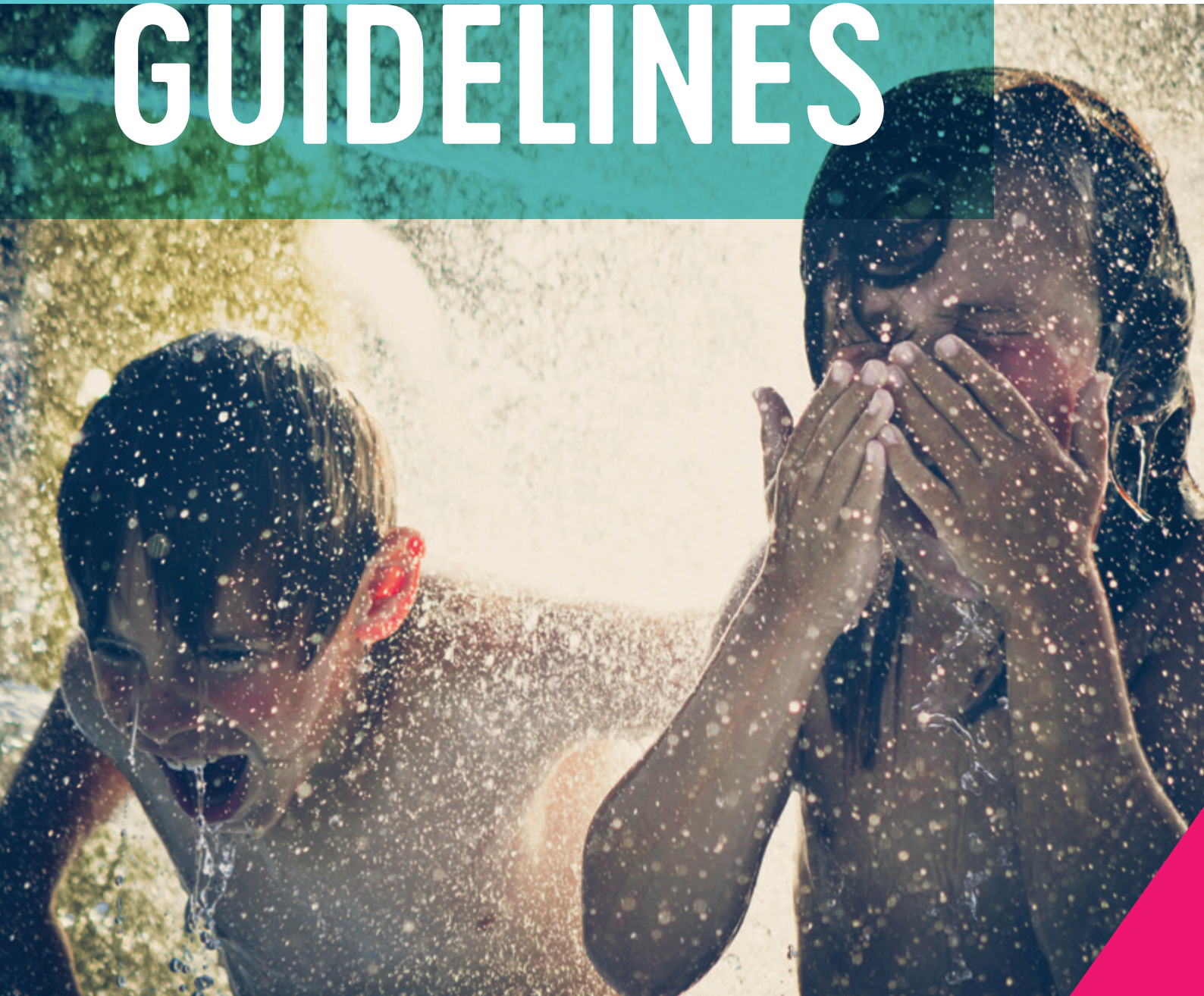


DESIGN GUIDELINES



M A D O X

by mirvac

THE VISION

Welcome Home.

Madox Piara Waters will be an urban playground for all; including the young and the young at heart. Come play in a neighbourhood driven by modern, timeless design.

Get to know the neighbourhood.

Building a community starts with you; and at Madox, we're building a great one. So, we've written a few guidelines to follow. They'll make sure you come home every day to an attractive, unified streetscape, and a house that fits right in.

These guidelines have been prepared to protect your investment in the community. We suggest you stick to the guide, however Mirvac may approve a design that varies slightly from these guidelines.

RELATIONSHIP TO LOCAL GOVERNMENT

Compliance with these Design Guidelines forms a contractual requirement of purchasing land within Madox by Mirvac. Approval regarding your compliance to these Design Guidelines, must be sought from Mirvac prior to applying for any council approvals and/or building your home.

These Design Guidelines are separate from, and additional to, any application made to obtain a Building Permit from the City of Armadale.

Further provisions of the Building and Construction Codes, Residential Design Codes, Local Structure Plan, Detailed Area Plans, Local Development Plans or other Statutory Planning Documents may apply in addition to these requirements. All of which are subject to the interpretation and approval of The City of Armadale / others.

Where definitions are not provided in this document the definition in the current Residential Design Codes will apply.

1. DESIGN ELEMENTS

1.1 For lots which have a single street frontage, the following will need to be addressed:

- 1.1.1 The main entry door or defined entry structure and approach, must be clearly visible from the street;
- 1.1.2 Homes shall incorporate at least one habitable room window overlooking the primary street and/or public reserve where identified by the seller;
- 1.1.3 The elevation must be articulated through the inclusion of a minimum of one of the following integrated feature elements:
 - veranda with a separate roof and supporting posts, pillars or piers;
 - entry feature such as a portico (min 1 pier/post), masonry gateway wall or entry pergola;
 - balcony;
 - projecting blade wall (minimum 500mm in width projecting at least 300mm above the eaves);
 - built-in planter box (at least 1m in length) minimum 2 courses above finished floor level;
 - roof feature such as a gambrel, end gable, panel clad spandrel to a skillion roof; and/or
 - window hood/canopy.
- 1.1.4 Main windows must be of a square or vertical proportion and consistent in shape and style. Minor horizontal windows can be used in feature or minor wall sections only.

1.2 For lots located on a corner, the following must apply

- 1.2.1 Primary elevation materials/colours must continue to the side return fence location to provide consistency in street front elevation appearance;
- 1.2.2 Provide passive surveillance of all street front boundaries by including a window opening to a habitable room that has a clear view of the street; and
- 1.2.3 Where designs utilise the secondary street as the primary frontage (subject to The City of Armadale approval), by locating both the vehicular and pedestrian access points on the secondary street, both of the street front elevations will be required to meet the design guideline requirements for primary elevations.

1.3 Garages Driveways and Storage

- 1.3.1 An enclosed car space/s must be provided;
- 1.3.2 Carports are permitted however shall be fitted with a remote controlled sectional door facing the street and set back 0.5m behind the main dwelling;
- 1.3.3 Garages/carports are to be constructed under the main roof in construction materials consistent with the dwelling;
- 1.3.4 Driveways and crossovers may not be constructed of gravel, asphalt or grey concrete;
- 1.3.5 Driveways and footpath crossovers shall be constructed prior to occupancy;
- 1.3.6 The removal of street trees to install driveways and crossovers is not permitted;
- 1.3.7 A 90mm diameter storm water pipe must be provided under the driveway to allow for future irrigation;
- 1.3.8 Bin storage areas are to be provided, and must be concealed from public view. This can be achieved by either adding suitable storage areas within garages whilst maintaining the minimum vehicle parking requirements or providing usable access to a screened area either behind the garage or the wing fence either side of the dwelling.
- 1.3.9 The garage must be setback behind the main dwelling.

1.4 Roofs

- 1.4.1 Pitched roofs 24.5° minimum roof pitch (minor integrated roofs such as verandas may be lower).
- 1.4.2 Skillion roofs 5° minimum roof pitch.
- 1.4.3 Flat roofs are permitted
- 1.4.4 Minimum 350mm overhanging eaves must be provided to all elevations (garages, carports and open structures such as alfrescos are exempt). Exclusions are also permitted for zero lot walls, feature walls with/without minor window openings, non-habitable rooms, elevations facing south (excluding primary elevations) and walls which do not include windows.

1.5 Fencing (all heights measured above Natural Ground Level)

- 1.5.1 Front fencing as viewed from the street or a public space must not be higher than 0.9m and must be at least 50% visually permeable above 300mm high. Materials and colours must be consistent or complementary to the primary street elevation's finishes.
- 1.5.2 Where 1.2.3 applies all street front fencing must meet the requirements of 1.5.1
- 1.5.3 Side fencing (on common boundaries) forward of dividing fences is only permitted if accompanied by front fencing and must be no higher than 0.9m and at least 50% visually permeable above 300mm high. Materials and colours must be consistent with or complementary to the primary street elevation's finishes.
- 1.5.4 Return and dividing fences (side and rear) must commence 0.5m minimum behind the building line and must be Colorbond colour Shale Grey.
- 1.5.5 Fences on the secondary street boundary of a corner lot must be set back at least 3.0m from the corner truncation (or to a line prescribed by existing developers fencing), constructed of Colorbond colour Shale Grey (unless otherwise approved by Mirvac) and be a maximum of 1.8m high
- 1.5.6 Existing feature estate fencing on any lot installed by Mirvac cannot be altered without Mirvac's prior permission.

2. COLOURS AND MATERIALS (FAÇADE)

- 2.1 Two colours/shades and two materials must be used on the primary elevation (excludes colours and materials used on the roof, windows and any doors); and
- 2.2 Light/neutral base colours are encouraged to be used on the primary elevation. Primary colours may be used but not as the dominant colour. Mirvac reserves the right to not approve any colour if their use is not in keeping with the balance of the estate.

3. MISCELLANEOUS

- 3.1 Outbuildings are not to be visible from the street/s unless screened or designed to complement the dwelling.
- 3.2 Drying areas, rainwater tanks, air conditioning units, solar hot water systems, satellite dishes, TV antennae and radio masts are not to be visible from the street/s. Photovoltaic panels due to their orientation requirements are exempt.
- 3.3 Meter boxes are not to be visible from the street/s unless they are painted to match the adjacent wall colour.



