

Welcome to

Q U E N D A

H A M M O N D P A R K

QUENDA DESIGN GUIDELINES

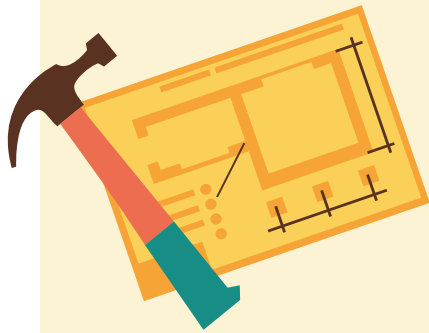


QUENDALIVING.COM.AU



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Vision

Welcome to Quenda, where your dream home awaits you. Situated in the tranquil streets of Quenda you will discover a flourishing lifestyle among like-minded neighbours.

These design guidelines ensure that your home and landscaping complement your community and build on the natural character of the neighbourhood to be enjoyed for many years to come.

Purpose of the Guidelines

These architectural and landscape Design Guidelines at Quenda have been developed to promote good design and sustainable material selection for your new home. The guidelines will establish a building and landscape character for the neighbourhood, whilst still allowing for individual house designs to be adopted. By working within the guidelines, you will be protecting and enhancing the value of your new home.

To ensure a high standard of living in a quality environment is achieved and maintained, all homes built at Quenda must satisfy the minimum requirements of these guidelines.

A Design Approval Panel will assess each design, including colour and material selection, against the objectives of these guidelines. To encourage good design outcomes, the Design Approval Panel may consider non-conforming designs if the merits of such designs can be demonstrated to the Panel.

Design Approval Process

Following the purchase of your allotment within Quenda, please provide your architect or builder with a copy of these guidelines.

Submit your house design including colour and material selections to the Design Approval Panel (DAP) for assessment via email to approvals@equire.com.au

The DAP will advise if the proposal is acceptable or if revision and resubmission is required.



Submission

Your Design Approval submission is to be sent via email in PDF format to:

Quenda Design Approval Panel approvals@equire.com.au

Alternatively, if you do not have access to make your submission via email, you may mail the Design Approval submission to:

Quenda Design Approval Panel

PO Box 399

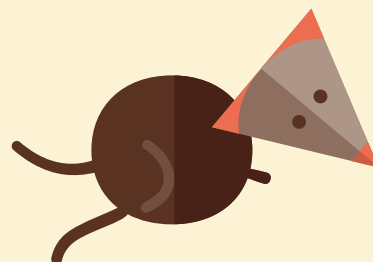
Mt Lawley, WA 6929

All Design Approval submissions must include:

1. Completed Architectural and Landscape Design Checklist (Page 10).
2. Completed Design Approval Application Form (Page 11).
3. Site Plan (scale 1:200).
 - Fully dimensioned, showing all setbacks and building structures.
 - Proposed building footprint.
 - Private open space with dimensions and areas.
 - Car parking and driveways fully dimensioned.
4. Floor plans, roof plans and elevations (scale 1:100).
 - Show all ancillary items. This includes water tanks, air conditioning units, bin storage, hot water storage units, solar panels and sheds.
 - Windows and door openings must be labelled and dimensioned.
 - All external materials and colours must be clearly labelled.
5. Front lot landscape plan.

Architectural Style

Homes at Quenda should reflect contemporary Australian architecture. Houses will be responsive to the individual attributes of the lot, such as orientation and outlook, while complementing the surrounding homes to ensure a cohesive and well-formed streetscape.



Front Façade Articulation

OBJECTIVES

Homes should be well articulated and incorporate a variety of materials to minimise the bulk and reduce the overall mass of the building.

Homes are to be designed to provide passive surveillance over streets and public open space areas.

Dwellings should present well to all public spaces including streets, parks and other open space areas.

REQUIREMENTS

- All dwelling frontages are to address the street by having a window (greater than 10%) facing the street.
- Double garages are permitted on lots with a frontage of 10m or more.
- Where a lot is provided with a rear laneway, the dwelling's garage must be accessed from the laneway.
- The colour and style of garage doors must compliment the design and colour palette of the house façade. Roller garage doors are not permitted. Carports are not permitted.
- Homes on a corner lot must be designed to address each frontage.
- Housing diversity is required. The façade of a dwelling may not be the same as another façade within three lots adjacent or across the street.
- Mock reproductions of period style homes are not permitted.

Materials

OBJECTIVES

To encourage the use of a variety of contemporary materials and colours which complement neighbouring homes and create an attractive and cohesive streetscape.

REQUIREMENTS

- A minimum of two (2) complementary materials are to be used for all façades fronting the street.
- A maximum of 70% total wall covering applies to any one material or colour.

ACCEPTABLE MATERIALS INCLUDE

- Rendered painted masonry or bagged and painted masonry.
- Face brick to a maximum of 70% total façade area. Slimline and dark bricks are encouraged.
- Stone or prefinished materials provided they have a natural appearance.
- Fibre cement with rendered and painted texture finish.
- Painted or stained weatherboard to no more than 30% of total façade area.

UNACCEPTABLE MATERIALS INCLUDE

- Face blockwork.
- Metal cladding or untreated metal elements.

COLOUR PALETTE

It is encouraged that colours are to consist of neutral and earthy tones.

Roofs

OBJECTIVES

Homes should incorporate simple and well-proportioned roof lines to create shadow and interest to façades.

Roof lines should be contemporary and match the façade style of the home.

Innovative roof designs incorporating curved or flat elements for minor portions of the roofline will be assessed on their individual architectural merits.

REQUIREMENTS

- A minimum 20 degree roof pitch is required for all dwellings.
- All dwellings must have eaves not less than 450mm (excluding gutters) on all façades addressing street or public open space frontages.
- A skillion roof is permitted on a two storey dwelling provided the roof design has the following elements:
 - The roof pitch is a minimum of 15 degrees.
 - A minimum of two (2) roof planes (i.e. one continuous roof plane across the entire width of the dwelling is not permitted).
 - A separate portico or veranda roof will be considered a separate roof plane.

PERMITTED ROOF MATERIALS

- Corrugated prefinished and coloured metal sheets (e.g. Colorbond).
- Clay, concrete or slate tiles.
- Gutters and downpipes are to be pre-finished. Painted zincalume is not permitted.

Landscaping

OBJECTIVES

At Quenda, we have created an idyllic signature streetscape to differentiate and identify our neighbourhood. To maintain this streetscape, a minimum standard of front lot landscaping is required and must be maintained by all residents.

REQUIREMENTS

- Front lot landscaping should consist of both softscape and hard surface areas. Softscape landscaping includes turf and garden beds.
- Garden beds are encouraged to be mulched with pine bark, recycled hardwood mulch or stone and edged.
- A minimum 40cm width of garden bed to the side boundary adjacent to the driveway is required.
- All plants incorporated in landscape designs are encouraged to be selected from City of Cockburn's Grow Local Plants – Central species list at www.cockburn.wa.gov.au.
- Landscaping is required to be completed within six (6) weeks of issue of the Certificate of Occupancy.
- All driveways and crossovers are to be completed prior to occupation.
 - Plain concrete driveways are not permitted.
 - Driveways must not exceed 5.5 metres in width and must comprise of brick or concrete paving, coloured concrete or exposed aggregate concrete.
- Where a footpath has been constructed in front of the lot, the driveway must abut and not cut through the footpath. The balance of the driveway between the footpath and the kerb must be of the same material as the driveway to match.



Fencing

OBJECTIVES

Within Quenda, Colorbond fencing is mandatory for each dwelling to achieve a coherent streetscape, security and a 'complete look' to the estate.

REQUIREMENTS

Fencing to side and rear boundaries of the lot are required and must comply with the following:

- Maximum height of 1.8m.
- Constructed of Colorbond in Teatree colour.
- Return to the house is to be a minimum of 1m behind the front wall of the dwelling and must be of a complementary material or same material as boundary fence with a maximum height of 1.8m.
- Where the side boundary forms the rear boundary of an adjoining lot, the side fence may continue to the front of the lot.
- Side boundary fencing is not permitted where a wall is constructed along a zero lot boundary.
- Fences forward of the building line should be no more than 1.2m and no less than 0.9m in height and must descend gradually to meet the front fencing height.
- **Corner lot fencing** is required to address both primary and secondary street frontages, giving sufficient privacy and must have a minimum 3m setback from front building line and be visually permeable above 1.2m within 3m of the truncation (i.e. fencing within front setback area is max 0.9m as per above).
- **Letterboxes** must complement the dwelling.
- Where the developer has constructed a **fence, entry statement or retaining wall**, it is to be maintained by the owner to the standard to which it was constructed.



Outbuildings and Services

OBJECTIVES

To maintain Quenda's well-manicured streetscape and to avoid the visible appearance of an untidy yard from the street or public spaces.

REQUIREMENTS

- Unfinished metal sheds of any size are not permitted. All outbuildings and garden sheds must be constructed behind the front or secondary street building line unless it can be shown that they are not visible from the adjacent street or public area.
- Where sheds and outbuildings do not match the construction materials and colours of the primary dwelling, they are to be screened from public view as per General DAP provision.
- Sheds greater than 15m² are considered an extension of the main dwelling and must therefore satisfy the building setbacks and external material finish requirements as per the main dwelling.
- Ground and roof mounted items, including but not limited to satellite dishes, TV aerials, external hot water services, water tanks, air conditioning units, heating units, bin storage, must not be visible from the street or public spaces.

Construction Obligations

OBJECTIVES

Construction of homes must be managed by all residents to ensure Quenda remains safe and tidy for the community.

REQUIREMENTS

- Provide a bin or enclosure on-site for the duration of the construction period.
- Site cleanliness is to be maintained.

Architectural and Landscape Design Checklist

Name:

Signed:

Lot Number:

Date:

DOCUMENTS FOR DESIGN APPROVAL SUBMISSION

- Completed Architectural and Landscaping Design Checklist.
- Completed Design Approval Application Form.
- Site plan scaled to 1:200.
 - Fully dimensioned, showing all setbacks and building structures.
 - Proposed building footprint.
 - Private open space with dimensions and areas.
 - Car parking and driveways fully dimensioned.
- Floor plans, roof plans and elevations (scale 1:100).
 - Show all ancillary items. This includes water tanks, air conditioning units, bin storage, hot water storage units, solar panels and sheds.
 - Windows and door openings must be labelled and dimensioned.
 - All external materials and colours must be clearly labelled.

DESIGN CHECKLIST

- Setbacks are in accordance with Design Guidelines.
- Front façade articulation as required by Design Guidelines.
- Roof is conforming to the Design Guideline requirements.
- A minimum of two (2) materials are present on the front façade and meet the requirements of the Design Guidelines.

Design Approval Application Form

PROPERTY DETAILS

Lot Number:

Street:

OWNER DETAILS

Name:

Mailing Address:

Contact Number:

Email Address:

- I consent to have my contact details forwarded to my immediate neighbour(s) for the purpose of boundary fence arrangements.
- I consent to have my house plans forwarded to my neighbour(s) for the purpose of having their house plans approved, as to avoid clashing with similar houses.

BUILDER DETAILS

Builder Name:

Mailing Address:

Contact Person:

Contact Number:

Email:

Submitted By:

Sign:

Date:



H A M M O N D P A R K

Front Landscaping & Fencing Offer Form

Owner's details

Name/s: _____

Current address: _____

Phone: _____ Mobile/s: _____

Email/s: _____

Property Details

Lot: _____

Corner lot (please circle): Yes / No

Quenda address: _____

Settlement Date: ___ / ___ / _____ Proposed new home occupation date: ___ / ___ / _____

Conditions

1.0 This voucher entitles the Owner to a landscaping package to the front of the Property, and Colorbond fencing to the side and rear boundary of the Property, as per the Quenda Design Guidelines, and Annexure I.

2.0 Front landscaping and fencing [Offer] is only valid if;

2.1 The Property has been purchased from a representative of Wattleup Road Development Trust [Quenda]. The Offer is not transferrable to any other purchaser if the Property is sold or transferred.

2.2 The construction of a dwelling on the Property (in conformance with the plans and specifications approved by the relevant authorities, and Quenda's nominated representative) has been completed within 18 months from the Settlement Date.

2.3 The voucher is claimed and correctly submitted within six weeks of occupation of the dwelling.

3.0 The Offer will be delivered by a Contractor selected by Quenda at its absolute discretion.

4.0 Prior to submitting the voucher and before the Contractor can commence the front landscaping and fence works, the Owner must ensure that;

4.1 All lot survey pegs are visible and in the correct location.

4.2 All temporary fencing is removed.

4.3 The lot boundary is clean, and the ground levelled to final levels.

4.4 The final level of the soil is approximately 40mm below the top of that hard area, where the proposed turf area meets the kerb, driveway or path.

4.5 The front of the Property and verges are level and free of all rubbish, weeds, rubble and other debris.

4.6 A 90mm PVC conduit is installed underneath the driveway and/or any paths offset 4m from the front of the garage.

5.0 By signing the Offer, the Owner expressly grants the Contractor access to the Property for the purpose of undertaking the front landscaping and fencing works and releases Quenda from any claim, loss or damage in relation to the works provided by the Contractor.

6.0 The Owner must complete this form and email a copy to approvals@equire.com.au.

Signed by

Owner 1 _____ Full Name _____ Date ___ / ___ / _____

Owner 2 _____ Full Name _____ Date ___ / ___ / _____



FOR MORE INFORMATION

For any further information or queries regarding these design guidelines, please contact:

approvals@equire.com.au

quendaliving.com.au

EQUIRE

PO Box 399
Mt Lawley, WA 6029

