

Building Guidelines

Better thinking. Better living.



Introduction

Welcome to the Building Guidelines for Banksia Grove. These guidelines have been prepared to assist new residents to better understand the value of good home, fencing and landscaping design.

As the developers of Banksia Grove we are committed to ensuring:

- All homes are built to a high quality;
- The streetscape for both minor and major roads are safe and attractive;
- All fencing is constructed to a quality standard;
- All landscaping is well designed;
- Banksia Grove has a strong community pride where residents feel a sense of worth;
- That streets, parks and playing fields are attractive and have a focus on recreation and safety.



The vision

In order to ensure a high standard of construction and to encourage home design excellence in Banksia Grove these Guidelines set out the minimum standards and conditions under which residential development within the estate will normally be approved.

No item in these Guidelines shall be taken to alter in any way the responsibilities of owners and builders to comply with the requirements of the Residential Planning Codes 2002 (R Codes), the Building Code of Australia and any Council bylaws and policies that apply to development on a lot.

Status

These Guidelines may be amended prior to settlement as a result of modifications required by the City of Wanneroo. The Seller will advise the Buyer of any changes to the Guidelines prior to settlement.

Developer

The developer is Banksia Grove Management Pty Ltd (BGM).

Approval process

Prior to any plans being submitted to the City of Wanneroo under the normal building approval procedures, the full set of plans and specifications must be emailed for approval to:

LWP Property

Attention: Carly Bird

Email: buildingplans@lwpproperty.com.au

Plans or specifications submitted to BGM must show materials and colours proposed for all major building elements sufficient to enable BGM to assess conformity with the Guidelines. BGM will peruse such plans for compliance with the applicable restrictive covenants, development conditions and the Guidelines and if BGM considers the plans comply, BGM will return an approved set of plans to the applicant.

No development shall be commenced on any lot without the plans and specifications having been approved in writing by BGM.

Zoning

The land is zoned 'Urban Development' under the City of Wanneroo Town Planning Scheme No. 2. The general density coding pursuant to the R Codes is R30 to R60.

Use of property

The carrying out of any repairs or restoration of any motor vehicle, boat, trailer, aircraft or any other vehicle is prohibited unless screened from public view.

The completed residence must not be used for display purposes without the written approval of the Seller or BGM.

Owners must not permit any rubbish disposal containers (bins) on the lots to be visible from any public street or thoroughfare except on days allocated by authority for rubbish collection from the lots.

Owners must not park commercial vehicles including trucks, buses and tractors on the lots greater than 3 tonnes or longer than 6 metres, unless within a garage or when used during the normal course of business by a visiting tradesman.

Owners must not store or permit to be stored, any boats, caravans and camper trailers on the Lot unless in accordance with the provisions of the relevant town planning scheme and stored in the rear yard.

Garage/Carports

All dwellings constructed must incorporate a minimum of a double carport or double garage, unless in accordance with the requirements of the R Codes.

These must be built of the same materials as the residence and in the case of a carport must be integrated with the design of the house. The posts of the carport must be constructed from the same materials as the house.



Incorrect: Brick walls with metal posts



Correct: Rendered walls with rendered posts

Materials

Walls: External walls must be constructed in concrete, clay bricks, limestone or other masonry materials, finished in face brick or appropriately coloured render, unless otherwise approved.

Roofing: Clay or concrete tiles, 'Zincalume' or 'Colorbond' metal roofing are acceptable.

Front Facade

Homes are to use a balanced combination of materials in the primary facade facing the street, which may include timber, Hardiflex, 'Colorbond' and 'Zincalume' to the satisfaction of BGM.



Two distinctive different wall colours



Contrasting wall materials

The front facade must be distinctive and have a minimum of two different wall materials or wall colours and should have one or more of the following features:



Feature wall with contrasting painted walls and interesting window detail

Arches: An arch of any appropriate shape on the front facade of the dwelling. This feature may be to part of a veranda, balcony or portico and should be supported by corbels or well proportioned columns; or



Feature portico with attractive columns



Contrasting feature walls and modern verandah



Contrasting colours and incorporated feature bollards

Timber and Cladding: Timber or weatherboard to be stained or painted and comprise no less than 10% of the wall area of the front elevation.



Gable with feature timber panelling

Gable: At least one gable or gablet on the street elevation; or

Other: Owners/builders may submit for consideration to BGM an alternative façade design, providing they contain a distinctive architectural feature.



Contrasting painted walls and feature bollards



This house does not meet the design guidelines. Let's work together to ensure Banksia Grove has a vibrant, attractive and colourful streetscape for all residents to enjoy

Street Tree

At Banksia Grove we've taken our commitment to creating a green, leafy environment further than just front landscaping to all homes.

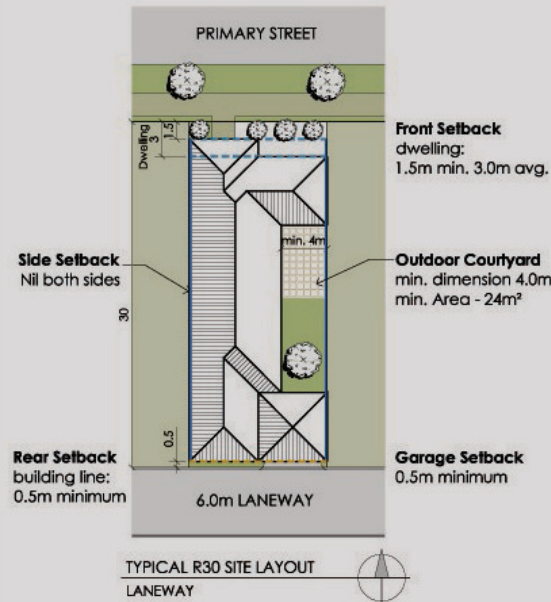
In addition, every home also comes with its very own street tree. We ask that all home owners look after their street tree to ensure the long term beauty of Banksia Grove. It's also a great way to do your bit to help the environment and reduce your carbon footprint.



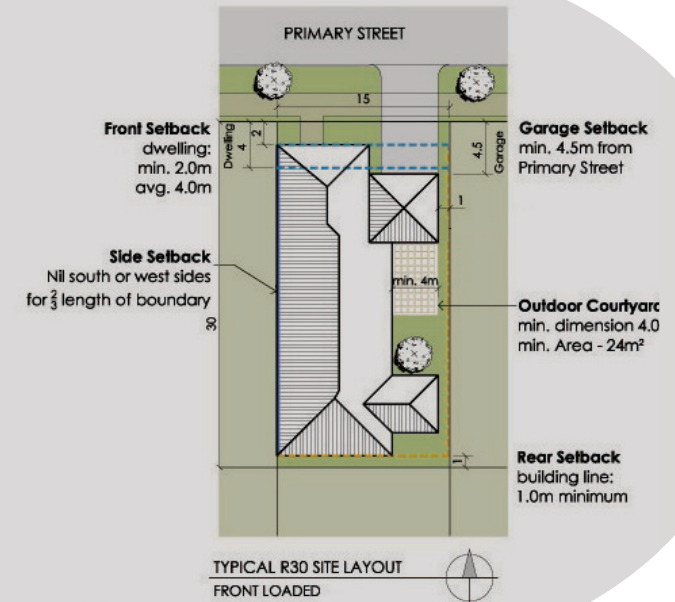
Agreed Local Structure Plan

Owners must comply with the Agreed Local Structure Plan. The Agreed Local Structure Plan means the structure plan lodged with the City of Wanneroo and Western Australian Planning Commission relating to the subdivision in which the lot forms part.

The provisions of the R Codes relating to the Agreed Local Structure Plan area can be varied in accordance with Banksia Grove R Codes Variations.



Traditional Lot (R30) setbacks when access from rear laneway

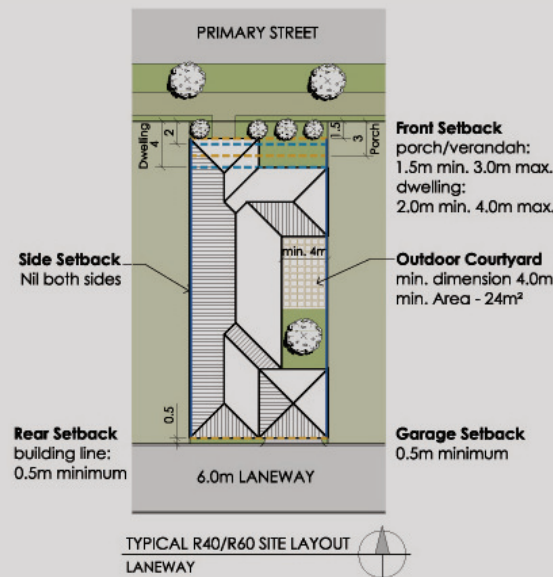


Traditional Lot (R30) setbacks when access from front

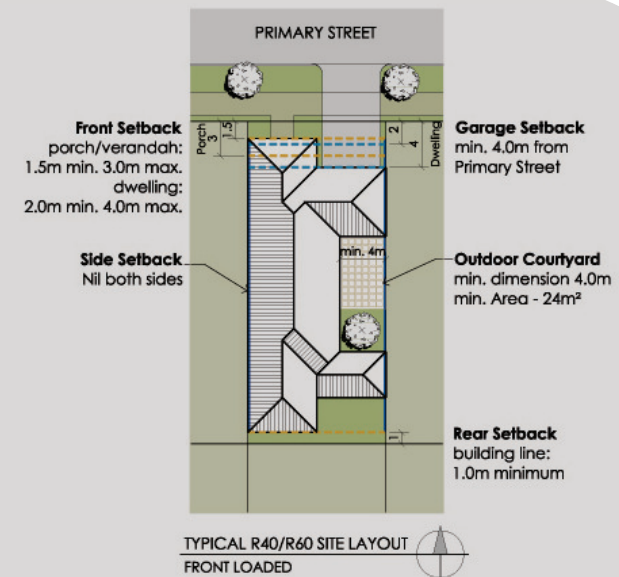
Setbacks

All setbacks, except where detailed in the Agreed Local Structure Plan and the Guidelines, shall be in accordance with the provisions of the R Codes.

A garage and carport can be constructed on any boundary (zero lot line) as a right.



Cottage Lot (R40/R60) setbacks when access from rear laneway



Cottage Lot (R40/R60) setbacks when access from front

Air Conditioning / Solar Hot Water Units / PV Cells / TV Aerials

Air conditioning units may not protrude significantly above the ridgeline of the dwelling and must be of similar colour to the roof. Solar hot water units must be integrated with and match the roof profile of the home. Television aerials must be located in the roof void (between the roof and the ceiling) so they are not visible from the road or public open space.



Clothes Hoists and Rain Water Tank

Clothes hoists, washing lines and rain water tanks shall be screened from public view and must not be visible from the street or public open space.

Orientation

The best orientation of your home is with the living areas facing north, with little or no obstructions blocking the winter sun. To achieve the design goal of optimal energy efficiency, north/south facing walls should be 1.5 to 2 times longer than the east/west facing walls.

This allows a reasonable access to the winter sun from the north of the home whilst reducing the exposure of walls and windows to the early morning and late afternoon sun, which can cause heat gain.



Boundary Fencing Package

Arrangement and installation of the boundary fencing for the lot must be completed prior to occupation of the main dwelling. Contact Banksia Grove on 9481 1633 for your fencing application form.

Access

No dwellings shall be constructed on a lot unless they are oriented to face the principal road with the exception of a group dwelling as defined in the R Codes and a dwelling on a corner lot. If a cottage lot with laneway, all vehicular access to the lot must be exclusively from the rear laneway servicing the lot.



Cottage lots vehicle access is from the rear

Driveways

Driveway access to the garage or carport is to be a maximum 6m wide and is to be completed at the same time as the residence and before occupation.

All driveways must be surfaced with either:

- Brick paving
- Coloured limestone
- Coloured or textured concrete
- Or any other material approved by BGM.

A 45 degree visibility splay must be kept clear from the access road entry of each side of the garage or carport.



Roofs and roof pitch

All roofs must have a minimum pitch of 25 degrees unless otherwise approved. Attics which are wholly contained within the roof space are not defined as a storey and are not included in any calculation of plot ratio or floor area.



We thank you for your assistance in maintaining the high standard of home design, landscaping and streetscape in Banksia Grove.

For more information contact the Land Sales Manager

Phone: (08) 9485 1100

Banksia Grove Land Sales Office
Blossom Way, off Joondalup Drive,
off Elderiana Link Banksia Grove

**Open Monday, Saturday
and Sunday 12-5pm,
Wednesday 3.30-5pm**

www.banksiagrove.com.au

