

Design Guidelines Provisions *Tabulated Summary*



(July 2012)



The provisions addressed in the table below provide a concise summary of development standards within the Estate. *Part 2 – Explanatory Section* of the *Champion Lakes Residential Design Guidelines* ('the Guidelines') provides a descriptive explanation of provisions, including diagrams and colour/material schemes as required.

The table below should not be construed as detailing all requirements for a particular Design Guidelines provision; however provides an overview for applicants to then reference *Part 2 – Explanatory Section* for specific development requirements.

Reference under Part 2	Provision	Standard Requirement
4.0 'General Provisions'	Development of Lots	➤ Development is restricted to one dwelling per lot unless otherwise specified and depicted on the DAPs.
	Dwelling Types	➤ Three main forms of housing types are identified in the Guidelines: a) Terrace Housing – typically attached housing, on narrow rear-loaded garage lots. b) Cottage Housing – typically unattached housing on rear-loaded garage lots. c) Standard (Single and Double Storey) – typically front-loaded garage lots.
5.0 'Site Planning'	DE 1.1 – Site Responsive Design	➤ All dwellings should be sited to maximise the natural characteristics of the allotment. ➤ The finished floor level of the dwelling pad shall be minimum 200mm, and maximum 450mm above natural ground level.
	DE 1.2 – Building Envelopes	➤ Building envelopes are depicted on the respective DAPs and identify: a) Minimum Setbacks; Articulation Zones; Mandatory Two-Storey Development; Approved Parapet Wall Locations; Preferred Courtyards and Garage and Driveway Locations.
	DE 1.3 – Site Coverage	a) Terrace and Cottage Lots: 65% of total property; and b) Standard Lots: 60% of the total property.
	DE 1.4 – Building Setbacks	Over page
	DE 1.5 – Porches/ Verandas	Over page
	DE 1.6 – Courtyard Locations / Private Open Space	➤ All dwellings must incorporate a 20m ² (minimum) private open space / courtyard. Preferred courtyard locations are depicted on the relevant DAPs.
	DE 1.7 – Activation of Laneways	➤ To improve passive surveillance of laneways, the provision of lofts, studios or ancillary accommodation above garages is encouraged.
	DE 1.8 – Letter Boxes	➤ Letter boxes for all rear loaded garage development are to be located on the rear laneway. Street numbering shall be provided to both the primary street and rear laneway.

5.0
'Site Planning'

DE 1.4 – Building Setbacks

Building must be setback in accordance with the requirements of the Detailed Area Plans. *General Setbacks include:*

Primary (Front) Setbacks

NB. For rear-loaded garage lots fronting a Public Open Space, the Public Open Space boundary shall be deemed the 'Primary (Front) Setback'.

	Minimum	Maximum
Primary (Front) Setback to Main Building (<i>portion without Porch / Veranda</i>):		
i. Lots less than 29m deep:	2.0m	3.0m
ii All other lots (i.e. > 29m depth)	3.0m	4.0m
Primary (Front) Setback to Porch / Veranda:		
i. Lots less than 29m deep:	1.5m	**
ii All other lots (i.e. > 29m depth)	2.5m	**
(** a minimum depth of 2.4 metres is required for a Porch / Veranda pursuant to DE 1.5)		
Garage Setbacks:	4.5m	NA
NB. All front loaded garages shall be set back minimum 0.5m behind the primary (front) building line.		

Other Setbacks:

	Minimum	Maximum
Side Setbacks:	As per RCodes, unless otherwise depicted on the DAPs; and height provisions under DE 2.2 of the Design Guidelines	
<i>NB. Parapets are generally permitted to one side boundary of 'Standard' and 'Cottage' Housing. Parapets are to be provided on the western or southern boundary of the lot unless otherwise depicted on the relevant DAPs.</i>		
<i>Parapets are permitted to both side boundaries of 'Terrace' Housing unless otherwise depicted on the relevant DAPs.</i>		
Secondary Street:	1.0m	NA
Laneway (to side boundary):	0m	NA
Rear Setbacks:	As per RCodes	
Laneway (to rear boundary):	0m	NA

DE 1.5 – Porches/ Verandas

- All dwellings must incorporate a raised porch / veranda as a means of both promoting community interaction and ensuring the creation of an attractive and interesting streetscape. The design shall include:
 - a) a setback within a reasonable 'conversation distance' from the boundary, being:
 - Lots less than 29m deep: 1.5 – 2.5 metres from the front boundary; and
 - All other lots (i.e. >29m depth): 2.5 – 3.5 metres from the front boundary;
 - b) a minimum depth of 2.4 metres;
 - c) an extension of minimum 4 metres or 50% (whichever is the greater length) across the building frontage; and
 - d) a corner articulation with minimum 4.8 metres return where lots abut a secondary street (laneways excluded).

6.0
'Architectural
Form'

<p>DE 2.1 – External Finishes and Colours;</p> <p>DE 2.4 – External Walls</p>	<p>➤ All external finishes and colours visible from the public realm must be chosen from the <i>Colours and Materials Palette</i> (or similar) included in <i>Part 2 – Explanatory Section</i> of these Design Guidelines, unless otherwise endorsed by the Armadale Redevelopment Authority.</p>
<p>DE 2.2 – Building Height</p>	<p>➤ Two Storey building heights: 9.5m (maximum) – measured from ground floor level to ridge height.</p> <p>➤ Two Storey Parapet wall heights: 6.6m (maximum)</p> <p>➤ Floor to ceiling heights –</p> <ol style="list-style-type: none"> Ground Floor (front elevation): 2.7m (minimum) Ground Floor (portion of front elevation abutting <6.1m laneway): 2.4m (minimum) Ground Floor (side elevations): 2.4m (minimum)
<p>DE 2.3 – Elevations</p>	<p>➤ To provide suitable articulation of the front and/or side elevations, visible from the public realm, the building should include <u>at least one</u> of the following elements to complement the veranda / porch prescribed under Design Element 1.5:</p> <ul style="list-style-type: none"> ▪ portico; side blade wall; front feature wall; or entry statement. <p>Other design elements encouraged include:</p> <ul style="list-style-type: none"> ▪ balconies; window shades; awnings; variation to the horizontal and vertical setback of the building; and a combination of building finishes, textures and materials. <p>NB. Lots siding onto laneways <6.1m in width are not considered to be 'corner lots' for the purpose of this design element.</p>
<p>DE 2.4 – External Walls</p>	<p><i>Refer DE 2.1 above</i></p>
<p>DE 2.5 – Openings and Windows</p>	<p>➤ The design, external finishes and colours of doors, window frames and window treatments and coverings must be chosen from the provisions under <i>Part 2 – Explanatory Section</i>.</p>
<p>DE 2.6 – Roof Design</p>	<p>➤ The primary roof materials shall be restricted to 'Colorbond' metal profile, and colours chosen from the <i>Colours and Materials Palette</i> (or similar) under <i>Part 2 – Explanatory Section</i>.</p> <p>➤ Roof pitches shall be designed to:</p> <ol style="list-style-type: none"> Primary pitched roofs: 25 – 35 degrees only. <ul style="list-style-type: none"> ▪ pitched gables are generally not permitted; however ▪ pitched roofs between 32 – 35 degrees are permitted a hipped feature gable to the front elevation, subject to: <ul style="list-style-type: none"> • gable width of 5m (maximum) for single storey dwellings; • gable width of 6.5m (maximum) for two storey dwellings. Primary skillion roofs: 10 – 15 degrees (except reverse skillion roofs that fall away from the road to have a minimum pitch of 5 degrees). <p>➤ Eave heights and secondary (ancillary or attached roofs) are prescribed under <i>Part 2 – Explanatory Section</i>.</p>
<p>DE 2.7 – Attachments</p>	<p>➤ The materials and colours of dwelling attachments, including pergolas, verandas, sails, screens, balustrades etc must be chosen from the <i>Colours and Materials Palette</i> under <i>Part 2 – Explanatory Section</i>.</p>

7.0 'Access'	DE 3.1 – Driveways & Crossovers	<ul style="list-style-type: none"> ➤ Double garage driveway width (maximum): 5.1m ➤ Tandem garage driveway width (maximum): 3.0m ➤ Crossover splay width on approach to road (maximum): 7.0m ➤ Separate vehicle and pedestrian access is required. ➤ The driveway and crossover materials and finish shall match. 		
	DE 3.2 – Garages and Car Parking		Minimum	Maximum
	<ul style="list-style-type: none"> ➤ Minimum number of off-street car bays required: ➤ 'Terrace' and 'Cottage' lots if accessed via a rear laneway: 		2	2
	<p>Setbacks – All front loaded garages shall be set back minimum 0.5m behind the primary (front) building line and subject to the following:</p> <ul style="list-style-type: none"> • 'Standard' Single Storey front-loaded garages: <ul style="list-style-type: none"> i. Less than 12.4m wide: ii Greater than 12.4m wide: • 'Standard' Double Storey front-loaded garages: • 'Cottage' and 'Terrace' rear-loaded garages (i.e. vial laneway): 		2	3
			Garage Type	Minimum Setback
			Tandem	4.5m
			Double	4.5m
			Double	4.5m
			Double	Nil
8.0 'Environmental Guidance'	DE 4.1 – General Environmental Advice and Design Guidance	<ul style="list-style-type: none"> ➤ Suitable building orientation is encouraged to maximise solar access, hence reduce heating, cooling and lighting energy for all dwellings. 		
9.0 'Boundary Fencing'	DE 5.1 – Front Fencing	<ul style="list-style-type: none"> ➤ Estate fencing erected by the developer must not be altered, removed or modified in any way, without prior written approval from the Armadale Redevelopment Authority. ➤ Front fencing is to be constructed of materials and colours to complement the design of the home and its purpose is to provide a uniform low edge defining the private and public space. ➤ Rear yard and side fencing is mandatory and shall consist of 1.8m high Grey Ridge 'Colorbond' fencing, and/or masonry fencing where specified in the relevant DAPs or <i>Part 2 – Explanatory Section</i> of these Design Guidelines (e.g. fencing to corner lots). 		
10.0 'Landscaping'	DE 6.1 – Verge Planting	<ul style="list-style-type: none"> ➤ All road verges within the Estate are to be planted out with local water wise species. Grass verges are strictly not permitted. 		
	DE 6.2 – Front Yard	<ul style="list-style-type: none"> ➤ All front/side gardens within public view are required to be landscaped: <ul style="list-style-type: none"> a) Generally in accordance with one of four style options under <i>Part 2 – Explanatory Section</i>; and b) within 3 months of completion of the dwelling. 		
	DE 6.3 – Back Yard	<ul style="list-style-type: none"> ➤ Landscaping alongside setback areas (behind the front building line) and within the backyard is at the discretion of the homeowner. Consideration to native and water wise plant species is encouraged. 		
11.0 'Ancillary Structures'	DE 7.1 – 7.10	<ul style="list-style-type: none"> ➤ All ancillary development (sheds, etc) and service areas (bin storage, drying courts etc) and service infrastructure (meters, Air-Conditioning units, Solar Hot Water systems etc) shall generally be screened from public view and/or of colours/materials that complement the existing dwelling. 		

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LC 1727 07/12

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