

LAKWOOD SHORES DESIGN GUIDELINES

1.0 BASIS FOR GUIDELINES:

The Residential Design Codes of Western Australia ("Codes") are produced by the Western Australian Planning Commission and provide requirements for all types of residential development.

The Lakewood Shores Design Guidelines have been prepared to ensure a high standard of architectural design in this unique quality beachside and golf course development. The Guidelines complement the Codes to achieve the highest standard of streetscape and quality living environment for residents in Lakewood Shores.

The Guidelines will ensure that a consistently high standard of development is maintained, promoting a contemporary architectural style for dwellings and a strong sense of community.

2.0 APPLICATION OF GUIDELINES:

- 2.1 The guidelines will apply to all residential land within the Lakewood Shores development (except roads) as shown on the plan in Annexure 1.
- 2.2 A covenant will be registered on the Certificate of Title of each lot shown on the plan in Annexure 1 by the developer in order to;
- Notify prospective purchasers that guidelines apply to the subject land (in the event that they undertake a title search);
 - Bind future owners and successors in title;
 - Require all development within Lakewood Shores to comply with the Design Guidelines.

3.0 REGULATION OF GUIDELINES:

- 3.1 The Guidelines will be regulated and enforced by the Lakewood Shores Architectural Design Committee (ADC) comprising of the developer and such other persons nominated by the developer.
- 3.2 The ADC may change or substitute members from time to time.
- 3.3 The ADC has the discretion to modify or amend the Design Guidelines at any time.
- 3.4 The ADC will operate until 31 December 2018.

4.0 APPROVAL PROCESS – BUILDING WORKS AND LANDSCAPE WORKS

- 4.1 Prior to lodging any plans to the local government, written approval must be obtained from the ADC for all Building Works, Landscape Works and external structures including outbuildings, sheds, pergolas, patios, gazebos (visible from the street or a public place). This does not negate the need for all owners to obtain a building licence any other necessary approvals from the local government.

4.2 For the purpose of these guidelines, the term 'Building Works' include:

- (i) Any proposed dwelling, outbuilding or external structure (visible from a street or public place); and
- (ii) Any alteration, extension or addition to a dwelling or outbuilding that will affect its external appearance including painting or repainting; and
- (iii) Any construction, alteration or addition to any fence or retaining wall located forward of the building line, or visible from a public street or place.

External structures include outbuildings, sheds, pergolas, patios, gazebos and the like.

4.3 Approval from the ADC is not required for maintenance, repair or painting of an existing dwelling, outbuilding or external structure where;

- (i) It is in accordance with a plan already approved by the ADC; or
- (ii) It does not involve any variations to the colours and materials shown on a plan approved by the ADC; or
- (iii) It does not significantly alter the external appearance of the building; or
- (iv) It involves internal changes that are not in conflict with the Design Guidelines and do not impact on the external appearance of the building.

4.4 For the purpose of these guidelines, the term 'Landscaping Works' include:

- (i) The planting of any vegetation including but not limited to grass, ground covers, climbers, shrubs and trees;
- (ii) Any fixed or moveable landscape features including but not limited to bird baths, statues, water features, fountains and the like.

5.0 GENERAL REQUIREMENTS

5.1 Minimum Dwelling Areas and Open Space Requirements

5.1.1 The minimum dwelling floor area on all residential lots shall be 145m² (inclusive of external walls) but excluding carports, porches, verandahs, garages, patios and pergolas.

5.1.2 Open Space Provisions shall be in accordance with the Codes.

5.1.3 Open Space is defined as per the Residential Design Codes.

5.2 Setbacks

5.2.1 Consistent front setbacks will be applied throughout the development to create cohesive streetscapes with adequate separation of built form. The ADC will have regard for design as it relates to existing or proposed dwellings on adjacent lots, and the overall streetscape.

5.2.2 Front setbacks will be as prescribed in Table 1 of the Residential Design Codes.

5.2.3 Rear and side setbacks will be as prescribed in Table 1 of the Residential Design Codes.

5.2.4 Where feasible, new parapet walls will be required to be in line with parapet walls on the adjoining lot.

5.3 Building Height

5.3.1 Building height shall be in accordance with Element 7 of the Residential Design Codes.

5.4 Privacy

5.4.1 Privacy requirements will be applied as prescribed by the Residential Design Codes.

5.4.2 Overlooking of front gardens, areas visible from the street and public places will be encouraged.

5.4.3 The use of frosted or obscure glass up to a height of 1.8 metres above the finished floor level will be encouraged for bathroom and toilet windows visible from the street or located on any second storey of a dwelling.

6.0 DESIGN CRITERIA

6.1 Architectural Style

6.1.1 All dwellings and any modification, alteration or extension to a dwelling shall be contemporary Australian House Design to the satisfaction of the ADC.

6.1.2 All housing should be designed to promote a high quality streetscape with contemporary design elements.

6.1.3 Architectural styles such as Mediterranean and Tuscan will not be permitted.

6.1.4 Eaves shall be provided to all front and side facades visible from the street or public space.

6.1.5 Gutters and downpipes should be a colour that blends with the colour of external walls to complement the dwelling. Contrasting colours may be considered by the ADC where they do not detract from the architectural integrity of the dwelling design.

6.2 Dwelling Colours and Materials

6.2.1 All external walls are to be constructed predominately out of facebrick, rendered brickwork, metaldeck style cladding, timber or an alternative material approved by the ADC.

6.3 Roofscape

6.3.1 A minimum roof pitch of 15 degrees is required for portions of the roof visible from the street or a public place. This criteria can be varied by the ADC where the variation and overall roof design positively contributes to an innovative high quality contemporary design.

- 6.3.2 All roofs shall be constructed out of metaldeck (non reflective matt finish) or flat shingle profile tiles. The ADC may approve other materials however traditional profile roof tiles will generally not be supported.

6.4 Roof Penetrations

- 6.4.1 All air conditioners, evaporative coolers and solar hot water systems must be mounted in locations that minimise visibility from the street. The colours should match or blend with the colour of the roof.
- 6.4.2 Unless impractical for operational reasons, antennas and satellite dishes should be located to the rear of the dwelling where possible, and mounted in a location that minimises their visibility from the street.

6.5 Garages

- 6.5.1 Setbacks for garages will be as prescribed in Table 1 of the Residential Design Codes.
- 6.5.2 In assessing design, the ADC will have regard for the need to minimise the visual impact of garages on the streetscape. Garages should not be a dominating feature of the front elevation.
- 6.5.3 Garages are encouraged to be located under the main roof of the dwelling so that they are integrated with the dwelling design.
- 6.5.4 Garages shall be constructed of the same architectural style as the dwelling and incorporate materials, colours, roof pitches and design treatments that match the dwelling.

6.6 Driveways

- 6.6.1 Only one crossover and driveway shall be permitted for each residential lot. Variations may be considered for corner lots where it will not negatively impact on the amenity of the streetscape.
- 6.6.2 Driveways widths shall be in accordance with the Residential Design Codes.
- 6.6.3 Driveways shall be constructed out of brick paving or coloured concrete in colours that complement the main dwelling.

7.0 Fencing

- 7.1 The use of minimal fencing within the front setback area is encouraged to create an open streetscape with dwellings overlooking the street.
- 7.2 The maximum height of solid fencing in the front setback area is 1.2 metres. Any fencing exceeding this height is to be visually permeable 1.2 metres above the natural ground level (as prescribed by the Residential Design Codes).
- 7.3 Fences should be constructed in colours and materials that complement the external finishes of the dwelling.

7.4 The use of timber, masonry or brushwood fencing is encouraged for dividing fences (between lots). Dividing fences shall not be constructed out of super six or hardiplank.

7.5 No fencing shall be permitted fronting Lakes Parade as notated on the plan in Annexure 1.

8.0 Outdoor Structures

8.1 Sheds, pergolas, patios, gazebos and other external structures (excluding garages and carports) should be located so that they are:

- (i) Not visible from a street or public place; and
- (ii) Located to the rear of the dwelling and are visually unobtrusive.

8.2 Where compliance with 8.1 cannot be achieved written approval is required from the ADC.

8.3 In considering an application to vary Clause 8.1, the ADC will take into consideration factors such as the lot size, lot shape, location of the dwelling or other special circumstances.

8.4 The ADC may require any shed, pergola, patio, gazebo or other outdoor structure visible from the street or secondary road frontage to be constructed using colours and materials to complement the dwelling located on the same lot.

8.5 The ADC may require any shed, pergola, patio, gazebo or other outdoor structure visible from the street or secondary road frontage to be screened using landscaping, brushwood screening, or screen panels.

9.0 Miscellaneous

9.1 Each dwelling shall be provided with a adequate clothes drying area and bin storage area screened from view of the primary or secondary street, and any public place.

9.2 With the exception of rubbish collection days, rubbish bins shall not be stored in areas that are visible from the primary or secondary street, and any public place.

10.0 Landscaping

10.1 In keeping with the open natural bushland and native plantings at Lakewood Shores, landscaping within private property should predominantly include Australian Native Species suited to coastal development.

10.2 Any plants that are declared noxious or categorised as an environmental weeds or hazard shall not be permitted.

11.0 ADC APPLICATION REQUIREMENTS – BUILDING WORKS

11.1 The following information must be lodged to the ADC for assessment of any dwelling, outbuilding or other external structure;

- (i) A written application from the owner, builder, architect or other representative detailing the location of the development and an explanation how the design complies with the guidelines;
- (ii) Four (4) copies of an accurate scaled site plan showing:
 - The location of all existing and/or proposed buildings in relation to the lot boundary;
 - Parking, turning & manoeuvring areas and crossovers;
 - Contours, finished floor levels, and finished ground levels;
 - The location and height of retaining walls;
 - Clothes drying and bin storage areas;
 - Landscaping areas;
 - Fencing details.
- (iii) Scaled and accurate elevation plans showing the view of existing and/or proposed buildings from each lot boundary.
- (iv) Scaled and accurate detailed internal floor plans for all floors, indicating the use of each room / area;
- (v) A detailed colour and material schedule (which can be shown on the elevation plans).

12.0 ADC APPLICATION REQUIREMENTS – LANDSCAPING WORKS

12.1 The following information must be lodged to the ADC for assessment of any significant landscaping works:

- (i) A written application from the owner, landscaper or owners representative detailing the location of the lot and an explanation of the landscaping theme;
- (ii) Four (4) copies of an accurate scaled site plan showing:
 - The location of all existing and/or proposed buildings in relation to the lot boundary;
 - All landscaping areas (such as grass and planting areas);
 - Plant legend showing botanical or common names of the proposed vegetation types;
 - Quantity of plants and landscape vegetation;
 - Pot size of plants at the time of planting;
 - Identification of existing vegetation (to be removed or retained);
 - The anticipated height of proposed trees.

13.0 DECISION OF ADC

13.1 The ADC has the absolute discretion to;

- (i) Approve;
- (ii) Approve with conditions;
- (iii) Refuse, in whole or in part

Any application for Building Works and / or significant Landscape Works.

13.2 In the event that a person is aggrieved by a decision of the ADC they can request in writing that the matter be reviewed.

All documents should be sent to:

**Lakewood Shores
Architectural Design Committee
G1, 9 Bowman Street
SOUTH PERTH WA 6151**