Vale

AVELEY

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Design Guidelines

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1.0 Vale Development Vision

"Creation of a premium masterplanned private community"

As a resident of Vale, you will benefit from a high quality of life in an exceptional masterplanned community. The built environment will be led by housing and community facilities reflecting a contemporary urban neighbourhood with elements of the rich European heritage in the Swan Valley, including stone, masonry and render, timber and steel, providing distinctive architectural character.

These Design Guidelines have been prepared to support this vision by ensuring that both you and your neighbours build homes that complement the area's character and form a distinctive, diverse, yet harmonious urban environment.

The Design Guidelines have been developed to ensure that a sense of community is created and that the leading standards of residential design envisaged for Vale become a reality, in particular:

- Encouraging interesting and diverse façades with a variety of architectural elements, materials, colours and textures, yet unified with a common theme and character.
- Promoting usable front yards so neighbours can comfortably interact with one another, thereby encouraging the creation of an interactive community.
- Placement of garages at the rear of cottage and terrace lots to minimise the number of crossovers through the footpath, making it safer for pedestrians and encouraging a walkable environment.

Following these Design Guidelines will give Vale a strong, attractive identity and protect your investment in your new home.

2.0 Design Guidelines Format

These Design Guidelines contain development standards and controls to ensure all dwellings contribute to the Vale vision. The controls are presented in three parts:

1. Built Form Design Elements – Section 4

Which outline both mandatory and recommended design elements applicable to the design of all new residences within Vale. Building plan approval will not be issued by Stockland unless the building plans comply with the mandatory design elements to the satisfaction of Stockland.

> ✓ Check boxes have been provided to ensure all mandatory design elements have been adhered to before submitting plans for Stockland approval.

2. Fencing – Section 5

Which outline fencing requirements applicable to all residences within Vale. In order to be eligible to receive fencing incentives provided by Stockland, these requirements must be adhered to.

3.0 Building Plan Approval Process

To ensure Vale achieves a consistently high standard of housing, every proposed house design must be submitted to Stockland for approval **before being submitted to the City of Swan for Building Licence**.

STEP 1: SUBMIT APPLICATION TO STOCKLAND

Applications must be uploaded via Stockland's online design assessment tool, Stockland Builder Portal. https://builderportal.stockland.com.au/s/login

STEP 2: ASSESSMENT BY STOCKLAND

Stockland will assess plans to ensure compliance with both the mandatory provisions of the Built Form Design Elements and the DAP (if applicable), and R-Code variation provisions.

Stockland will promptly approve plans that comply with the mandatory provisions of the Built Form Design Elements and the DAP (if applicable), and R-Code variation provisions.

Approved plans will be sent back to the applicant and a copy will be retained by Stockland for its records.

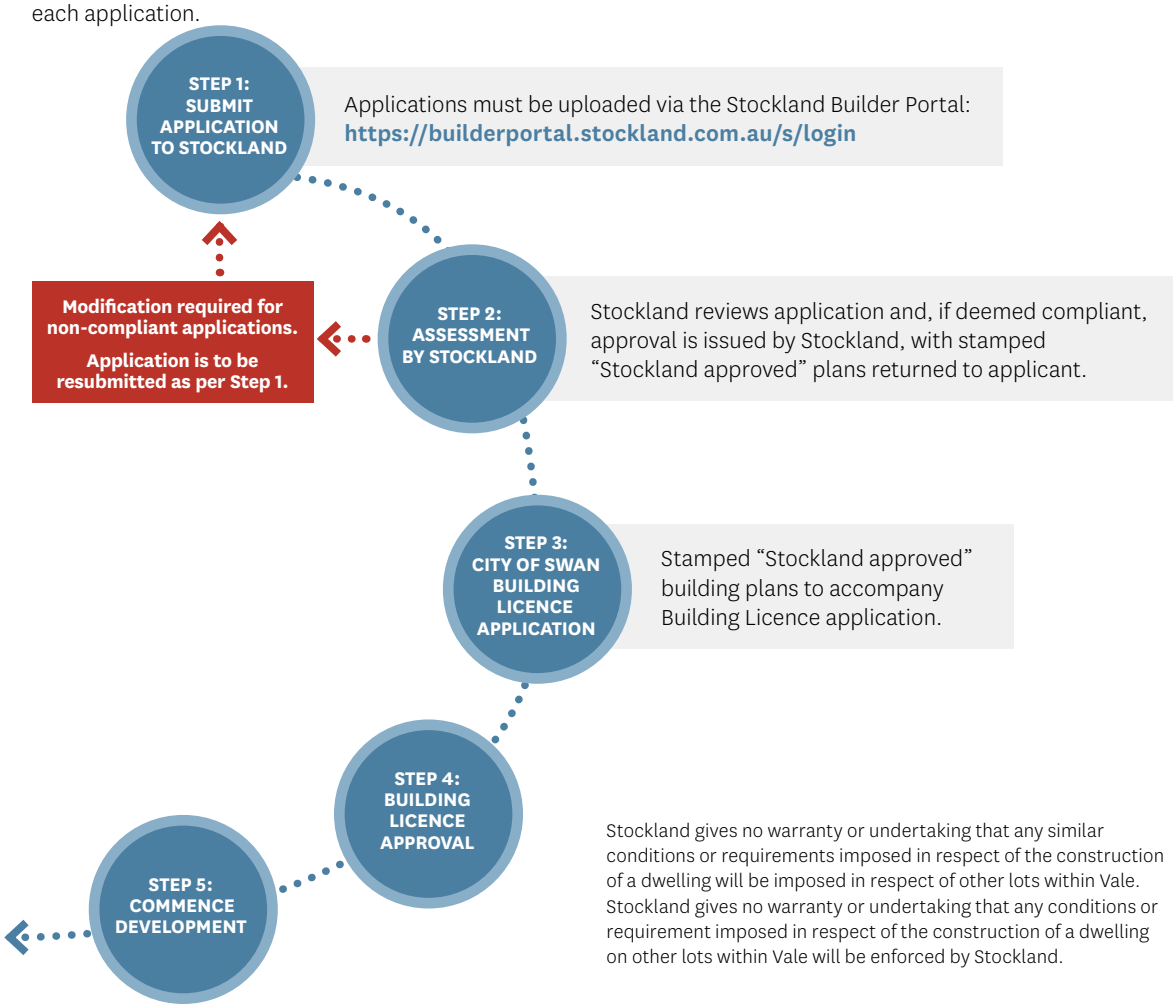
If a design is deemed non-compliant, Stockland or an external consultant acting on behalf of Stockland, will provide details of the items which require amendment and recommendations on how compliance can be achieved.

If amendments are deemed necessary, plans will need to be resubmitted to Stockland as per Step 1.

STEP 3: CITY OF SWAN BUILDING LICENCE APPROVAL

Once building plan approval is received from Stockland, you can lodge your Building Licence application with the City of Swan.

It should be noted that securing approval from Stockland does not constitute an approval by the City of Swan and shall not prejudice any of their considerations. Applicants should ensure that their plans meet all of the Council's requirements and that sufficient documentation is provided to allow the Council to accurately consider each application.



Stockland gives no warranty or undertaking that any similar conditions or requirements imposed in respect of the construction of a dwelling will be imposed in respect of other lots within Vale. Stockland gives no warranty or undertaking that any conditions or requirement imposed in respect of the construction of a dwelling on other lots within Vale will be enforced by Stockland.

4.0 Built Form Design Elements

MANDATORY DESIGN ELEMENTS

4.1 PRIMARY STREET ARCHITECTURAL ELEMENTS

Objectives:

- To create a streetscape with an appropriate sense of scale and proportion; and
- Encourage interesting and diverse façades with a variety of architectural elements.

4.1.1 Articulation – MANDATORY REQUIREMENT

a. Homes shall have articulated façades by including indentations and projections in the floor plan and roof design to create interest. At least 1 step in the floor plan mirrored in the roof design of a minimum 600mm must be provided (excluding the garage).

4.1.2 Architectural Features – MANDATORY REQUIREMENTS

A minimum of two architectural features must be used in the primary street elevation (excludes windows and doors). These may include:

a. Verandah with a separate roof and supporting posts, pillars or piers (minimum of 30% of the front elevation excluding the garage/carport, at least 1.5m in depth); or

b. Entry feature such as a portico, masonry gateway wall or entry pergola; or

c. Balcony; or

d. Projecting blade wall in a feature colour/material (minimum 500mm in width projecting at least 300mm above the eaves); or

e. Built-in planter box (at least 1m in length); or

f. Roof feature such as a gambrel or end gable; or

g. Window hood; or

h. Elevated eaves height with a feature recess or similar detail to the forward/ projected part of the roof. An attached, projected feature wall or similar must accompany the roof feature;

* Other features creating visual interest may also be accepted.

a. Verandah

b. Portico

b. Masonry Gateway Wall

b. Entry Pergola

c. Balcony

d. Blade Wall

e. Planter Box

f. Roof Gambrel

h. Eaves & Feature Wall

MANDATORY DESIGN ELEMENTS

4.2 MATERIALS & FINISHES

Objective: To encourage an interesting and diverse streetscape using a variety of materials, colours and textures.

4.2.1 Primary Street Façade – MANDATORY REQUIREMENTS

A minimum of two of the following materials/finishes must be incorporated into the Primary Street façade (excludes roof and garage door materials, door and window treatments, structural beams/posts and the like):

All materials/finishes should feature muted colours (primary and bright colours are not acceptable).

a. Face brickwork
b. Limestone cladding/feature stone
c. Ornamental wall tiles
d. Rendered brickwork (Note: two contrasting colours satisfies Section 4.2.1 provided the secondary colour is a minimum of 2.4 square metres).
e. Weatherboard profile panelling (painted)
f. Corrugated sheet metal cladding (custom or mini orb profile)
g. Timber cladding
h. Hardiflex (painted) (Note: gablet and gable ends only)

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g. Timber cladding

h. Hardiflex (painted) (Note: gablet and gable ends only)

Of the two required materials and finishes, the secondary/minor material must be featured on a minimum of 20% of the front façade.

Zincalume or any other significantly reflective material is not permitted as a material or finish.

At least 50% of the underlying structure of the Primary and Secondary Street elevation (including window and door openings) must be of masonry construction (includes brick, brick veneer, limestone, rammed earth).

MANDATORY DESIGN ELEMENTS

4.2.2 Secondary Street Façade – MANDATORY REQUIREMENTS

Homes located on corners shall address both streets through their design by extending the primary façade features (colours/materials and architectural features) onto the secondary street façade where forward of a return fence.

Exposed secondary street façade must incorporate at least one habitable room window with a clear view of the secondary street (excludes highlight windows).

Refer to the DAP (if applicable) for specific secondary street façade design requirements.

4.3 DIVERSIFICATION OF FRONT FAÇADES

Objective: To ensure interesting and diverse streetscapes with a variety of architectural elements, materials, colours and textures.

4.3.1 Adjoining House Design – MANDATORY REQUIREMENT

No two adjacent homes are to be constructed with matching front façades, with the same materials and colours unless it is part of a grouped dwelling development.

4.4 ROOFS

Objective: To maintain a harmonious and contemporary roofscape using simple roof forms, materials and colours.

4.4.1 Roof Form and Pitch – MANDATORY REQUIREMENTS

The roof form and pitch shall be either:

a. A minimum 24 degree pitch is required for hipped and gabled roofs.

b. A minimum of 8 degrees is required for skillion roofs (15 degree maximum).

c. Flat roofs are to be concealed from view on the primary/secondary elevation or from any public reserve by a parapet wall.

d. Eaves or window overhangs to a minimum dimension of 400mm are required to primary and secondary elevations (excluding secondary elevations facing south).

a. Hipped Roof

b. Skillion Roof

c. Flat Roof

4.4.2 Roof Materials – MANDATORY REQUIREMENTS

Acrylic sheeting is not to be used unless incorporated in the profile of a Colorbond roof.

Zincalume or any other significantly reflective material is not permitted as a roof material.

4.4.3 Roof Colours – MANDATORY REQUIREMENT

Roofs must be restricted to one colour per dwelling.

MANDATORY DESIGN ELEMENTS

4.5 DWELLING ORIENTATION – MANDATORY REQUIREMENTS

Unless conflicting with the R-Code Variations for Vale, dwellings must address nominated street/s and/or public reserve in terms of main entry, major openings, articulation, materials and architectural features. Homes directly abutting public reserve shall orientate as follows:

If vehicle access is via a laneway – the public reserve is considered as the primary façade.

If vehicle access is via a mews or street, this shall be considered the primary façade, however the secondary façade overlooking the public reserve must include the following:

- Articulation in the floor plan mirrored in the roof design.
- At least one architectural feature visible from the public reserve.
- Visually permeable fencing to the public open space boundary must be installed to the specification and satisfaction of the Local Authority.

4.6 FEATURE SCREENS AND AWNINGS

Objective: To ensure any attachments such as sun control screens, feature screens and awnings, add to enrich the façade with detail and layering.

4.6.1 Style of Feature Screens and Awnings – MANDATORY REQUIREMENTS

Whilst incorporating feature screens or awnings is not mandatory, if feature screens or awnings are to be incorporated they are required to be rectangular and contemporary in nature.

a. Horizontal Feature Screen

b. Vertical Feature Screen

4.7 SCREENING OF UTILITIES, SERVICES & OUTBUILDINGS

Objective: To ensure that utilities, services and outbuildings meet resident's needs without detracting from the streetscape.

4.7.1 Non-Ground Mounted Plant or Equipment – MANDATORY REQUIREMENTS

Roof mounted items must not be visible from any street or public space including but not limited to satellite dishes, external hot water services, water tanks, air-conditioning units, heating units etc.

Solar panels are the exception to this standard when orientated to maximise their effectiveness.

4.7.2 Ground Mounted Plant or Equipment – MANDATORY REQUIREMENTS

All ground mounted services are to be screened where visible from any street or public space including but not limited to heating and cooling units, rubbish disposal containers, swimming pool equipment, rain water tanks, clothes hoists and washing lines.

4.7.3 Outbuildings – MANDATORY REQUIREMENTS

All outbuildings and garden sheds must be constructed behind the front and/or secondary street building line unless it can be shown that they are not visible from the adjacent street or public area.

MANDATORY DESIGN ELEMENTS

4.8 GARAGES, DRIVEWAYS & CROSSOVERS

Objective: To ensure adequate provision of secure, aesthetically pleasing and accessible onsite parking for residents and visitors.

4.8.1 Garages – MANDATORY REQUIREMENTS

The roof and design features must be consistent with the form and materials of the home.

Garages must include a garage door prior to occupation.

Lots 10m or wider must contain a double garage sufficient for at least two motor vehicles side by side.

Garages are permitted forward of the main building line to a maximum of 2m where a portico/verandah is provided. The portico/verandah is required to be a minimum depth of 2m.

For lots under 10m, garages shall not exceed 3.5m in width except where the dwelling is 2 storeys and provides surveillance of the street from a habitable room in which case a double garage is permitted.

Single, tandem garages are permitted on lot widths less than 10m.

4.8.2 Driveways and Crossovers – MANDATORY REQUIREMENTS

All crossovers and driveways must be completed prior to occupation.

Driveways must not be constructed from plain grey concrete.

Driveways and crossovers must be constructed from the same material.

Driveways must not cut through a public footpath.

4.8.3 Pedestrian Access – MANDATORY REQUIREMENT

Pedestrian access by way of a path or similar structure must be provided from the front door of the dwelling to the driveway or to the back of kerb/footpath/retaining wall staircase.

4.9 PRIOR LANDSCAPING PREPARATION

4.9.1 Rear Loaded (Laneway) Lots – MANDATORY REQUIREMENT

A PVC conduit of 90mm or larger must be installed where required to enable irrigation to be fed to the rear laneway landscaping bed. This conduit needs to be installed prior to the house slab being poured and should be discussed with your builder at prestart.

4.9.2 Front Loaded Lots – MANDATORY REQUIREMENT

A PVC conduit of 90mm or larger must be installed under the driveway to enable irrigation to be fed to either side of the driveway. This conduit needs to be installed prior to the driveway being laid/poured and should be discussed with your builder at prestart.

5.0 Fencing Guidelines

MANDATORY DESIGN ELEMENTS

Objective: To ensure that boundary fencing contributes to an attractive streetscape and provides for privacy without prohibiting social interaction.

5.1 REAR LOADED (LANEWAY) LOTS

5.1.1 Front Boundary Fencing – MANDATORY REQUIREMENT

Unless otherwise shown on the Stage Plan, front boundary fencing is not provided by Stockland. When indicated on the stage plan the style of visually permeable fencing provided will be generally in accordance with the illustrations below. The style is predetermined for each specific lot by Stockland and changes are not permitted.

Front gates are not provided by Stockland. Where desired, front gates must be of the same material, style and colour as the pre-determined front fencing infill and are at the owner's expense.

Indicative Style of Front Boundary Fencing

If front fencing is not provided by Stockland, the owner is permitted to install front fencing which does not exceed 1.2m in height and is a minimum of 50% visually permeable. Materials and colours must be consistent or complementary to the primary street façade finishes. Fencing designs are to be submitted to Stockland for approval.

The City of Swan may require permanent front fencing to lots which have retaining walls along the front boundary that are 1m or higher. Where this fencing is required, plans must first be submitted to Stockland for approval prior to construction on the Stockland Builder Portal.

5.1.2 Side Boundary Fencing – MANDATORY REQUIREMENTS

Colorbond boundary fencing shall not extend past the furthest forward front building line of the home.

If front fencing has been provided, purchasers are permitted to install 1.2m Colorbond or tubular fencing of the same style as the front fencing, from the front boundary to the 1.8m high Colorbond fence.

MANDATORY DESIGN ELEMENTS

5.2 FRONT LOADED LOTS

5.2.1 Rear and Side Boundary Fencing – MANDATORY REQUIREMENTS

Side boundary fencing is not permitted to extend past the furthest forward front building line of the home.

For corner lots, side boundary fencing must stop 4m from the truncation.

The owner is permitted to install front fencing which does not exceed 1.2m in height and is a minimum of 50% visually permeable. Materials and colours must be consistent or complementary to the primary street façade finishes. Fencing designs are to be submitted to Stockland for approval.

The City of Swan may require permanent front fencing to lots which have retaining walls along the front boundary that are 1m or higher. Where this fencing is required, plans must first be submitted to Stockland for approval prior to construction.

For corner lots, side boundary fencing is not permitted forward of the building line or within 4m of the truncation.

5.3 GENERAL (ALL LOTS) – MANDATORY REQUIREMENTS

Rear and side boundary fencing is provided by Stockland and is to be 1.8 metre high 'Grey Ridge' Colorbond unless otherwise specified.

Return fencing and gates (between side boundary fencing and the dwelling) are not provided by Stockland. These are to be a maximum height of 1.8m high and must complement the dwelling. If returns or gates are Colorbond, the colour must be 'Grey Ridge'.

Where the developer has constructed a fence, entry statement or retaining wall, it must be maintained by the owner to the standard to which it was constructed and must not be modified without prior written consent of the developer.

Retaining walls visible from the street or a public space must be constructed of materials matching those provided by the developer (unless otherwise approved by Stockland). Pre-cast concrete "panel and post" retaining walls are not permitted.

Stockland recommends you contact our Customer Relations Coordinator 8 weeks prior to the completion of your homes construction to schedule installation of rear and side boundary fencing.

6.0 Landscaping Design Guidelines

MANDATORY DESIGN ELEMENTS

Objective: To create an attractive and green streetscape whilst softening the appearance of the dwelling and providing shade during summer months.

6.1 LANDSCAPING REQUIREMENTS

As a landowner at Vale you are provided with a fencing and landscaping package, provided you comply with the terms of your Contract and the following mandatory requirements:

6.1.1 Feature Trees – MANDATORY REQUIREMENT

Rear loaded (laneway) lots must have a minimum of one (1) tree with a minimum size of 100 litres incorporated within the front yard.

6.1.2 Paving – MANDATORY REQUIREMENT

Paving must not be the predominant feature and must be balanced within the overall combination of turf, garden bed and paving.

6.1.3 Soil Conditioning – MANDATORY REQUIREMENT

Soil conditioner must be incorporated into the soil before laying turf and planting garden beds.

6.1.4 Garden Beds – MANDATORY REQUIREMENTS

Mulch must be laid to all garden beds at a minimum thickness of 50mm or alternatively feature rocks (such as pebbles) must be laid thick enough to completely cover the underlying soil.

For rear loaded (laneway) lots, the area between the laneway boundary and rear fencing must be landscaped as part of the landscaping incentive package.

For side verge landscaping, turf is the preferable treatment. Where garden beds are proposed, mulch must be combined with dense planting.

6.1.5 Irrigation – MANDATORY REQUIREMENT

The irrigation system must include a multi-station programmable controller with a minimum of six stations so it can also service the rear yard.

Drip system irrigation must be used for all garden beds.

Refer to section 4.9 for prior landscaping preparation such as conduit installation.

6.1.6 Street Trees – MANDATORY REQUIREMENTS

Any street tree provided by Stockland is not permitted to be moved or removed without the prior consent of Stockland. If a street tree provided by Stockland is damaged or is permitted to die, Stockland reserves the right to recover funds from the lot owner to replace the street tree.

6.1.7 Landscape Maintenance – MANDATORY REQUIREMENTS

The ongoing maintenance of landscaping to the front and rear of each lot (including verges and rear laneway garden beds) is the responsibility of the lot owner. The lot owner is not to permit these areas to become overgrown or to fall into a state of disrepair.

The ongoing maintenance of street trees, including pruning, is the responsibility of the lot owner.

An approval issued under these Design Essentials is not an approval under the requirements of the Building Act, or any other Act or Regulation. The documents provided have not been checked for compliance with structural, health, or planning requirements, or for the suitability of the building for the use to which it may be intended. Accordingly, Stockland Development Pty Limited, its Architects, and/or its employees or representatives do not accept responsibility for the suitability or soundness of construction of the completed buildings of the associated site development works.

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