



 TWO ROCKS

design guidelines

RESIDENTIAL DESIGN GUIDELINES

“THE REEF” AT TWO ROCKS

Element 1: Streetscape

1.1 All dwellings shall have a minimum internal floor area exclusive of verandahs, garages and other enclosed areas in accordance with the following:

- Laneway Lots 200 m²
- Corner Laneway Lots fronting Open Space/Montebello Boulevard 200 m²
- Traditional Lots fronting Open Space/Montebello Boulevard 200 m²
- Corner Traditional Lots 180 m²
- Traditional Lots 180 m²

1.2 Vertical emphasis shall apply as follows:

- Laneway Lots, and Corner Laneway Lots fronting Open Space/Montebello Boulevard - Two Storey is compulsory - single storey with a loft does not qualify as Two Storey but a loft in a Double Storey dwelling is acceptable
- Traditional Lots fronting POS/ Montebello Boulevard - Double Storey is permitted. Single Storey is permitted if approved by the project developer
- Corner Traditional Lots - Two Storey is encouraged. Lofts will only be permitted if approved by the project developer
- Traditional Lots - Single or Double Storey is permitted

1.3 Dwellings on corner lots shall address each street front with at least one opening on each floor (where more than single storey) from a habitable room clearly visible from the street. Where dwellings front both Montebello Boulevard and Public Open Space, both street frontages must be addressed with use of verandahs, balconies and windows.

Element 2: Landscaping

2.1 The following minimum area of open space shall be provided in accordance with the following table:

- Laneway Lots 45% of lot area (R30 Density Code)
50% of lot area (R25 Density Code)
- Corner Laneway Lots fronting POS/Montebello Boulevard: 45% of lot area (R30 Density Code)
50% of lot area (R25 Density Code)
- Traditional Lots fronting POS/Montebello Boulevard 50% of lot area
- Corner Traditional Lots 50% of lot area
- Traditional Lots 50% of lot area

- 2.2 Verge landscaping shall be provided by the project developer in accordance with project design principles. Landowners will be responsible for maintenance of verges, street trees and estate fencing.
- 2.3 A front landscaping voucher shall be provided by the project developer in accordance with the contracts of sale.

Element 3: Setbacks

- 3.1 Setbacks to front (Primary Street) shall be in accordance with the following:
- Laneway Lots
 - Minimum 4m, Maximum 5.5m – at least one portion of dwelling on 4m line (R30 Lots)
 - Minimum 4.5, Maximum 7.5m – at least one portion of dwelling on 4.5m line (R25 Lots)
 - Corner Laneway Lots fronting POS/Montebello Boulevard
 - Minimum 4m, Maximum 5.5m - at least one portion of dwelling on 4m line
 - Minimum 4.5, Maximum 7.5m – at least one portion of dwelling on 4.5m line (R25 Lots)
 - Traditional Lots fronting POS/ Montebello Boulevard - Minimum 3m with average 6m
 - Corner Traditional Lots - Minimum 3m with average 6m
 - Traditional Lots - Minimum 3m with average 6m
- 3.2 Where a lot is located on a corner, the setback to the Secondary Street shall be in accordance with the following:
- Cnr Laneway Lots fronting POS/ Montebello Boulevard - Minimum 1.5m
 - Corner Traditional Lots - Minimum 1.5m
- 3.3 Side boundary setbacks shall be in accordance with the R Codes
- 3.4 The upper storey of two storey dwellings shall be setback from the lower storey a minimum of 1m on a minimum of two sides of the dwelling.

3.5 Garage setbacks shall be in accordance with the following:

- Laneway Lots - Minimum 1m from rear laneway with zero lot (Parapet Walls) only permitted on the southern boundary for east-west oriented lots and on the western boundary for north-south oriented lots or in accordance with the laneway garage location plan.
- Corner Laneway Lots fronting POS/ Montebello Boulevard - Minimum 1m from rear laneway with zero lot (Parapet Walls) only permitted on the southern boundary for east-west oriented lots and on the western boundary for north-south oriented lots or in accordance with the laneway garage location plan. Garages shall be provided on the side boundary not fronting a street.
- Traditional Lots fronting POS/ Montebello Boulevard - Minimum 4.5m from Primary Street. Zero lot line (Parapet Walls) shall be permitted only when approved by the project developer.
- Corner Traditional Lots - Minimum 4.5m from Primary Street, 3m from Secondary Street. Zero lot line (Parapet Wall) shall only be permitted fronting Secondary Street on the side/rear boundary.
- Traditional Lots - Minimum 4.5m from Primary Street. Zero lot line (Parapet Walls) shall be permitted only when approved by the project developer.

Element 4: Building Walls

- 4.1 Single Storey dwellings shall be constructed of double masonry. Double Storey dwellings shall be double masonry at ground level but may be double masonry and/or brick veneer at the second storey. Allowable construction materials shall include: limestone, limestone look brick, clay brick, rendered bagged or painted brickwork. No red/ochre brick shall be permitted.
- 4.2 Feature materials shall only apply to a maximum 50% of the façade. Permitted feature materials shall include: timber, timber look weatherboard cladding (fibre cement sheeting), custom or mini orb sheeting, stone or neutral brick cladding.
- 4.3 The primary street façade of all dwellings shall be diverse in finish, using either colour or material elements. The use of at least one feature material is encouraged. A colour chart is attached. The colour chart is a guide and variation of colours within the same colour range is permitted.

Element 5: Garage/Access

- 5.1 All dwellings must comprise a double enclosed garage with a minimum area of 36 sq m that can accommodate two motor vehicles side by side.
- 5.2 The garage may be either free standing or connected to the house, but must be constructed predominantly of the same materials as the house. The colour of garage doors should be compatible with the house and project theme. A colour chart is attached. The colour chart is a guide and variation of colours within the same colour range is permitted subject to the project developer's approval.
- 5.3 Trailers, caravans and boats stored on the property must be screened from view of the street and the laneway, behind a garage door or wall, and must not be parked in the laneway to obstruct vehicular access.

Element 6: Roof

- 6.1 Allowable roof materials shall comprise the following:

- Metal Roofs : corrugated longspan/custom orb
- Clay Tiles : Marseille, Vienna, Swiss or other such styles in a flat profile

Cement roof tiles shall not be permitted.

- 6.2 Black, dark grey, red/ochre/orange coloured roofing shall not be permitted. A colour chart is attached. The colour chart is a guide and variation of colours within the same colour range is permitted subject to the project developer's approval.
- 6.3 The principal roof visible to the street and/or open space shall have eaves of a minimum 450mm unless otherwise approved by the project developer.
- 6.4 Minimum roof pitch shall be in accordance with the following:
- | | |
|---|-----|
| - Single Storey Dwelling on Traditional Lots fronting Montebello Boulevard: Principal Roof: | 35° |
| - Single Storey Dwelling: Principal Roof: | 26° |
| - Double Storey Dwelling: Principal Roof: | 30° |
| - Combination Single/Double Storey Dwelling: | |
| Single Storey Roof Component: | 30° |
| Double Storey Roof Component: | 25° |
| - Other Ancillary Roofs (verandahs/awnings): | 18° |
- 6.5 The use of gables, raised porches, dormer windows, velux skylights and window awnings is supported.

Element 7: Fencing

- 7.1 Primary Street (front) fencing must not be erected other than in accordance with the following:
- Laneway Lots - No fencing shall be allowed.

- Corner Laneway Lots POS/ Montebello Boulevard. - No fencing shall be allowed.
 - Traditional Lots fronting POS/ Montebello Boulevard - No fencing shall be allowed.
 - Corner Traditional Lots/ Traditional Lots - No fencing shall be allowed unless the landowner obtains the project developer's prior written approval to the proposed fencing including the materials to be used and the colours to be used.
- 7.2 Fencing to any Secondary Street boundary must not be erected unless it is constructed with materials that match the architectural style and materials of the dwelling and shall be consistent with any Primary Street fencing.
- 7.3 Fences and gateways on Secondary Street boundaries must not exceed 1800mm in height.
- 7.4 Boundary fencing other than to street boundaries must not be erected by the landowner unless:
- a) it is placed no further forward than the front building setback as ascertained in accordance with Element 3 above; and
 - b) it is constructed from 'Colourbond' and is coloured 'Domain' or a colour that is substantially the same as 'Domain'.
- 7.5 An alternative style/form of boundary fencing to that described in the contract of sale may be provided at the landowner's cost but must be first approved by the project developer in writing.

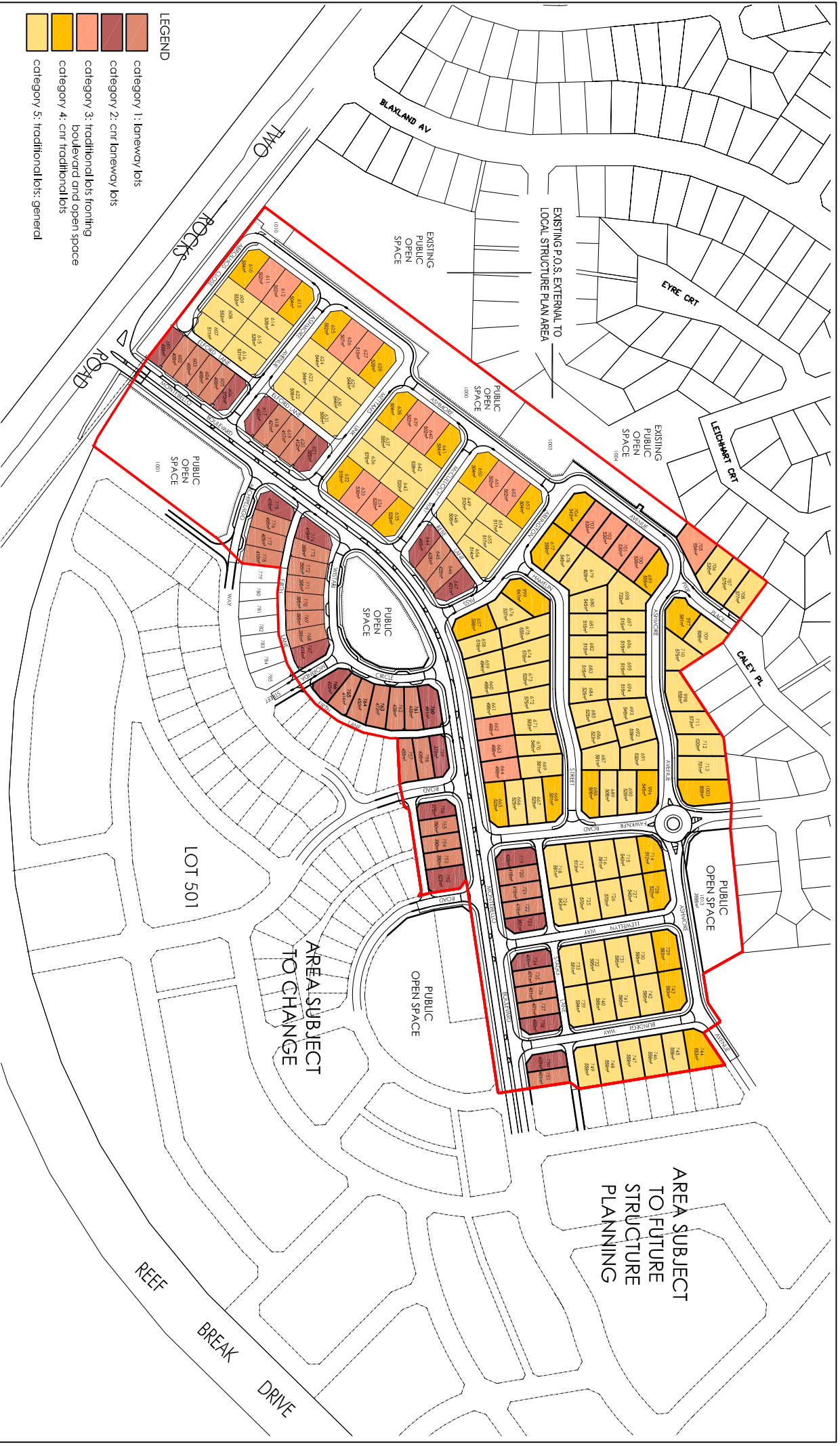
Element 8: Building Height

- 8.1 A maximum ridge height of 9m and maximum wall height of 6m shall apply unless otherwise approved by the project developer.
- 8.2 The minimum wall height (measured from the finished floor to the underside of the eaves) for a single storey dwelling façade fronting a public street or POS shall be 2.6m.

Element 9: Miscellaneous

- 9.1 Round masonry columns, excessive mouldings, scroll work, decorative aluminium lace or lattice inconsistent with the project theme will not be permitted unless approved by the project developer.
- 9.2 Hot water systems and Solar hot water systems are to be visually and acoustically screened where possible.
- 9.3 Roof mounted air conditioners to be hidden from view of any street abutting the dwelling wherever practicable.

- 9.4 Roof mounted TV antennae are not permitted. Roof mounted Satellite dishes may be permitted if approved by the project developer, but only if hidden from view of any street abutting the dwelling.
- 9.5 Bin storage and clothes drying to be screened from the street behind garage or masonry wall.
- 9.6 A compulsory storage area with a minimum storage area of 4 sq m is to be constructed in material to match the house and may be attached or contained within the garage.
- 9.7 Signage of any description will not be permitted without prior consent of the project developer.



- LEGEND**
- category 1: laneway lots
 - category 2: car laneway lots
 - category 3: traditional lots fronting boulevard and open space
 - category 4: car traditional lots
 - category 5: traditional lots: general



DESIGN GUIDELINES PLAN 1

PROPOSED LOT 501 TWO ROCKS ROAD
TWO ROCKS - CITY OF WANNEROO

LOT 501

AREA SUBJECT TO CHANGE

AREA SUBJECT TO FUTURE STRUCTURE PLANNING

EXISTING P.O.S. EXTERNAL TO LOCAL STRUCTURE PLAN AREA

EXISTING PUBLIC OPEN SPACE

EXISTING PUBLIC OPEN SPACE

PUBLIC OPEN SPACE 1000

PUBLIC OPEN SPACE

PUBLIC OPEN SPACE

PUBLIC OPEN SPACE



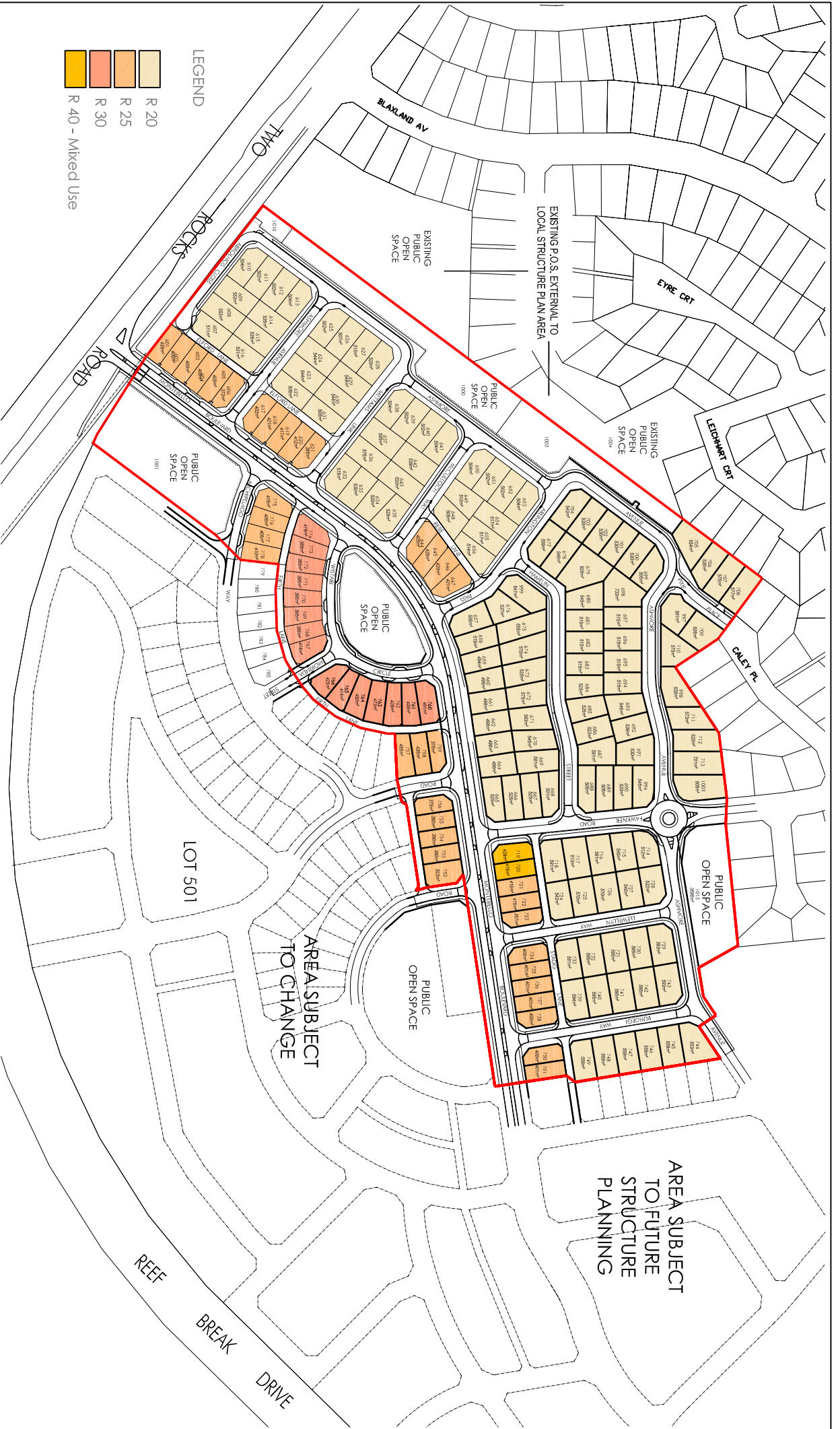
MASTER PLAN
TOWN PLANNING CONSULTANTS

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- LEGEND**
- R 20
 - R 25
 - R 30
 - R 40 - Mixed Use



DESIGN GUIDELINES - PLAN 2

PROPOSED LOT 501 TWO ROCKS ROAD
TWO ROCKS - CITY OF WANNEROO

LOT 501

AREA SUBJECT
TO CHANGE

AREA SUBJECT
TO FUTURE
STRUCTURE
PLANNING

REEF
BREAK
DRIVE



MASTER PLAN

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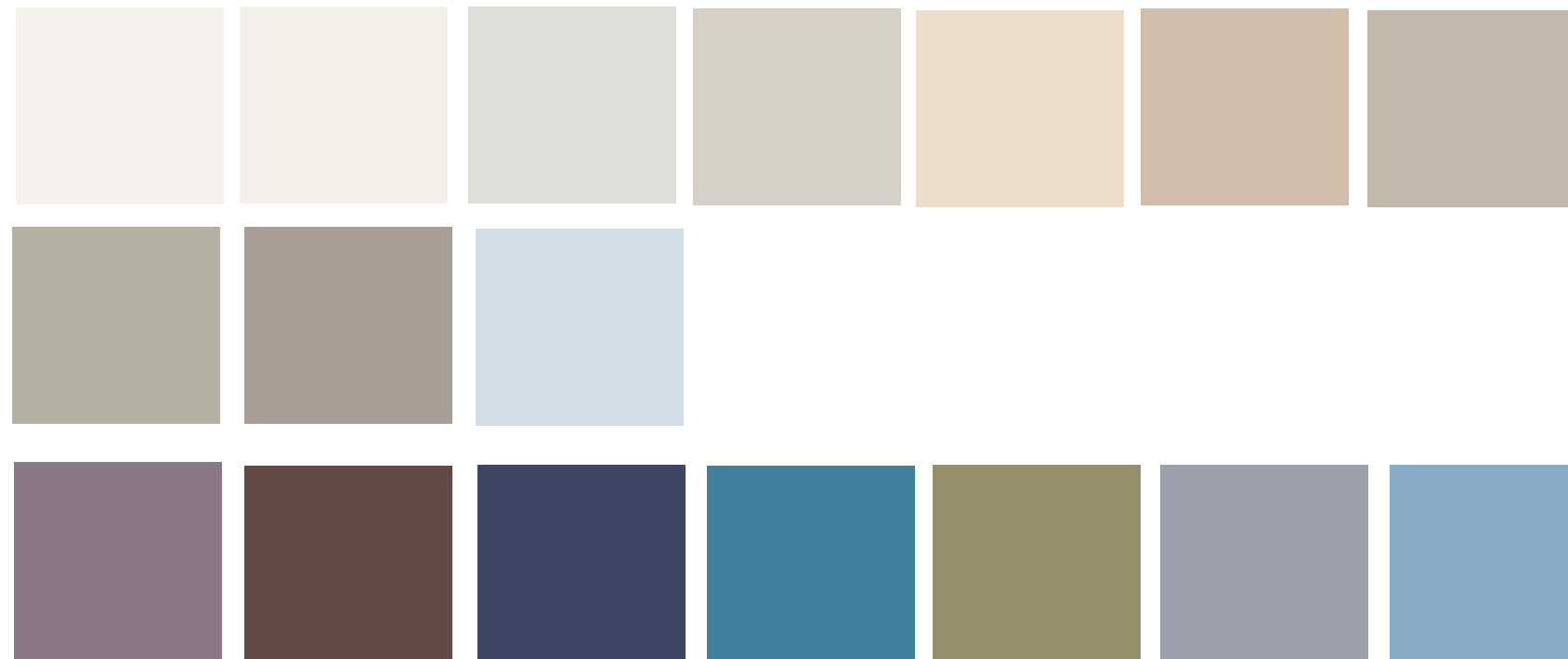
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> INDICATIVE COLOUR CHART TWO ROCKS



> EXAMPLE MATERIALS CHART TWO ROCKS



> EXAMPLE PROMOTED PROJECT HOMES



> EXAMPLE PROMOTED PROJECT HOMES