

Design Guidelines

November 2017



KARMARA
PIARA WATERS

Introduction

Purpose of these Design Guidelines

These Design Guidelines are in place to encourage the best possible housing design outcomes and to reflect the project vision at Karmara. Every lot purchaser is provided a copy of these Design Guidelines when signing their land contract. Please forward a copy to your builder/architect to ensure they are addressed in the design of your new home.

These Guidelines also reflect Cedar Woods' commitment to deliver sustainable communities and will help reduce your home's operating costs.

What happens first?

STEP 1

Decide on your builder, house type and facade. Ensure the builder has a copy of the Design Guidelines.

STEP 2

Complete the Building Design Approval Checklist with your builder as you review the house plans to ensure that all of the Design Requirements are addressed.

STEP 3

Have your builder send the completed (1) Builders Checklist (2) Site Plan (3) Elevations (4) Floor Plans (5) Material and Colour Schedule to Cedar Woods for design approval.

Note: You can send approvals directly to approvals@cedarwoods.com.au

STEP 4

Cedar Woods will review your application to ensure compliance. If your home design complies with the design standards, your plan will be approved and returned to you.

If your house design requires changes in order to comply with the design requirements, Cedar Woods will provide written advice detailing the areas of non-compliance and return the application to your builder for amendment and resubmission. Cedar Woods and/or your builder may be able to suggest ways to ensure compliance.

STEP 5

Lodge your Cedar Woods approved house design to your local government for building approval.

Application Requirements

The application requirements listed below allows Cedar Woods to thoroughly assess your house design to ensure that it achieves the best possible outcome for you and achieves the vision for Karmara.

All applications must be sent to:

Cedar Woods Properties Ltd
PO Box 788
WEST PERTH WA 6872

Or via email: approvals@cedarwoods.com.au

Important Notes

- Cedar Woods' Design Guidelines approval process does not constitute a local government planning or building license approval.
- Applications must contain all the required information as identified in the section 'Application Requirements'. Cedar Woods will not accept incomplete applications.
- Design approval will only be granted to an application as a whole. Conditional (partial) approval may only be granted where the colour selection remains to be made
- Design approval will only be granted in relation to the information that is detailed on the plans or otherwise submitted in your application. Any and

all changes to an approved plan or additional detail will need to be submitted to Cedar Woods for approval.

- In the case of a possible conflict between two or more standards, Cedar Woods will assess the outcome of such a conflict on its merits and general consistency with the intent of the Design Standards.
- The decision to approve an application is based on compliance with the Design Standards at the sole discretion of Cedar Woods.
- Prior agreement with the landscape design principles is required as part of your application. Qualification for Cedar Woods' free front

landscaping package is dependent on Cedar Woods' appointed landscape contractors confirming that these principles are complied with in your final landscape package.

Relationship to Local Government Planning

These Guidelines do not replace or override, but should be read in conjunction with, the statutory planning requirements of the City of Armadale, including its town planning scheme, local planning policies, any Detailed Area Plans / Local Development Plan, the Residential Design Codes and such other planning controls which may apply.

Builder Checklist for Design Approval

To apply for Design Approval, please complete and return the following form and attachments to: approvalsWA@cedarwoods.com.au

In accordance with the conditions of the Contract of Sale and Karmara Design Guidelines entered into with Cedar Woods, I hereby seek approval to the design and materials proposed to be used for the building as set out hereunder:

Applicant

Name

Phone **Email**

Address

..... **State** **Postcode**

Landowner

Name

Phone **Email**

Address

..... **State** **Postcode**

Property Details

Lot **Street Number**

Street name

Declaration

Signed **Date**

Print name

All statements made in this application are true and correct. Applicants must demonstrate compliance with all the Design Guidelines in order to be eligible for fencing and landscaping rebates.

1. Facade Features

Is your facade articulated, (ie not flat) and contain a minimum of one of the following features? - refer page 6

Yes
 No

- Verandah (minimum depth 1.2m x 3.5m)
- Covered Portico/Porch extending from facade (1.2m deep)
- French doors
- Contrasting rendered or face brick sills
- Gable/s
- Timber or Steel features
- Blade wall
- Archway

2. Facade Materials

Does your design include the primary material for the façade as render, single brick, HardiePlank™ or any other materials considered by the developer based on merit. With the facade contrast feature to a min of 10% and max of 25% from the materials below? - refer page 6

Yes
 No

- Single or 2c face brick
- Raw timber, such as recycled timber or sleepers
- Tiles - metal or timber look
- Cladding - timber or stone
- Corroded steel look finish
- Corrugated iron
- Rammed earth
- HardiePlank™ weatherboard

Note: Two render colours do not comply

3. Windows

Are all windows on the front facade clear glazed and of a pleasing proportion? - refer page 7

Yes
 No

- Awning
- Casement
- Sliding

4. Roof

Is your roof either a standard hipped roof with a minimum pitch of 25 degree?

Yes
 No

OR

A skillion design?

Note: Roof materials shall be corrugated (ie Colourbond) or roof tiles in colour tones that match approved colour palette. Plain zincalume roof cover is not permitted.

5. Door (Front)

Is the front door visible from the street and include any type of glazing or include a sidelight?

Yes
 No

6. Corner Lots

- Is it a corner lot? Yes
 No – Go to question 7
- Does the rendered finish continue to the secondary street to at least 1.5m? Yes
 No

7. Garages and Carports

- Is your garage and/or rear lane way carport made of the same material as the residence, and is the garage incorporated into the main building? Yes
 No
- Is the garage set back a minimum of 500mm from the front of the home. This does not include verandah, porch, blade walls etc? Yes
 No

8. Driveway and Crossover

- Does the driveway and crossover include one of the following materials in a colour to complement the dwelling?
 Yes
 No
 By owner after handover
- Brick paving
 - Exposed aggregate
 - Limestone

9. Letterboxes

- If installing a letterbox it should be a pier format in a colour and material to complement the dwelling and guidelines. Note: Novelty letterboxes are not permitted
 Yes
 No
 By owner after handover

10. Utilities

- The following utilities are not to be on front elevation:
 Yes
 No
- Bin storage
 - Meter boxes
 - Air conditioning units
 - Satellite dishes
 - Radio masts
 - Solar hot water units

All applications must include:

- (1) Builder Checklist
- (2) Site Plan
- (3) Elevations
- (4) Floor Plans
- (5) Material and Colour Schedule

All applications must be sent to:

Cedar Woods Properties Ltd
 PO Box 788
 WEST PERTH WA 6872
 Or via email: approvalswa@cedarwoods.com.au

Design Guidelines

1. Façade Features

To create interest and give your home character, the façade must be articulated (not flat) and include a minimum of one of the following features:

1. Verandah (minimum depth 1.2m x 3.5m)
Wrap around for corner lots preferred
2. Covered Portico/Porch (minimum 1.2m)
3. French doors
4. Contrasting rendered or face brick sills
5. Gable/s
6. Natural reclaimed timber or steel features encouraged to blend with the Karmara style
7. Blade wall
8. Archway

Features which serve a purpose are encouraged; planter boxes are not considered to be a feature.



2. Façade Materials

To provide visually interesting facades we require that a combination of materials be used.

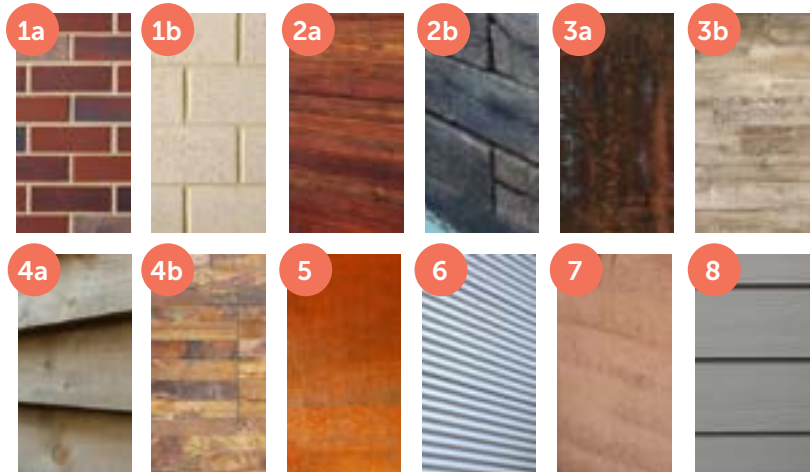
The primary material for the façade shall be render, single brick, HardiePlank™ and other materials considered by the developer based on merit.

The façade should include a contrast feature to a min of 10% and max of 25% from the materials below:

1. Single or 2c face brick
2. Raw timber, such as recycled timber or sleepers
3. Tiles – metal or timber look
4. Cladding – timber or stone
5. Corroded steel look finish
6. Corrugated iron
7. Rammed earth
8. HardiePlank™
9. Other materials considered by the developer based on merit.

The façade colour palette is included to keep the estate looking consistent.

The façade excludes the roof, gutter, downpipes, windows, brick planters and the garage door.



Facade - Primary



Facade - Highlights

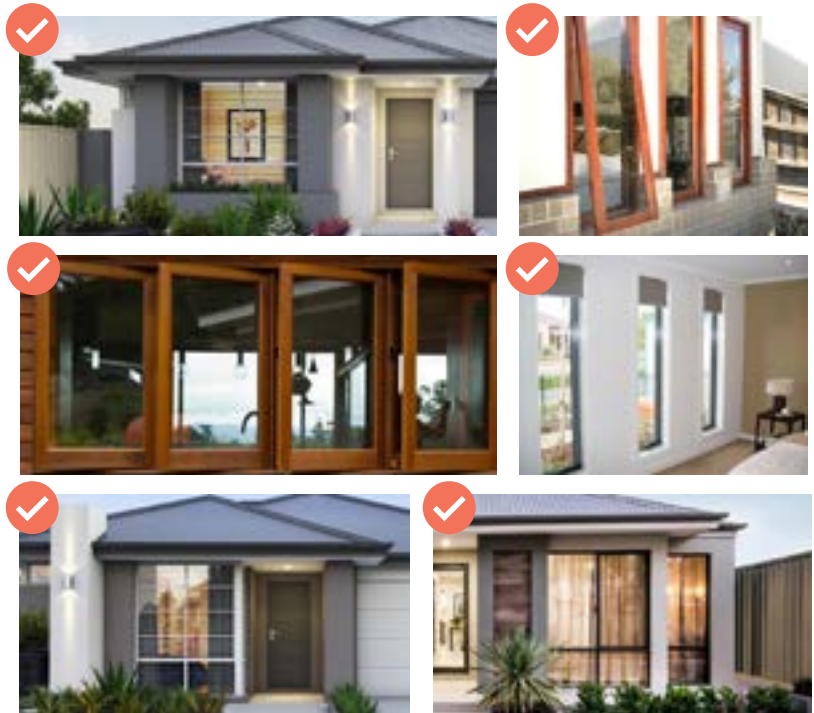


3. Windows

All front windows must be clear glazed and to be of a pleasing proportion, they can be rectangle or square in shape.

1. Awning
2. Casement
3. Sliding

Note: Roller shutters are not permitted on the front facade windows.



4. Roof Height

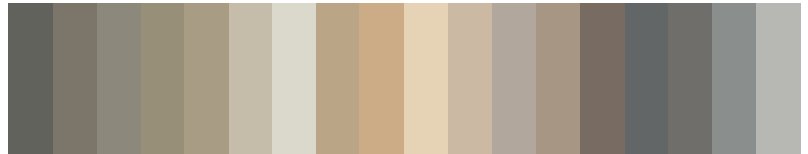
Where a sloped roof is proposed, the roof visible to the street(s) must be a minimum 25-degree pitch for the main roof. Gables are permitted within the roof scape.

A skillion roof is permitted. There must be a visible overhang to the skillion roof. A flat topped parapet wall to a sloped roof behind is permitted where the roof is fully concealed from the street(s).

Note: Roof materials shall be corrugated (ie Colourbond) or roof tiles in colour tones that match approved colour palette. Plain zinalume roof cover is not permitted.

Plain zinalume roof cover is not permitted.

Colours - Colorbond



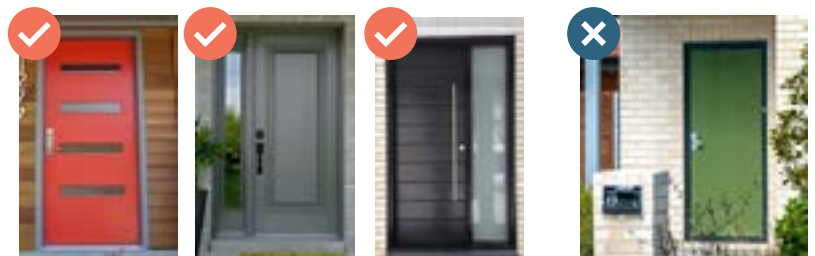
Colours - Roof Tiles



5. Doors (Front)

Front entry doors are required to include any type of glazing or to include a sidelight. This provides passive surveillance to the front of the home.

The exception are lots which are 7.5m or less, where a defined path to the entry door will suffice.



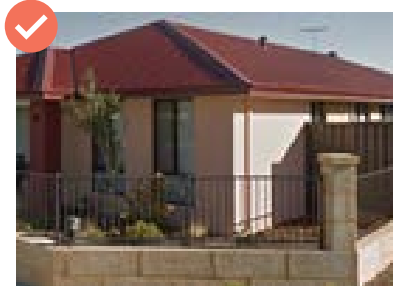
6. Corner lots

Ideally a feature, such as the ones listed under Façade Features, must be used to address the secondary street.

If a rendered finish is on the primary street then the render needs to continue to the secondary street up to 1.5m. This will improve the secondary streetscape and will enhance the appeal of the estate.

Fences on corner lots are to finish up to rendered feature.

Meter boxes should, where possible, be located on the side opposite the corner, unless this is a zero lot wall. In this instance the meter box can be positioned at a minimum of 500mm from the front corner.



7. Garages and Carports

Except on laneway lots, a garage must be incorporated into the main building and include a fitted sectional door in a colour to complement the dwelling.

The garage is to be setback at least 500mm behind the house front not including porches, verandahs, blade walls or any other features

Carports are permitted for laneway lots only and shall include a solid garage door.



Garage should not be level with house.

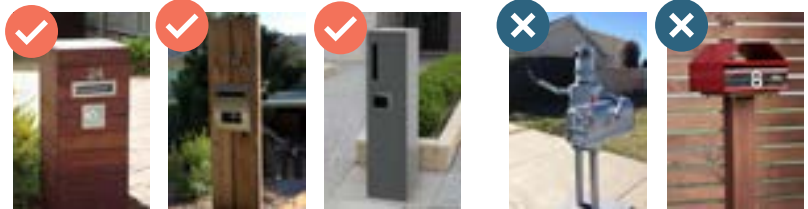
8. Driveway and Crossover

The driveway and crossover shall comprise of brick paving, liquid limestone or exposed aggregate and finished in materials and colour tones to complement the dwelling appearance unless otherwise approved by Cedar Woods. Grey or coloured concrete to driveways or crossovers are not permitted.



9. Letterboxes

The letterbox shall be designed and finished in materials and natural colour tones to complement the dwelling appearance. Pier format letterboxes are encouraged and novelty letterboxes are not permitted.



10. Outbuildings, Utilities and Facilities

Outbuildings, sheds, meter boxes, bin storage areas, drying areas, air conditioning units, solar hot water systems, satellite dishes, TV antennae and radio masts are not to be visible from the street/s unless designed to complement the dwelling or concealed from view through use of appropriate screening.

Where a rainwater tank is visible from the front street, it must be incorporated well into the design or appropriately screened. Preference is for solar panels to be located out of view from the front of the street, where feasible. Structures greater than 25 square metres shall be constructed in the same materials and finishes to match the house.



Fencing and Landscaping

Cedar Woods provides front landscaping and side and rear fencing (excluding side gates or fencing between the house and side fence) to compliant designs. The landscaping provided excludes any 'hard' landscaping materials such as paving, planter boxes, or ornamental features.

Owner installed fencing to the front of the home is permitted but must be visually permeable from 900mm to 1.8m high to allow for passive surveillance.

The colours and materials are to complement the dwelling, while still maintaining the feel of the estate.



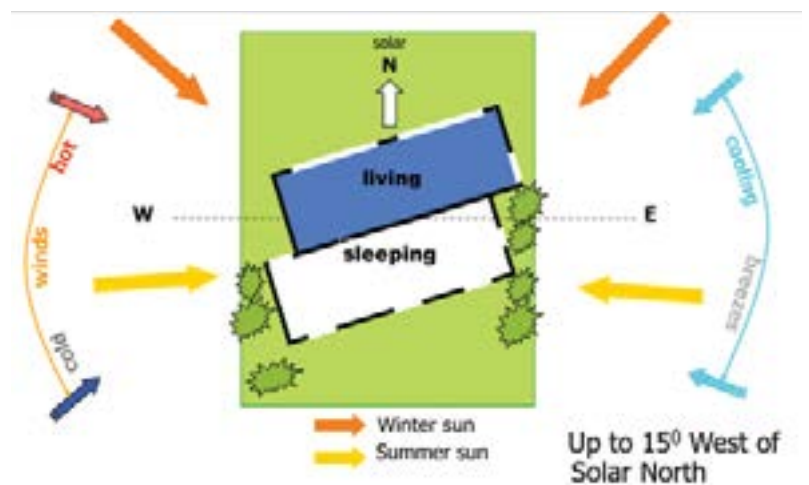
Additional Design Considerations

Ask your builder about some other additions such as the ones below. These will cost a little more up front, but the potential savings could save you much more in the medium to long term. These items are not mandatory at Karmara but are included for your consideration only.

Climate responsive design

The cheapest way to ensure your home is energy efficient is to lay it out right. This should not add cost to your home – select a house plan which meets as many of the following elements as possible from the following list.

- Living rooms to be on the north facing side of the dwelling. If the lot faces north-west to north-east, then the living rooms can be on the east or west sides
- Bedrooms on the southern side of the dwelling
- Alfresco areas or patios to be on the east or west sides of the dwelling
- Utility rooms, store rooms, bathrooms and garage/carports to be situated on the east and west sides of the dwelling as much as possible
- Windows minimised (e.g. not to the floor) on the east, west and south sides of the dwelling or larger windows to have e-glass, double glazing or similar
- Larger windows to have awnings, deep eaves (450mm+), e-glass, double glazing or similar
- Windows to be maximised on north facing walls
- Ensure roof insulation extends to the eaves
- Use wall insulation
- Ensure breezes can flow through the home
- Tiles, linoleum or concrete floors encouraged to north or west facing living rooms
- Plant gardens which will protect the windows in summer and allow the sun in through the winter.



Renewable Energy

Renewable Energy takes advantage of nature systems, most commonly the sun, for the production of electrical energy and water heating. Incorporating an appropriately sized photovoltaic PV system and solar water heater to match your home and family’s needs can go a long way to offsetting much of your energy demand over the year. Key renewable Energy elements include:

- Photovoltaic (PV) system
- Solar (with gas or electric booster) or Heat Pump hot water system.



In-Home Energy Efficiency

In-home energy is a significant part of your total energy consumption. Choosing efficient appliances such as fridges and washing machines, and fixtures (such as ceiling fans and air-conditioners) can significantly reduce your energy bills.

Peak load is the increased demand for electricity mainly during summer between 3pm and 9pm. This occurs when most people are at home using multiple appliances such as TVs, computers and air conditioners. You can reduce your peak load demand by including smart meters and having peak load control devices fitted to fixtures and fittings.

Key Energy Efficiency elements include:

- Energy efficient, peak smart air conditioners
- Ceiling fans to living areas and bedrooms
- Energy efficient lights – LED or fluorescent (CFL’s)
- Automatic lighting sensors



Water Use and Efficiency

Alternative Water and Water Reuse

The installation of alternative water systems can significantly reduce your water bill as well as preserve water availability for the future. Harvesting and the reuse of rainwater can greatly reduce scheme water use. The best use of rainwater is to have the tank plumbed directly to toilet flushing and for cold water to the washing machine. Greywater systems reuse laundry and shower water for garden irrigation.

Key Alternative Water and Water Reuse elements include:

- Rainwater tank plumbed to laundry and toilets
- Grey water system to irrigate garden areas



Liveability

Liveable or safe and accessible homes are designed and fitted-out to allow ease of access and use for all people, including those with limited mobility, the aged, people suffering injuries and children.

Key Liveability elements include:

- Level, well illuminated entry
- Accessible, well illuminated car parking and pathways
- Wide doorways and passages (minimum 820mm wide)
- Accessible toilet and bathroom with semi recessed hand basin and hobless (step-free) shower Minimum open flooring of 1.6m x 1m in the toilet and 2.3 x 2m in the bathroom
- Lever door handles
- Power points no lower than 30cm from the floor



Additional initiatives

Additional methods to reduce the long term sustainability include:

- thermal performance exceeding the BCA minimum 6 star requirement;
- use of framed construction with light weight cladding (less embodied energy, better thermal performance, higher recyclable content and reduced footings compared with brick construction); or
- inclusion of ancillary accommodation to increase the design life of the building and make it more adaptable to the changing needs and circumstances of the occupants

Enquiries

If you have any enquiries, please contact us via:

Phone 1300 295 829

Email approvalswa@cedarwoods.com.au

Disclaimers

Cedar Woods reserves the right to amend these Design Standards over time to reflect changes in development, construction practices and planning regulations. Cedar Woods reserves the right to apply, enforce, vary or waive any of the requirements if on balance the application embodies the objectives of the design principles and conforms to the contemporary Australian architectural vision.

In the event that Cedar Woods allows a dispensation from

the Design Standards, the dispensation will neither set a precedent nor imply that the approval will be repeated.

The purpose of images and illustrations contained within this document is to illustrate the Design Standards they apply to only. In the case that an image or illustration does not fully comply with the Design Standards this will not over-ride the wording or intent contained within this document, and approval for same will not be granted.

Acknowledgements

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