuca huegelii</i>	Chenille Honey Myrtle	3m
<i>Ricinocarpus tuberculatus</i>	Wedding Bush	2m



Shrubs small/groundcovers

	Common name	Height
<i>Acacia lasiocarpa</i>	Dune Moses	0.5m
<i>Anigozanthos flavidus</i>	Kangaroo Paw	1.5m
<i>Atriplex cinera</i>	Grey Saltbush	1.5m
<i>Boronia heterophylla</i>	Red Boronia	1.5m
<i>Calothamnus quadrifidus</i>	One Sided Bottlebrush	0.5m-2m
<i>Carpobrotus viriscens</i>	Pigface	0.5m
<i>Chorizema cordatum</i>	Heart Leafed Flame Pea	1m
<i>Conostylis candicans</i>	Grey Cottonheads	0.5m
<i>Coprosma</i>	Mirror Bush	1m
<i>Dianella divaricata</i>	Dianella	0.5m-1m
<i>Eremophila glabra</i>	Poverty Bush	1.5m
<i>Gremophila 'Kalbarrarri Carpet'</i>	Emu Bush	0.5m-1m
<i>Grevillea crithmifolia</i>	Warty Grevillea	0.5m-1.5m
<i>Grevillea obtusifolia</i>	Gingin Gem	0.5m-1.5m
<i>Guichenotia ledifolia</i>	Guichenotia	1.5m
<i>Hardenbergia comptoniana</i>	Native Wisteria	climber
<i>Hemiandra pungens</i>	Snake Bush	0.5m-1.5m
<i>Hibbertia species</i>	Hibbertia	0.5m-1.5m
<i>Ficinia nodosa</i>	Knotted Club Rush	0.5m
<i>Juncus kraussii</i>	Shore Rush	0.5m
<i>Leucophyta brownii</i>	Cushion Bush	0.5m-1m
<i>Lomandra taniki</i>	Taniki	0.5m
<i>Lomandra maritima</i>	Mat Rush	1m
<i>Macropidia fuliginosa</i>	Black Kangaroo Paw	1m
<i>Olearia axillaris</i>	Coastal Daisy	1.5m
<i>Pattersonia occidentalis</i>	Native Iris	0.5m
<i>Pimelea ferruginea</i>	Rice Flower	0.5m-1m
<i>Spinifex hirsutis</i>	Satin Leave Spinifex	0.5m
<i>Tetragonia decumbens</i>	Sea Spinach	1m
<i>Trachymene coerulea</i>	Rottnest Island Daisy	1m
<i>Westringea dampierii</i>	Native Rosemary	1m
<i>Verticordia chrysantha</i>	Yellow Fanflower	1m
<i>Verticordia monadelpha</i>	Woolly Feather Flower	1m

GOLDEN BAY

Restrictive Covenants for Landscaping, Reticulation and Fencing

The Seller hereby agrees to provide, at the Seller's expense landscaping, reticulation and fencing, as follows:

1. Front Landscaping Bonus (Landscaping Bonus)

- 1.1. "Winter Green" or "Greenlees Park" instant roll on turf up to 20% to the front garden forward of the building line but within the Property boundaries.
- 1.2. "Winter Green" or "Greenlees Park" instant roll verge area between the public street boundary and the back of the road kerb or at the Seller's absolute discretion an alternative landscape treatment.
- 1.3. Black jungle mulch or similar to garden bed areas.
- 1.4. An irrigation system limited to service the front garden and verge area forward of the building set back line, supplied from the mains water supply.
- 1.5. An assortment of shrubs.

2. Side and Rear Fencing Bonus (Fencing Bonus)

- 2.1. Supply and erect Colorbond fencing to the side and rear boundaries of the Property, except to areas forward of the building line.
- 2.2. The designated colour for the fence is to be 'Summershade'.

3. Terms & Conditions

3.1 The Landscaping Bonus and Fencing Bonus offers are subject to and conditional upon the Buyer:

- (a) not transferring the Property to a third party prior to installation of the Landscaping and Fencing Bonus;
- (b) accepting that the extent and amount of any bonus offer shall be determined by the Seller whose decision shall be final;
- (c) accepting that the bonus offer is not redeemable for cash or any other product or service;
- (d) completing construction of and occupying the house on the Property within 24 months from the Settlement Date;
- (e) not breaching any of the Restrictive Covenants as set out in Annexure B of this Contract;
- (f) having received approval of the house plans and specifications from the Seller prior to commencement of construction; and
- (g) requesting commencement of the works within 2 months of occupation of the dwelling.
- (h) completing, signing and submitting the Bonus Fencing and Landscaping Offer Voucher to Peet Limited.

3.2 The Landscaping Bonus offer is also subject to, and conditional upon, the Buyer:

- (a) removing all rubbish and rubble and levelling the area to be grassed and reticulated in preparation for the landscaping works to commence;
- (b) ensuring the final level of the soil is approximately 40 mm (1.5") below the top of that hard area, where the proposed turfed area meets the kerb, driveway or path;
- (c) installing a 90mm PVC stormwater pipe beneath the driveways, offset 4m from the front of the carport/garage for Properties where vehicle access is not from a rear laneway, to assist in minimising disruption to paving which may otherwise occur during installation of the irrigation system; and
- (d) accepting that the bonus offer can only be used to landscape the front garden and street verge and can not be exchanged for landscaping any other area.
- (e) accepting that the bonus offer is for soft landscaping and reticulation and does not include any hard landscaping works such as paving, retaining walls, rockeries, etc.
- (f) providing the landscaping contractor a copy of the Property site plan to assist with the landscape design consultation.
- (g) approving the landscape design within 3 months of the submission of the Bonus Fencing and Landscaping Offer Voucher; and
- (h) complying with clauses 3.2(a), (b) and (c) and providing the Seller's landscaping contractor with access to the Property within 1 month of approval of the landscape design under clause 3.2(h).

3.3 The Fencing Bonus offer is also subject to, and conditional upon, the Buyer:

- (a) removing all rubbish and rubble and levelling the area to be fenced;
- (b) ensuring that all survey pegs are in place; and
- (c) obtaining the adjoining property owner's acceptance that the dividing fence will not necessarily be exactly on the boundary and in the case where there is retaining wall erected by the Seller on or near the boundary the dividing fence will be erected on the centreline of the retaining wall projected for the entire length of that boundary.

