



harrisdale  
green

# Design & Building Guidelines



## DESIRED CHARACTER/VISION

Harrisdale Green has been designed to create a very attractive and amenable residential and mixed use neighbourhood with a town centre at its doorstep and regional open space as its backyard. The residential lots are of varying sizes and have been designed to encourage dwellings that are sustainable and draw reference from the surrounding environment through the use of colours, materials and design.

The new release at Harrisdale Green presents the opportunity to create a high quality and contemporary living environment where homes are designed to create attractive streetscapes, build a strong sense of community and to be energy and water efficient.

Innovative contemporary design that has minimal impact on neighbours and incorporates the sustainable development principles of these guidelines is encouraged. Gardens should incorporate local and native plant species that complement the overall image of the estate.

The objectives of the guidelines are:

- To produce a high quality, contemporary and aesthetically pleasant living environment;
- To incorporate the principles of passive solar design, energy and water conservation into the design of dwellings;
- To encourage the use of native species, drought tolerant plants and climate responsive design in landscaping;
- To provide safe and convenient access for pedestrians, cyclists and vehicles;
- To encourage safety and security.

The guidelines aim to give Harrisdale Green a strong identity and protect your investment in your new home.

## APPROVAL PROCESS

You must submit your plans to Cedar Woods Properties for approval before you obtain a Building Permit or commence construction. Please submit your plans to Cedar woods with a completed Harrisdale Green Building Approval and Design Guidelines checklist available at [www.harrisdalegreen.com.au](http://www.harrisdalegreen.com.au). The plans will be reviewed for compliance with the Design Guidelines. Details of this procedure can be obtained by contacting Cedar Woods.

This process has been designed to minimise any delays and ensure that all houses meet a required standard. All applications must be submitted in accordance with the attached checklist. Plans involving departures from these guidelines:

- May be approved by Cedar Woods conditionally or unconditionally if, in its opinion, the application satisfies the objectives of the guidelines; or
- May be rejected by Cedar Woods.

## SITE PLANNING

### Site Plan

A Site Plan is required to be submitted to Cedar Woods with the building plans for your home as part of the assessment for building approval. Floorplans and elevations must be to a scale of 1:100. The Site Plan must be to a scale of 1:200 and should identify opportunities and constraints relevant to the site. It should influence the design of your home so that it complements the character of the estate and minimises any negative impacts on the amenity of adjoining neighbours. Typical considerations in the preparation of the Site Plan include:

- Site features and topography
- Solar orientation
- Prevailing winds
- Existing and proposed ground levels
- Existing service and access locations
- Views and vistas
- Proposed floor levels and position of proposed window and door openings of your home.

## Solar Access and Energy Efficiency

All dwellings are required to comply with the following guidelines:

- Maximize the extent of windows facing North with suitable eaves (minimum 600mm including fascia and gutters) and / or pergolas that allow winter sun to enter the dwelling and prevent direct sun entering in summer
- Minimise the extent of windows facing east and west and provide adequate shading devices such as awnings, eaves (minimum 600mm including fascia and gutters) or pergolas
- Utilise cross ventilation through the appropriate location of dividing walls, internal and external doors and opening windows
- Locate living areas facing north where practical to maximize winter sun exposure
- Achieve 6 star thermal energy rating in the design of your home.
- Installation of a hot water system that has a minimum of 5 star energy rating or is a solar HWS (either gas boosted or electric boosted with a timer)
- Locate outdoor courtyards to face north where practical and adjacent and connected to living areas

All dwellings are encouraged to comply with the following guideline:

- Installation of a 1.5kW photovoltaic renewable power supply system on the roof of the home

*Note: A Cash Rebate will be provided by Cedar Woods if the photovoltaic system is installed with the construction of the home within 18 months of settlement. This is in addition to fencing and landscaping provided.*

## Water Efficiency

All dwellings are required to comply with the following guideline:

- Installation of waterwise garden.

*Note: This is provided by Cedar Woods to the front of the home (and side verge for corner lots) as part of the land purchase if homes are constructed within 18 months of settlement.*

All dwellings are encouraged to comply with the following guideline:

- Installation of a rainwater tank, approximately 3000 litres in capacity, plumbed into the main toilet and laundry of your home. An alternative size rainwater tank will be considered where site conditions are restricted.

*Note: A cash rebate is provided by Cedar Woods if the rainwater tank is installed with the construction of the home within 18 months of settlement.*

## BUILDING DESIGN

### Building Appearance/Streetscape

The appearance of the dwelling from the street should be articulated to provide visual interest and street outlook.

This can be achieved through the use of:

- A mixture of colour, texture and materials
- Elements such as verandahs, or eaves, gables, porticos and windows
- Dwellings should enable “eyes on the street” for passive surveillance of all street frontages from habitable rooms
- Verandahs to the street frontage
- Balconies or windows overlooking the street for 2 storey dwellings.

### Openings

Indoor and outdoor areas should be linked through large openings. The use of sliding, bi-folding or large double doors for this purpose is encouraged.

All dwellings are required to comply with the following guidelines:

- The front elevation of the home is to include:
  - At least one room facing the primary street with a minimum external wall height of 28 courses, OR;
  - Windows and doors fronting the primary street are to have an area of wall above the opening of 300mm
  - Windows to toilets and bathrooms should not be visible from the street.

## Materials

Building materials have the potential to significantly impact upon the overall character of the area. It is important that the materials utilised reflect the desired character as outlined in Section One. A minimum of two building materials is required including:

- Masonry
- Rendered construction
- Limestone
- Feature stone or brick
- Metal sheeting (custom or mini orb)
- Cedar cladding
- Painted fibre-cement sheeting or weatherboard

No one material should comprise more than 80% of the front elevation excluding windows and garage doors.

All driveways and crossovers are to be constructed of segmented pavers or other alternate materials if approved by the vendor. Grey concrete driveways are not permitted.

## Setbacks and Height

Setbacks are generally controlled by the City of Armadale with reference in particular to the Detailed Area Plans for Harrisdale Green and the WA Residential Design Codes.

Unless otherwise approved by Cedar Woods and the City of Armadale, the level of the site is not to be varied by more than 200mm from the finished level of the site (ie at the time development works are completed and title has issued).

Unless otherwise stated, a building height of 2 storeys is permitted.

Where a 2 storey dwelling is proposed, overshadowing and overlooking of the adjoining property should be minimised.

## Roof Form, Materials and Colour

The design of your roof makes a major contribution to the character of the area and your home. Roofs which are visible from the street or public areas shall be pitched with a minimum angle of 25 degrees. However, Cedar Woods may, at its discretion, permit a skillion or curved roof of a lower pitch where the applicant can satisfactorily demonstrate that the roof is an integral part of a passive solar design and has

the required overhang according to such principles with respect to north facing windows.

Minor roof elements such as verandahs and window awnings may be reduced to a pitch of 15 degrees.

The use of gables, raised porches, porticos and dormer windows are encouraged to provide greater interest and character to the front of your home.

Roofs are to be of corrugated metal sheet and to be of a light colour. Black or dark grey colours are not permitted.

## Corner Sites

Corner sites tend to be the most prominent in the neighbourhood. Those dwellings located on corner sites and at end of laneways should:

- Address both street frontages.
- Incorporate at least one window from a habitable room addressing the secondary street.
- Incorporate verandahs, roof gables, recessed panels or other features to provide visual interest to both street frontages
- Provide feature landscaping.

## Indoor/Outdoor Interaction

All dwellings are to include windows and door openings that ensure good visual connection between public and private spaces.

Balconies and verandahs should be designed to accommodate furniture and provide a comfortable, usable space to reinforce the sense of openness and neighbourliness.

## Laneways

Back fences and gates should be visually permeable where possible. Planting that grows through the fencing to soften the appearance of the laneway is encouraged.

Windows facing onto laneways, which are appropriately shaded and comply with building regulations, are encouraged.

## Fencing

Uniform fencing may be provided by Cedar Woods to boundaries of lots abutting selected roads and Public Open Spaces which may differ from the guidelines. Where uniform fencing is provided by Cedar Woods, it may not be removed, altered, marked, damaged or allowed to fall into a state of disrepair by the lot owner.

Where fencing of the front boundary is to be constructed by you it shall be:

- Constructed of painted tubular steel or metal and/or masonry that matches the front façade of the dwelling
- A maximum height of 1200mm and be at least 50% visually permeable.

Fencing to corner sites must maintain an interactive street frontage for at least the first 4m from the minimum front building setback line.

Side boundary fences between properties are to be Colorbond fencing with a height of 1.8 metres. Cedar Woods will provide these fences if homes are completed within 18 months of settlement.

## Garaging and Access

All dwellings must, as a minimum, include a double carport with sectional door. This shall be designed as follows:

- Carports must accommodate at least 2 vehicles (minimum area of 30m<sup>2</sup>) and be incorporated under the main roof of the dwelling (unless a secondary road frontage is available) and must be enclosed with a roller door
- Carports must be constructed out of the same materials as the dwelling
- No open carports are permitted
- Roof pitch to be the same as the main dwelling
- The style of garage is to complement the design of the dwelling
- Trailers, caravans and boats stored on the property must be screened from view of the street.

## Colour

All colours to the external front façade of the home are subject to approval by Cedar Woods in its complete discretion. Neutral colours are preferred as the dominant colour with highlight colours to be used for trims.

## OTHER CONSIDERATIONS

### Site Services

- Bin storage areas, clothes drying areas and sheds must not be visible from the street
- All piped and wired services are to be concealed from view from the street
- Meter boxes must not be placed on the front façade of the dwelling
- Air conditioning units and solar hot water systems are to be of a similar colour to the roof or building material and are not to be located above the peak ridge of the roof of the main building. They should be located so they are not visible from the street or public areas. Split solar hot water heaters are encouraged with the storage unit located in the roof space or on the ground and concealed from view from the street.

### TV Antennae, Satellite Dishes & Radio Masts

TV antennae, satellite dishes and radio masts should either:

- Be built within the roof space, or
- Be located towards the rear of the building out of view from the street; and
- Be located with due consideration for neighbours; and
- Avoid unnecessary extensions of height.

### Outbuildings

Outbuildings less than 8m<sup>2</sup> may be constructed of galvanized iron, timber or fibre cement and must be screened from public view. Larger outbuildings should be built in the same materials and colours as the main dwelling.

### Landscaping

All garden areas within public view are to be completely landscaped within 3 months of occupation of the residence and shall be maintained thereafter by the purchaser in a neat and tidy manner. All properties will be provided with a specified street tree by Cedar Woods and these shall be maintained by the property owner.

For further information please call **1300 315 679** or visit **[harrisdalegreen.com.au](http://harrisdalegreen.com.au)**