

These Design Guidelines form part of the Haynes Park Estate covenants and apply to all dwellings constructed within the estate. Compliance with these Guidelines is mandatory unless otherwise approved in writing by Haynes Park Estate

1. Garages, Driveways and Storage

- 1.1. Except on laneway lots, all dwellings must include a double garage accommodating a minimum of two (2) vehicles with a minimum internal area of 30m².
- 1.2. Garages must be integrated into the main dwelling and fitted with a sectional door in a colour complementary to the dwelling.
- 1.3. Garages must be setback a minimum of 500mm behind the dwelling front, excluding porches, verandahs and architectural features.
- 1.4. Carports are permitted on laneway lots only and must accommodate two vehicles and include a sectional door.
- 1.5. Driveways and crossovers must not be constructed of gravel, asphalt or plain grey concrete.
- 1.6. Approved driveway finishes include brick paving, exposed aggregate concrete or limestone.
- 1.7. Driveways and crossovers must be completed prior to occupancy.
- 1.8. Crossovers and garage levels must comply with City of Armadale requirements.
- 1.9. A 90mm stormwater pipe must be installed beneath the driveway for future reticulation.
- 1.10. Bin storage areas must be provided and concealed from public view.

2. Roof and Ceiling height

- 2.1. Increased plate height of 30c to front elevation (27c external eave height).
- 2.2. Pitched roofs must have a minimum pitch of 25 degrees (excluding minor integrated roofs).
- 2.3. Skillion roofs must have a minimum pitch of 5 degrees.
- 2.4. Minimum 350mm overhanging eaves must be provided to all elevations (garages, carports and open structures such as alfresco's are exempt). Exclusions may also be permitted for zero lot walls, feature walls with/without minor window openings, nonhabitable rooms, elevations facing south (excluding primary elevations) and walls which do not include windows.

3. Colours and Materials – Front Façade

- 3.1. Where more than two adjacent dwellings are constructed by the same builder/owner, façades must show variation while maintaining a complementary palette.
- 3.2. A maximum of 25% exposed 1c face brick is permitted on the front façade.
- 3.3. Rendered façades must include at least two colours or a contrasting feature material.
- 3.4. Approved materials include render, masterwall, weatherboard, stone or other materials approved by Haynes Park Estate.
- 3.5. Light neutral base colours are encouraged. Bright or primary colours may only be used as highlights.

4. Entry and Street Interface

- 4.1. A front porch or portico is mandatory.
- 4.2. The main entry door must be clearly visible from the street and incorporate glazing or a sidelight.
- 4.3. At least one habitable room window must face the primary street.

5. Windows

- 5.1. Front façade windows must be clear glazed and rectangular in proportion.
- 5.2. Acceptable window types include awning, casement and sliding windows.
- 5.3. Roller shutters are not permitted on primary or relevant secondary street elevations.

6. Fencing, Landscaping and Retaining walls

- 6.1. Front and rear landscaping, plus side and rear boundary fencing, with side gates or return fencing as required by the developer.
- 6.2. Boundary fencing will be Woodland Grey in colour and 1.8 metres high.
- 6.3. Retaining walls visible from streets or public spaces must use materials matching those installed by the developer. Precast concrete panel & post retaining walls are not permitted.
- 6.4. The front landscaping of the land (including the verge area) must not be allowed to fall into a state of disrepair or disorder or to be in a condition that has not been maintained to a reasonable standard. For corner lots, all landscaping at the front of the land and on the part of the land facing the secondary street (including all verge areas) is also subject to this requirement.
- 6.5. Street trees on the land or within the estate of which the landforms part must not be removed or damaged (or permitted to be removed or damaged).
- 6.6. Where the construction of the dwelling or crossover on the land cannot be undertaken without the relocation of any street tree on the land, the street tree and root barrier must be relocated at the Buyer's sole expense, to the satisfaction of the Seller, to ensure the survival of the street tree.

7. Miscellaneous

- 7.1. Services, tanks, air conditioning units, antennae and drying areas must not be visible from the street.
- 7.2. Meter boxes must be screened or colour matched to the adjacent wall.
- 7.3. Letterboxes must be of pierstyle construction. Novelty letterboxes are not permitted.
- 7.4. Enclosed, nonhabitable structures such as storage sheds are only permitted where visible from Eighth Road, Wollaston Avenue or public open space if attached to the dwelling and constructed of the same materials as the dwelling. Unenclosed nonhabitable structures such as gazebos, patios and pergolas are exempt from this provision.

8. Sustainability Initiatives

- 8.1. Applicants are encouraged to exceed minimum BCA 7Star energy efficiency requirements.
- 8.2. Lightweight construction methods and ancillary accommodation are encouraged.

9. Design Application Requirements

All applications must include:

Builder Checklist Site Plan Floor Plan Elevations Material and Colour Schedule.

Applications must be submitted to info@haynesparkestate.com.au.