



*emerald park*  
PRIVATE ESTATE

A RICHER, MORE RELAXED LIFESTYLE

DESIGN  
GUIDELINES



## DESIRED CHARACTER / VISION

The new release at The Emerald Park Private Estate presents the opportunity to create a high quality and contemporary living environment which responds to the natural features of the landform at Wellard.

The new lots will be of varying sizes and dwellings are encouraged to draw reference from the surrounding environment through the use of colours, materials and design. Gardens should also incorporate local species that will compliment the overall image of the estate.

The objectives of the guidelines are:

- To produce a high quality, contemporary and aesthetically pleasant living environment
- To encourage the incorporation of principles of passive solar design, energy and water conservation into the design of dwellings
- To encourage the retention of the natural vegetation and the use of native species
- To encourage safety and security

## SITE PLANNING

### 1. Solar Access and Energy Efficiency

All dwellings are required to comply with the following guidelines:

- Maximize the extent of windows facing North with suitable eaves and / or pergolas that allows winter sun to enter the dwelling however prevents direct sun entering in summer;
- Minimise the extent of windows facing east and west and provide adequate shading devices such as awnings, eaves or pergolas or the use of appropriate glazing eg "smart glass";
- Utilise cross ventilation through the appropriate location of doors and opening windows;
- Make use of a hot water system that has a minimum of 5 star energy rating or is a solar HWS (either gas boosted or electric boosted with a timer);
- Where practical locate living areas facing north to maximize winter sun exposure;
- Provide deciduous trees or creepers to the north of the dwelling to assist in summer thermal comfort and microclimate control;
- Where practical locate outdoor courtyards to face north adjacent and connected to living areas.

## 2. Waste and Water Management

All dwellings are required to comply with the following guidelines:

- Builders' use of a Waste Management programme for building construction;
- Installation of waterwise garden. These are provided by Cedar Woods to the front of the home (and side verge for corner lots) as part of the land purchase if homes are constructed within 18 months of settlement. There are a number of designs to choose from and variations to these will be considered.

# BUILDING DESIGN

## 1. Building Appearance/Streetscape

The appearance of the dwelling from the street should be articulated to provide visual interest. This can be achieved through the use of:

- A mixture of colour, texture and materials;
- Elements such as verandas, or eaves, gables, gablets, porticos and windows;
- Dwellings should enable "eyes on the street" for passive surveillance of all street frontages from habitable rooms;
- Balconies for 2 storey dwellings.

## 2. Materials

Building materials have the potential to significantly impact upon the overall character of the area. It is important that the materials utilised reflect the desired character as outlined in Section One. A minimum of two building materials is required including:

- Masonry;
- Rendered construction;
- Limestone;
- Feature stone or brick;
- Metal sheeting (custom or mini orb);
- Cedar cladding;
- Painted fibre cement sheeting or weatherboard.

All dwellings are required to be built with predominantly masonry external construction, (reverse brick veneer will be considered) and should include at least one other material (from the above selection) to the front façade of the home (exclusive of glazing). No one material should comprise more than 80% of the front elevation excluding windows and garage doors.

All driveways and crossovers are to be constructed of segmented pavers or other alternate materials if approved by the vendor. Grey concrete driveways are not permitted.



### 3. Setbacks and Height

Setbacks are generally controlled by Town of Kwinana with reference to the Residential Design Codes.

The upper floor of a 2 storey dwelling should be setback from the ground floor building line to reduce the impact on adjoining properties and avoid a “boxy” appearance.

Unless otherwise approved by Cedar Woods, the level of the site is not to be varied by more than 300 mm from the finished level of the site (i.e. at the time development works are completed and title has issued).

Unless otherwise stated, a building height of 2 storeys is permitted.

Where a 2 storey dwelling is proposed, consideration should be given to the overshadowing and overlooking of the adjoining property.

### 4. Roof Form, Materials and Colour

The design of your roof makes a major contribution to the character of the area and your home. Roofs which are visible from the street or public areas shall be pitched with a minimum angle of 25 degrees. However, Cedar Woods may, at its discretion, permit a skillion or curved roof of a lower pitch where the applicant can satisfactorily demonstrate that the roof is an integral part of a passive solar design and has the required overhang according to such principles with respect to north facing windows.

Minor roof elements such as verandas and window awnings may be reduced to a pitch of 15 degrees.

The use of gables, ~~gablets~~, raised porches, porticos and dormer windows are encouraged to provide greater interest and character to the front of your home.

Dark coloured roofs are discouraged and zincalume is permitted. Light coloured and light weight roof material is encouraged to reduce the temperature of your home in summer.

### 5. Corner Sites

Corner sites tend to be the most prominent in the neighbourhood. Those dwellings located on corner sites should:

- Address both street frontages where practical;
- Incorporate at least one window from a habitable room addressing the secondary street;
- Incorporate verandas, roof ~~gablets and~~ gables, recessed panels or other features to provide visual interest to both street frontages;
- Provide feature landscaping.

## **6. Fencing**

Where fencing of the front boundary is constructed it shall be:

- Constructed from painted timber or metal and/or masonry that matches the front façade of the dwelling;
- A maximum height of 900 mm to all east/west orientated lots;
- A maximum height of 1,200 mm to all north/south orientated lots and be at least 50% visually permeable.

Fencing to corner sites is to be provided by Cedar Woods and must maintain an interactive street frontage for at least the first 4 m from the minimum front building setback line.

Side boundary fences between properties are to be timber lap fencing with a height of 1.8 metres. Cedar Woods will provide these fences if homes are completed within 18 months of settlement.

## **7. Garaging and Access**

All dwellings must as a minimum include a double carport with sectional door this shall be designed as follows:

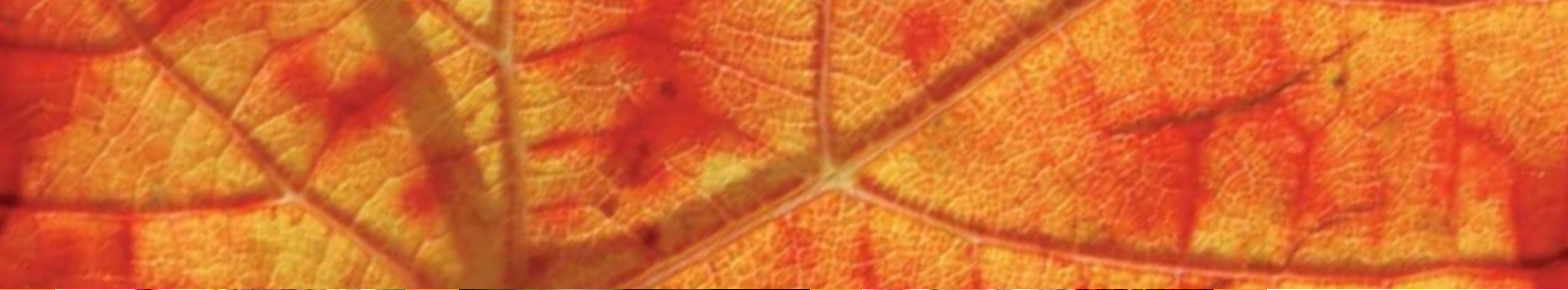
- Carports must accommodate at least 2 vehicles (minimum area of 30 m<sup>2</sup>) and be incorporated under the main roof of the dwelling (unless a secondary road frontage is available) and must be enclosed with a roller door;
- Carports must be constructed out of the same materials as the dwelling;
- No open carports are permitted;
- Roof pitch to be the same as the main dwelling.

## **8. Colour**

All colours to the external front façade of the home are subject to approval by Cedar Woods at its complete discretion. Neutral colours are preferred as the dominant colour with highlight colours to be used for trims etc.

## **9. Site Services**

- Bin storage areas, clothes drying areas and sheds must not be visible from the street;
- All piped and wired services are to be concealed from view from the street;
- Meter boxes must not be placed on the front façade of the dwelling;
- Air conditioning units, solar hot water systems are to be of a similar colour to the roof or building material and are not to be located above the peak ridge of the roof of the main building. They should be located so they are not visible from the street or public areas and if possible adjoining properties. Split solar hot water heaters are encouraged with the storage unit located in the roof space or on the ground and concealed from view from the street.



### **10. TV Antennae, Satellite Dishes & Radio Masts**

TV antennae, satellite dishes and radio masts should either:

- Be built within the roof space;
- Be located towards the rear of the building out of view from the street;
- Be located with due consideration for neighbours;
- Avoid unnecessary extensions of height.

### **11. Outbuildings**

Outbuildings less than 8 m<sup>2</sup> can only be constructed of galvanized iron, timber or fibre cement if they are screened from public view. Larger outbuildings should be built in the same materials and colours as the main dwelling.

### **12. Environmental**

- Cats: Any cats kept should be contained within the boundaries of the owner's property and all cats should wear a bell;
- Renewable Timber: Home owners are encouraged to ask their builder to use renewable sources of timber in the construction of their home.

### **13. Landscaping**

All garden areas within public view are to be completely landscaped within 3 months of occupation of the residence and shall be maintained thereafter by the purchaser in a neat and tidy manner. All properties will be provided with a specified street tree by Cedar Woods and these shall be maintained by the property owner.

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