

peelhurst estate
GOLDEN BAY



Building Guidelines & Standards

Of Lot Peelhurst Estate, Golden Bay



Introduction

The vision for the development of *Peelhurst Estate* aims to assist buyers by outlining minimum building standards and development guidelines that should apply to all single residential dwellings within the Estate. The standards within these guidelines are intended to encourage consistent design and building elements and to provide landowners with a certainty of what can be expected of neighbouring development.

Compliance with The Residential Design Codes of WA (R-codes), Building Code of Australia and the provisions of the City of Rockingham local planning policy is a building requirement.

The Peelhurst Estate Building Guidelines is provided to all Landowners as a supplementary design guidance to assist in uniformity and consistent Estate presentation, and it provides landowners with sufficient flexibility in scope for individual expression of home and landscape design while ensuring high standards of development are attained at *Peelhurst Estate* Golden Bay; Western Australia's newest lifestyle coastal community.

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ANNEXURE A Stage 1 Release Plan

ANNEXURE B Building Guidelines:
These represent good design practices and guidelines for landowners to consider when designing and building their home and gardens. Where no reference is made to particular design elements the City of Rockingham Planning Policies shall apply.

ANNEXURE C Building Standards:
The Standards would encourage visually appealing streetscapes and to promote a safe and secure environment for all Landowners. These Standards are expressed as Restrictive Covenants in the purchase contract.

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Terms and Conditions of Purchaser Bonuses



Annexure B

Building Guidelines

i. Building Materials

External wall materials and finishes will influence the visual appeal of the streetscape and the overall development of the estate. Visual richness and variety is highly encouraged and can be achieved by applying colour, texture and change in materials. The guidelines for external building appearance are as follows;

External Walls: External walls should be constructed with a dominant material such as face brickwork, painted or coloured render, stone, rammed earth or blockwork. Alternative materials are encouraged to be used for minor external building elements and should complement the dominant wall material. This would include corrugated sheet metal cladding (custom or mini orb profile), stone cladding, clear glazing, painted or natural finish weatherboard or compressed fibre cement cladding.

Roofing: Roof forms within the estate are not restricted; however, the conventional 24 degree minimum and 42 degree maximum roof pitch is encouraged. Generally, roofing materials should be of concrete or clay tiles, slate or colorbond corrugated metal. Roof colour should be kept neutral and non-reflective i.e. zincalume is generally not an acceptable finish. Flat roofs should be hidden behind parapets.

Driveways: Driveways should be completed upon completion of the dwelling. Brick paving, masonry blocks or a similar surface material can be used for driveways and crossovers. The minimum width of a driveway shall be as per the City of Rockingham's driveway policy.

ii. Building Height

Building heights including external walls shall be as per the City of Rockingham's height policy and Residential Design Codes for 2 storey development.

iii. Setbacks

Generally, front setbacks apply to first and second floors and should be minimum 6 metres from the primary street as per the requirements of the 'Residential Design Codes'. More information regarding front, rear and side setbacks can be obtained from the City of Rockingham regarding examples of setback variations.

iv. Landscaping

Landscaping to the front of properties including all abutting road reserves should be completed within three months of taking occupation of the dwelling. Areas visible from the street should be grassed, planted or otherwise covered with a surface that would complement the dwelling and overall streetscape. All landowners should achieve a minimum waterwise use landscaped garden.

Peelhurst Estate's Landscaping Bonus provides landscaping to the front of the dwelling and is conditional on meeting minimum standards and conditions as set out in Annexure 'D'



Annexure B

Building Guidelines (Cont'd)

v. Boundary Fencing

All boundary fencing is to be constructed of Colorbond Fencing (colour to be Grey Ridge) and shall be not less than 1.8 metres in height. All fencing should be complete on completion of the dwelling.

Peelhurst Estate's Fencing Bonus provides boundary fencing to the sides and rear of your lot and is conditional on meeting minimum standards and conditions as set out in Annexure 'E'.

Fencing to common boundaries where provided by the Developer is not to be altered in any way. In the event of damage the lot owner shall repair in the same material, style and colour as provided to match.

In maintaining a sense of view and relationship between the dwellings and the street, fencing in front of the building line is generally discouraged.

vi. Outbuildings

Any visible outbuildings greater than 20m² should be constructed of wall and roof materials to match the main dwelling. Sheds and other outbuildings with a floor area of less than 20m² can be constructed in other materials (other than zincalume) providing that the roof thereof does not project above any adjacent fence line or it is otherwise screened from view.

vii. TV Antennas & Satellite Dishes

Television antennas or satellite dishes should be located within the roof space or to the rear of the roof, wherever reception permits and should not be seen from any visible location.

viii. Air Conditioning & Solar Hot Water Units

Air-conditioning units and solar hot water units are preferred to be located at ground level to minimise the impact on neighbours and is to be visually concealed from public areas, however, should units be positioned on the roof, they should not protrude above the ridge line of the dwelling. All units should not be visible from the street and are encouraged to be integrated with and match the roof profile of the dwelling.

ix. Letterboxes

Letterboxes are to be located adjacent driveways, constructed of materials that match or complement the residence and display clearly the house number.

x. Rubbish Disposal Containers


PVC or bulk rubbish disposal containers, when stored should be located in a screened storage area and should not be visible from any public areas except on rubbish collection days.

xi. Washing Lines and Rain Water Tanks

Washing lines should be located to access winter sunshine and prevailing breezes and should not be visible from the street. All Water tanks should be screened from public view.

xii. Verge Maintenance

The Buyer acknowledges that the City of Rockingham requires the Buyer to be responsible for the maintenance of the portion of the verge located adjacent to the particular lot.



Annexure C

Building Standards

We encourage all Landowners to discuss the following Standards with your Builder, Landscaper and Designer to achieve the best outcomes. A limited number of standards are in place and are expressed as Restrictive Covenants in your purchase contract.

i. Dwelling Size

All dwellings in *Peelhurst Estate* must be built to a minimum floor area of 160 square metres. Kits or transportable homes are not permitted.

Note: the minimum floor area is the area of the dwelling excluding porches, garages, carports, alfresco etc and should be measured from the outer surfaces of the external walls.

ii. Garages

As a minimum, all dwellings constructed must incorporate double garages. All garages shall be built of the same materials as the main dwelling and incorporate similar roof pitches.

iii. Retaining Walls & Pool Type Fencing

Land owners are not permitted to make any alteration to the retaining walls or pool type fencing (where applicable) provided by the Developer without the written approval of the Developer. In the event of damage the lot owner shall repair in the same material, style and colour as provided to match.

iv. Site Levels

Land owners are not permitted to make any alteration to the general level of the site of the lot provided by the Developer. On all lots the finished site level shall not be raised or lowered at all.

v. Street Trees

The Developers have provided street trees to enhance the streetscape of the Estate. These trees are not to be removed. In the event of damage the lot owner shall replace the same tree as provided.



Annexure D

Purchaser Bonus

Landscaping Bonus

Peelhurst Estate's Landscaping Bonus aims to promote consistent high quality streetscapes. Complete construction of a single residential dwelling by the purchaser within 24 months from date of settlement entitles a purchaser to receive front landscaping to the value of \$2500 (plus GST) and is subject to the terms and conditions as set out below.

Terms & Conditions for Bonus of

Waterwise Landscaping and Automatic Reticulated Water to the front of the dwelling.

To confirm entitlement to the Landscape Bonus, Lot owners must:

- i) Schedule works with Cape Bouvard's nominated Landscape Contractor at least 8 weeks prior to the lot being ready for landscaping.
- ii) The Lot owner must attend a free consultation with the nominated Landscape Contractor and place their order to receive the Landscaping Bonus within 24 months from the settlement date.
- iii) Ensure their front garden and verge is clear from any rubbish and rubble prior to the Landscape Contractor arriving onsite to commence works.
- iv) Also note that the Landscaping Bonus is not transferable and not redeemable for cash.



Annexure E

Purchaser Bonus

Fencing Bonus

Peelhurst Estate's Fencing Bonus encourages integrated and balanced streetscapes. Complete construction of a single residential dwelling within 24 months from date of settlement entitles a purchaser to receive rear and side fencing to the boundaries and is subject to the terms and conditions as set out below.

Terms & Conditions for Bonus of

Side and Rear Colorbond Fencing to Lot Boundaries 1.8 metres High (colour 'Grey Ridge')

To confirm entitlement to the Fencing Bonus, Purchasers must:

- i) Contact Cape Bouvard's nominated Fencing Contractor to arrange installation of the fencing at least 6 weeks prior to the fencing being required.
- ii) Ensure all lot boundary survey pegs are present and accurate prior to the Fencing Contractor arriving to install the fencing to the boundaries.
- iii) Ensure all rubbish and rubble removed from the fencing line alignment and that the rear and sides of the lot are level prior to the fencing contractor arriving to install the fence.
- iv) Also note that:
 - Side Gates do not form part of this Bonus and is the responsibility of the Lot Owner. All side gates visible from the street should be the same colour and style as the side fencing or constructed of a material or finish that would complement the main dwelling.



Cape Bouvard Developments

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