



**Apsley**

BY QUBE

## **Apsley Design Guidelines**

2019

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## 1.1 Welcome to Apsley

Apsley is a community that celebrates the boldness of new beginnings. Like the pioneers who first farmed the land and the explorer for whom the community is named, Apsley brings together the energy and optimism of a new adventure, with the promise of a lifestyle that's seamlessly connected to nature.

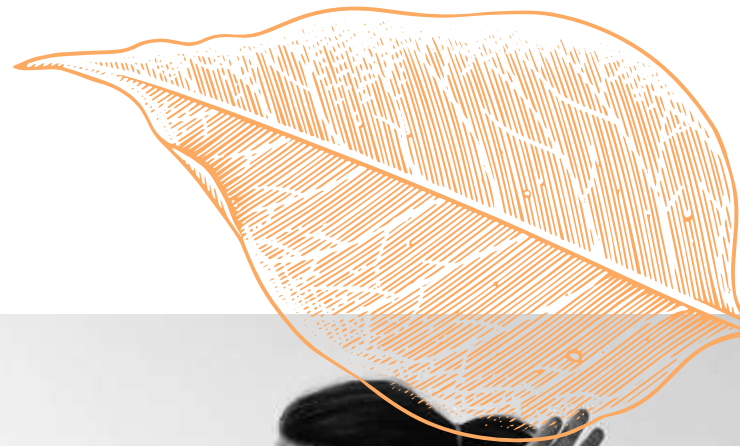
You don't have to venture far to find everything you need. Located less than half an hour from Perth and Fremantle, Apsley is surrounded by established amenities like shopping centres, schools, health services, parks, sports facilities, natural bush and nature reserves.

Here in Apsley, we want you to make more than a home, we want you to make memories that you'll treasure forever.

## 1.2 Purpose of the Design Guidelines

The Design Guidelines apply to all residential lots within Apsley and will help you and your chosen architect or builder to design a high quality home that fits in with the aesthetic of the estate.

The appearance of housing, front yards and verges contribute to community pride and property values allowing you to have confidence in your investment.



# Introduction





## 1.3 How to use the Design Guideline document

The Design guidelines include mandatory elements that must be complied with and recommended design elements you are strongly encouraged to consider.

To ensure your home meets the requirements of the Design Guidelines, your Contract of Sale specifies that you must submit your preliminary design for Developer approval prior to lodging plans with the City of Kwinana. A checklist for mandatory requirements has been included at the end of this document.

## 1.4 Local Development Plans

In addition to these Design Guidelines, Local Development Plans (LDP's) have been prepared over some lots within Apsley. The LDP's set out permissible variations to the Residential Design Codes that have been adopted by the City of Kwinana. Compliance with the LDP is assessed by the City of Kwinana as part of your application for Development Approval and/or Building Licence.

### The LDP's identify requirements for:

- Dwelling orientation;
- Verandas;
- Building setbacks;
- Open Space and outdoor living areas;
- Vehicle access and the location of garages; and
- Outbuildings and other incidental development.

A copy of the LDP should it apply to your lot is provided within your Contract of Sale.

## 1.5 Compliance

Developer Approval ensures all homeowners meet the Design Guidelines mandatory requirements. Compliance with mandatory design measures (Design Requirements) is a contractual obligation. City of Kwinana approval ensures compliance with statutory and policy requirements.

The Design Guidelines must be read in conjunction with Apsley Local Development Plan as approved by the City of Kwinana, Local laws and Policies, Residential Design Codes of Western Australia (R Codes) and other statutory requirements. QUBE does not warrant the City of Kwinana will approve a house plan if it satisfies these Design Guidelines.

## 1.6 Approval Process Flow Chart

The Design Guidelines apply to all residential lots within Apsley and will help you and your chosen architect or builder to design a high quality home that fits in with the aesthetic of the estate.

The appearance of housing, front yards and verges contribute to community pride and property values allowing you to have confidence in your investment.



Applicants must provide the following and should be lodged electronically in PDF format to QUBE's online portal which is accessible via [qubeland.com.au/buildersportal](http://qubeland.com.au/buildersportal)

### Site Plan

Include levels, location of dwelling and garage, boundary setbacks, all fences, retaining walls and other outbuildings or structures.

### Floor Plan

The proposed house design and room layout, including window and door locations, alfresco areas, etc.

### Elevations

Materials and colours schedule for walls, the roof and trims. Ceiling height of front rooms (if single storey) are to be shown as well as roof pitch.

Landowners are responsible for checking whether any of the following items apply prior to design;

- A Local Development Plan
- Geotechnical soil classification (may require special design)
- Existing infrastructure such as retaining walls, fences, utilities, or similar
- Bushfire Management Plan
- Noise attenuation plan



## House Appearances

Designing your home to suit the lot and local conditions will enhance comfort and reduce reliance on heating and cooling. Lower consumption reduces household energy and water costs and provides long term environmental benefits.

## 2.1 Style and Character

Housing should be aspirational and reflect the surrounding natural features. Contemporary trends and sound environmental practices are promoted.

Be inspired by Apsley parklands and streets as you make external colour selections.

## 2.2 The Front Elevation

*The front elevation makes the greatest contribution to maintaining a consistent visual aesthetic across Apsley Estate. It also helps protect your family's asset should you choose to sell in the future. This can be achieved by ensuring that the following requirements are incorporated in the design of your new home.*

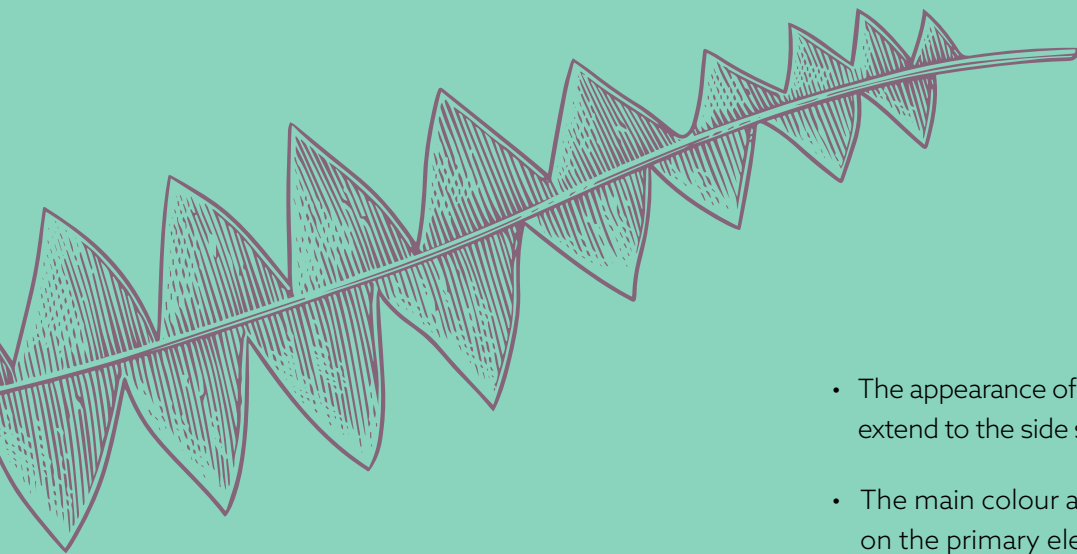
### Mandatory Requirements

- The front of your home must contain the front door and have windows with a clear view of the street. The front door must not be accessed from the garage.
- A veranda, portico or porch must be provided to the front of the house to create an open and welcoming entry for your home. This should be a minimum of 1.5m in depth and have the same design qualities and character as the home.
- At least one of the following architectural elements are to be incorporated:
  - Gable
  - Roof gable (dutch gable)
  - Bay window
  - Balcony
  - Planter box
  - Blade or feature wall
- The front elevation must have eaves with a minimum depth of 450mm, except the garage.
- Include at least 450mm articulation in floor plan and roof plan required for primary elevation (excluding garage for 12.5m frontages and above), however for lots less the garage can be included.
- Include at least two different materials provided each material used comprises no less than 15% of total front elevation wall. (Excluding doors, windows and roof).
- One of the materials (mentioned above) must be provided in the front elevation of your home (excludes door and window treatments, roof and garage doors):
  - Rendered brickwork
  - Feature tiling
  - Stone cladding
  - Timber cladding
  - Other feature approved by QUBE



Individuality, architectural expression and innovation are promoted. Alternative designs will be considered where Apsley vision is maintained. Approval of alternative designs does not set a precedent.





## 2.3 Secondary elevation and corner lots

*Providing “passive surveillance” is an important contributor to people’s perception of their safety and the community’s safety.*

### **Mandatory Requirements**

You will need to consider the following requirements when designing your home:

- The appearance of the front façade must extend to the side street on corner lots.
- The main colour and materials used on the primary elevation must ‘wrap’ around the corner for the portion of the home visible from the street (2m from the side wall forward of the boundary fence) with the same design qualities and character to enhance street appeal.
- The exposed secondary street façade must incorporate at least one window.

### **Encouraged Requirements**

- Verandas extending from the front of the home around to the secondary elevation, and windows that increase neighborhood security are encouraged.





## 2.4 The Roof

*The roof is an important element of your home's architectural character. If designed effectively it will improve the environmental performance of your house, as well as providing space for solar hot water units and photovoltaic panels.*

### **Mandatory Requirements**

To achieve this it must meet the following criteria:

- Skillion roofs to have a minimum pitch of 5 degrees and a maximum pitch of 15 degrees.
- Traditional pitched hip and valley roof form:
  - Lots with a frontage greater than 10m to the primary street - roof form pitched at an angle greater than 22 degrees.
  - Lots with a frontage equal to or less than 10m to the primary street - roof form pitched at an angle greater than 24 degrees.
- Must be constructed in a single material and colour.
- Gutters and downpipes must complement the home.
- Highly reflective roof tops such as ZINCALUME® are not permitted.

### **Encouraged Requirements**

- A light coloured roof is encouraged to reduce solar absorbency and energy usage.
- Coloured pre-finished corrugated metal sheeting and low profile roof tiles are encouraged.

## 2.5 Colours and Materials

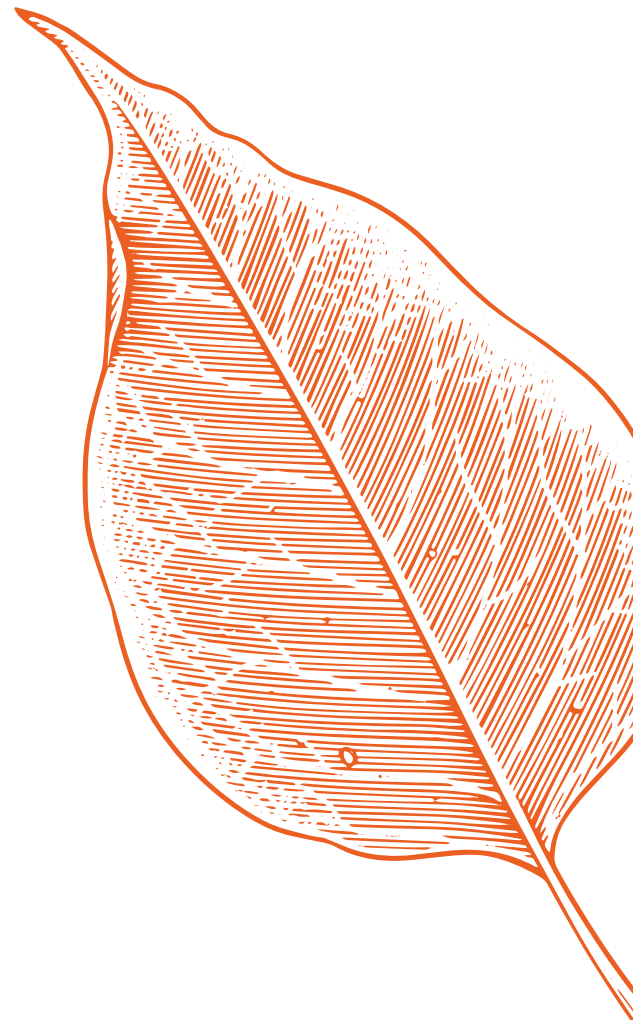
*Colour palette is not restricted and variations in colour and texture are promoted, however tones should be complimentary, take cues from the local landscape and express individuality through carefully chosen accents.*

### **Mandatory Requirements**

- Avoid the use of primary and vivid colours and reflective surfaces.

### **Encouraged Requirements**

- The use of lighter tones is promoted. Bold and dark colours are best used in small sections against a neutral or subdued backdrop.



## 2.6 Crossovers, Driveways and Garages

*Streetscape and security is enhanced through the careful design of your crossovers, driveways and garages.*

### **Mandatory Requirements**

You will need to consider the following requirements when designing your home:

- Your driveway must be constructed from brick paving, liquid limestone or exposed aggregate concrete. Grey or painted concrete is not permitted.
- Public footpaths take priority over private vehicular access therefore driveways must not cut-through paths, unless otherwise mandated by city of Kwinana.
- The location of your garage has taken into account where the crossover and driveway will go to avoid the removal of street trees or conflicts with service infrastructure such as power domes.
- Laying an appropriate pipe under the driveway has been included in your plans to ensure landscape irrigation can be installed.

- Streetscape and security is enhanced when garages are to be setback a minimum of 4.5 metres from the primary street and are not to be forward of the dwelling alignment. Garages are to be setback 1.5m from the secondary street.
- Garages may be forward of the dwelling alignment to a maximum of 1.0m for two storey dwellings.
- Only side by side double garages with a minimum width of 5.4m are permitted. Single garages are not permitted. Triple garages are permitted subject to developer's approval.
- All garages shall be enclosed with a door and installed prior to occupation.
- Car ports are not permitted.

### **Encouraged Requirements**

- Internal garage storage is encouraged.



## 2.7 Laneway lots

*Security is enhanced through the careful design of laneway homes.*

### **Mandatory Requirements**

If your home is located on a laneway lot, you will need to consider the following requirements when designing your home:

- Vehicle access must be from the laneway.
- The garage door must not project into the laneway when opened or closed.
- The front of your home overlooks the adjoining street or park, not the laneway.

### **Encouraged Requirements**

- The laneway elevation should complement the rest of your home, with the same design qualities and character.
- Where possible, provide a major opening from a habitable room to overlook the laneway.

## 2.8 Lot levels, retaining walls and drainage lot pit connections

*Your lot levels and retaining walls have been designed, constructed and certified taking into account site classification and drainage requirements. Therefore it is important for the following to comply:*

### **Mandatory Requirements**

- Lot levels are set as part of estate works and should not be modified by more than 200mm.

- Modifications to retaining walls installed by the Developer are not allowed unless for maintenance or where written approval by the Developer and the City of Kwinana has been granted.
- It is important you pass on this information to your builder when designing your new home.

## 2.9 Fencing and letterboxes

*Security is enhanced through the careful design of laneway homes.*

### **Mandatory Requirements**

- Installing a front fence is not permitted.
- Some laneway lots may have a visually permeable fence provided by the Developer. Modifications to fences installed by the Developer are not permitted unless for maintenance or where approved by the Developer in writing.
- Fencing is not permitted within the front setback area of a lot (including forward extensions of side boundary fencing and fencing on corner truncations)
- Side and rear boundary fencing must be 1.8m high estate Riversand Colorbond fencing. The finish of any side or rear boundary gates should complement the fence.
- Corner lots side fencing must be installed two metres back from the forward most point of the closest wall of your home to the boundary or behind the corner stone pier should your lot have one. Please take this into consideration when selecting the front rooms due to any privacy concerns you may have.

By submitting your plans and gaining the Developer's approval (and meeting the terms and conditions of your contract), will allow you to claim the Apsley estate fencing rebate.

### **Encouraged Requirements**

- Your letterbox should be constructed from materials similar to, or complementary to your home.

## **2.10 Landscaping**

*Well-designed front yard and verge areas can increase privacy, energy efficiency, water efficiency and improve the presentation of your home and your family's asset. Street trees can transform the character of streets and provide numerous environmental and aesthetic benefits, including helping to increase the value of your home.*

### **Mandatory Requirements**

- At Apsley, each homeowner as part of the front landscaping and verge rebate will be provided with at least one mandatory street tree in the verge.
- Homeowners to provide reticulation to verge areas, complete landscaping prior to occupation and continue to maintain lawn and garden areas.

### **Encouraged Requirements**

- Your landscape design and plant selection should respond to local conditions and homeowners are encouraged to consider native and water-wise options.
- We encourage you to plant more trees within your own landscaping.

By submitting your plans and gaining the Developer's approval (and meeting the terms and conditions of your contract), will allow you to claim the Apsley estate front landscaping rebate.





## 2.11 Studios and ancillary accommodation, sheds, outbuildings, plant and equipment

### ***Mandatory Requirements***

- Studios and ancillary accommodation should be constructed in complementary materials and colours to your home.
- Any shed, storeroom, outbuilding or other freestanding structure should be located in your backyard to minimize visibility from adjacent streets, laneways and parks and constructed in materials and colours that complement your home.
- For Corner lots, sheds and outbuildings shall not extend 500mm above fences and shall not be greater than 10sqm in floor area unless approved by City of Kwinana
- Building services such as air-conditioning units, satellite dishes, TV antennae, solar hot water units and photovoltaic panels must be screened from public view or located in the least visibly obtrusive location from adjacent streets, laneways and parks.

- Clothes drying areas must be screened from view from adjacent streets, laneways and parks. They should be well located to access sunlight and breezes.
- Bin storage areas must be screened from view from adjacent streets, laneways and parks. It is recommended to install a water tap adjacent to your bin storage area. Location of bin storage to be indicated on submitted plans.

### ***Encouraged Requirements***

- Photovoltaic panels and solar hot water units should be positioned to access northern and western sunlight and should be integrated with the roof profile of the home and not elevated at any angle to the roof pitch.
- Building services should be finished in a similar colour to the roof and located to minimize potential nuisance, such as noise to neighbouring properties.





# Sustainable Design

A home designed to suit lot and local conditions can enhance comfort, ease household energy and water costs and provide long term environmental benefit.

Information about climate responsive design including solar access, natural ventilation, thermal and water efficiency can be obtained from;

[www.yourhome.gov.au](http://www.yourhome.gov.au)

[www.water.wa.gov.au](http://www.water.wa.gov.au)

Apsley provides good access to natural light, views and cooling breezes. Simple items to consider when planning your home include;

- Orientating important internal living areas such as the kitchen, family room or lounge to have access to northern winter sun
- Protecting north and west facing rooms from summer sun through shading devices, deeper eaves or appropriate plantings
- Where possible placing garages in a western or eastern location to insulate against the summer sun
- Placing window openings to increase natural airflow, particularly through key living spaces
- Zoning internal living and sleeping areas to allow for localised heating and cooling
- Locating hot water systems as close as possible to the kitchen and main bathroom

*QUBE reserves the right to amend Apsley Design Guidelines at any point in time.*







# Glossary



<b>Articulated Façade</b>	Variations to the elevation through projections and indentations in the floor plan and roof.
<b>Awning</b>	A roof structure supported by a frame and located over a window to provide shade.
<b>Corner Lot</b>	A lot with more than one street front boundary.
<b>Corner Truncation</b>	The angular portion of a street front boundary.
<b>Eaves</b>	A roof overhang that provides shading to a wall face.
<b>Elevation</b>	An external wall of any part of a dwelling facing a boundary.
<b>Estate Works</b>	Structures and works undertaken as part of subdivision construction.
<b>Façade</b>	The face of a building, typically the primary street elevation showing its most prominent architectural features.
<b>Front Facing</b>	Any fencing forward of the main building line.
<b>Gable</b>	A triangular top section of a wall on a building with a pitched/skillion roof.
<b>Habitable Room</b>	All living rooms, kitchens, bedrooms, activity rooms and studies.
<b>Main Building Line</b>	Is measured from the front most habitable room on the primary street elevation, not the projection of a feature.
<b>Porch</b>	An overhanging area of roof created through an indentation in the floor plan, usually where a door is located.
<b>Portico</b>	An entry feature with a separate roof and supported by posts, pillars or piers.
<b>Primary Street</b>	The street providing main pedestrian access to the dwelling.
<b>Public View Streets</b>	An area in view from common spaces such as parkland or streets.
<b>R-Codes Planning</b>	Western Australian Planning Commission's Residential Planning Codes.



# Checklist

# Builder Checklist

## House Design

### Front Elevation

- ☐ The front of your home must contain the front door and have windows with a clear view of the street. The front door must not be accessed from the garage.
- ☐ A veranda, portico or porch must be provided to the front of the house to create an open and welcoming entry for your home. This should be a minimum of 1.5m in depth and have the same design qualities and character as the home.
- ☐ At least one of the following architectural elements are to be incorporated:
  - ☐ Gable
  - ☐ Roof gable (dutch gable)
  - ☐ Bay window
  - ☐ Balcony
  - ☐ Planter box
  - ☐ Blade or feature wall.
- ☐ The front elevation must have eaves with a minimum depth of 450mm, except the garage.
- ☐ Include at least 450mm articulation in floor plan and roof plan required for primary elevation (excluding garage for 12.5m frontages and above, however for lots less the garage can be included).
- ☐ Include at least two different materials provided each material used comprises no less than 15% of total front elevation wall. (Excluding doors, windows and roof).
- ☐ One of the following materials (mentioned above) must be provided in the front elevation of your home (excludes door and window treatments, roof and garage doors):
  - ☐ Rendered brickwork
  - ☐ Feature tiling
  - ☐ Stone cladding
  - ☐ Timber cladding
  - ☐ Other feature approved by QUBE

### Secondary Elevation and Corner lots

- ☐ The appearance of the front façade must extend to the side street on corner lots.
- ☐ The main colour and materials used on the primary elevation must 'wrap' around the corner for the portion of the home visible from the street (2m from the side wall forward of the boundary fence) with the same design qualities and character to enhance street appeal.
- ☐ The exposed secondary street façade must incorporate at least one window.

### Roof

- ☐ Skillion roofs to have a minimum pitch of 5 degrees and a maximum pitch of 15 degrees.
- ☐ Traditional pitched hip and valley roof form:
  - ☐ Lots with a frontage greater than 10m to the primary street - roof form pitched at an angle greater than 22 degrees.
  - ☐ Lots with a frontage equal to or less than 10m to the primary street - roof form pitched at an angle greater than 24 degrees.
- ☐ Must be constructed in a single material and colour.
- ☐ Gutters and downpipes must complement the home.
- ☐ Highly reflective roof tops such as ZINCALUME® are not permitted.

### Colours and Materials

- ☐ Avoid the use of primary and vivid colours and reflective surfaces.
- ☐ Colour and material palette must be provided on front elevation plans for developer approval (includes walls, roof and trims).

### Crossovers, Driveways and Garages

- ☐ Your driveway must be constructed from brick paving, liquid limestone or exposed aggregate concrete. Grey or painted concrete is not permitted.
- ☐ Public footpaths take priority over private vehicular access therefore driveways must not cut-through paths unless mandated by City of Kwinana
- ☐ The location of your garage has taken into account where the crossover and driveway will go to avoid the removal of street trees or conflicts with service infrastructure such as power domes.
- ☐ Laying an appropriate pipe under the driveway has been included in your plans to ensure landscape irrigation can be installed.
- ☐ Garages are to be setback a minimum of 4.5 metres from the primary street and are not to be forward of the dwelling alignment. Garages are to be setback 1.5m from the secondary street.
- ☐ Garages may be forward of the dwelling alignment to a maximum of 1.0m for two storey dwellings.

# Builder Checklist

- ☐ Only side by side double garages with a minimum width of 5.4m are permitted. Single garages are not permitted. Triple garages are permitted subject to developer's approval.
- ☐ All garages shall be enclosed with a door and installed prior to occupation.
- ☐ Car ports are not permitted.

## Laneway lots

- ☐ Vehicle access must be from the laneway.
- ☐ The garage door must not project into the laneway when opened or closed.
- ☐ The front of your home overlooks the adjoining street or park, not the laneway.

## Lot Level

- ☐ Lot levels have not been modified by more than 200mm.

## Fencing

- ☐ Fencing is not permitted within the front setback area of a lot (including forward extensions of side boundary fencing and fencing on corner truncations).
- ☐ Please be aware corner lots side fencing must be installed two metres back from the forward most point of the closest wall of your home to the boundary or behind the corner stone pier should you lot have one. Please take this into consideration when selecting the front rooms due to any privacy concerns you may have.

## Front Landscaping and Verge Planting

- ☐ Please be aware that each homeowner as part of the front landscaping and verge rebate will be provided with at least 1 mandatory street street in the verge.

## Sheds and Outbuildings

- ☐ For Corner lots, sheds and outbuildings shall not extend 500mm above fences and shall not be greater than 10sqm in floor area unless approved by City of Kwinana.

## Plant and Equipment

- ☐ Building services such as air-conditioning units, satellite dishes, TV antennae, solar hot water units and photovoltaic panels must be screened from public view or located in the least visibly obtrusive location from adjacent streets, laneways and parks.
- ☐ Clothes drying areas must be screened from view from adjacent streets, laneways and parks. They should be well located to access sunlight and breezes.
- ☐ Bin storage areas must be screened from view from adjacent streets, laneways and parks and indicated on submitted drawings. It is recommended to install a water tap adjacent to your bin storage area. Location of bin storage to be indicated on submitted plans.

## Other Important Items

- ☐ Checked for the existence of a Local Development Plan, special Geotechnical requirements, Bushfire Management reports, BAL ratings and/or infrastructure items that may impact design.
- ☐ Site plan, floor plan and elevations included within the application for Developer Approval.