



Wattle Rise

HAMMOND PARK

WATTLE RISE DESIGN GUIDELINES

The 'Wattle Rise Design Guidelines' form part of your Offer and Acceptance and should be referred to when designing your new home. These design guidelines deliver a cohesive and attractive streetscape throughout Wattle Rise, ensuring a quality estate while not precluding to individual design preferences.

APPROVAL PROCESS

Before lodging your building plans with the City of Cockburn, you are required to obtain 'Design Approval' from the 'Wattle Rise Architectural Committee'. Plans and specifications are to be submitted to buildingplans@aigleroyal.com.au

CHARACTER STATEMENT

Wattle Rise will be an exciting new community where residents can enjoy a connected lifestyle and have access to all the things that really matter. Homes in Wattle Rise are intended to be reflective of contemporary Australian architecture. These design guidelines encourage homes to celebrate the location with verandas, wide eaves, high ceilings, natural ventilation and other solar passive design elements.

COLOUR PALETTE

Colours and materials should respond to Wattle Rise's Mediterranean colour palette. Roof and front wall colours are to be selected from the colour range below.

SUGGESTED ROOF COLOURS



Colorbond Surfmist



Colorbond Evening Haze



Colorbond Dune



Colorbond Windspray

SUGGESTED CEMENT RENDER COLOURS



SUGGESTED FRONT FACADE COLOURS



SUGGESTED ACCENT COLOURS



FRONT FAÇADE

In keeping with the contemporary Australian architectural character of the estate, period reproduction styles are not permitted. Homes should have a minimum of two wall materials or two colours with the secondary colour/material to feature on at least 25% of the front facade. In addition to the two colours/materials, the front façade of your home must also include two of the following:

- Front façade with a minimum of 30 course ground floor plate height.
- Minimum 29 degree roof pitch.
- Well-articulated facade projections mirrored in the floorplan and roof plan. The indentation should be at least a minimum 450mm deep (excluding Garage).
- Entry feature e.g. portico, veranda or gateway.
- Roof feature e.g. gable or gablet.
- Feature material e.g. stone, weather board, recycled face brick
- Other feature element e.g. blade wall, planter box
- Balcony

11M OR LESS FRONTAGE LOTS

For all homes built on lots with a frontage of 11m or less, garages may not protrude forward of the main building line. Front facades must have a minimum 31 course ground floor plate height and a minimum 28 course first floor plate height (31 course preferred).

Light weight construction is permitted for terrace lot homes, subject to the house looking like a traditional build.

DRIVEWAY MATERIAL SPECIFICATION

Driveways shall not be constructed of gravel, crushed limestone, asphalt, grey or painted concrete (stencilled concrete resembling paving may be considered).

ROOF

The roof of all homes require a minimum 24 degree pitch or 12 degrees if skillion. Zinalume roofs are not permitted. In keeping with the contemporary Australian architecture style, roof materials are limited to Colorbond or low-profile tiles. Eaves (450mm deep) are mandatory to the front of the home.

CORNER LOTS

All corner lots are required to address the secondary street for at least the front 4 metres.

GARAGES

Open carports are not allowed, however carports fitted with a remote sectional door will be considered. For lots 450m² and larger, garages must be sized to accommodate two vehicles (double garage).

SERVICE ELEMENTS

All service elements including hot water systems, satellite dishes, bins etc. shall be screened from public view.

SITE LEVEL

Existing site levels should not be altered by more than 200mm. Any retaining walls required as a result of building will not be the responsibility of the Vendor.

FAÇADE DIVERSITY

Where the same builder is building on 2 adjacent or opposite lots the homes are not to look similar.

FENCING

Front fencing is discouraged, however if a front fence is to be installed, it must be visually permeable above 1.2m with piers no greater than 1.8m high.

Only (Dune from the Colorbond Range) capped Colorbond fencing or similar capped metal fencing, approved by the Vendor, can be installed to the boundaries of the Property, (excluding areas forward of the building line).



FENCING BONUS

Eligible homes at Wattle Rise are entitled to a fencing bonus. To be eligible for the fencing bonus, your home design must be approved by the Vendor and built in accordance with the approved design within 12 months of settlement.

The Fencing Bonus includes all side and rear fencing. Side dividing fencing will extend up to the front building line. For corner lots, the side fencing on the secondary street will stop short of the building line by 4 meters.

You will be responsible for installing all return panels/gates of the fence.

FRONT LANDSCAPING BONUS

Eligible homes at Wattle Rise are entitled to a front landscaping bonus. To be eligible for the front landscaping bonus your home design must be approved by the Vendor and built in accordance with the approved design within 12 months of settlement. Landscaping will only be installed once.

VENDORS DISCRETION

The Vendor reserves the right to approve homes which are not consistent with these guidelines at its absolute discretion. Notwithstanding these guidelines, the Vendor reserves the right to refuse approval to any home design, at its absolute discretion.