



Design Guidelines.

KINGSFORD





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Nestled in the Northern Perth foothills, Kingsford has been carefully designed to create a connected urban village with a strong local identity, inspired by the environment, local character and panoramic views.

By offering diversity in housing types and encouraging home design excellence, Kingsford will deliver on the Project Vision, through both the Built Form and Urban Design Guidelines. These building guidelines will showcase strong design elements and, through the use of materials, reinforce the connection to the existing Historic Bullsbrook Township.

Our aim in creating this new Urban Village is to complement the picturesque rolling landscape of the Darling Scarp backdrop, leaving a lasting impression on all those who visit or call Kingsford home.



The vision.

The Vision for Kingsford is Community underpinned by a relaxed lifestyle that celebrates the past and embraces the future, creating an authentic urban village that is hallmarked by rich character, a progressive outlook and engaged community. Contemporary, elegant architecture with a blend of feature stonework, face brick, timber and verandahs are encouraged in the design of the homes to respond to the natural Bullsbrook environment and to maximise the valley vistas.

These Design Guidelines will ensure the vision for Kingsford, as a premium estate in the North Eastern corridor, is incorporated into the designs of the homes.

Purpose.

Design Guidelines are set as a strategy for ensuring Kingsford presents a high quality appearance in both its built form and overall streetscape.

Designing your home to specifically suit your chosen lot and local surroundings will help to minimise reliance on heating and cooling, which in turn may lead to reduced ongoing household costs. A conscientious design can also enhance comfort by maximising the local assets, such as local views to parklands and the Darling Scarp, and limiting afternoon sun and headlight glare.





Building plan assessment process.

Land purchased at Kingsford is subject to Restrictive Covenants, which together with the Design Guidelines form part of the Contract of Sale. Lot owners are required to submit an A3 pdf of building plans, including a completed Developer's schedule of materials and colours, to Okeland Communities' Consultant (WA Approvals) via email: plans@designapprovals.com.au.

Your application will be assessed for compliance with the Kingsford Design Guidelines to ensure that the plans appropriately comply. Approved plans will be stamped and returned to the applicant. If plans are non-compliant, Okeland Communities will provide a checklist outlining any non-compliance with the Design Guidelines.

- Following approval, the applicant may apply to the City of Swan for a Building Permit.
- Note, all lots are subject to compliance with The City of Swan Policies, Town Planning Scheme and relevant Design Codes and are subject to interpretation and assessment by others.
- For clarity, in the case of a conflict between documents, the existence of any Local Development Plan (LDP) or Regulating Plan will take precedence over the Design Guidelines. In some cases, the Guidelines may specify a higher level of compliance.
- Where definitions are not provided in the Guidelines, the definition in the current Residential Design Codes will apply.
- Note, some Restrictive Covenants may not be able to be assessed as part of the Building Plan assessment. Compliance with all the Restrictive Covenants remains the responsibility of the Lot Owner.

Development.

No development is to commence on any lot without the building plans and schedules having been approved in writing as set out above.

Local Precinct Variations




Some variations to the standard Guidelines apply to lots in special local precincts.

Please refer to your sales documentation and Design Element 13 in the Guidelines for further information.





Design guideline principles.

-  Design Element 2: Feature Facade Material.
-  Design Element 2: Elevation feature.
-  Design Element 2: Supplementary elevation feature.



1

DESIGN ELEMENT

Orientation.

The following guideline applies:

- I Dwellings must address the Primary Street in terms of main pedestrian entry.

2

DESIGN ELEMENT

Primary street elevation.

All dwellings must include:

- I A habitable room overlooking the Primary Street and/or Public Open Space and incorporate at least one window facing the Primary Street. Windows must be clear glazed and at least 12c high and 1.2m wide. This can be achieved by using single or multiple 12c high or greater windows.
 - I A Feature façade material (15% of the front façade) in addition to standard face brick or rendered walls. Acceptable materials are; Stone, Ceramic Tiling, Metal Cladding, Timber Cladding or Weatherboard.
- Other materials such as Steel may be considered at the discretion of the Developer.



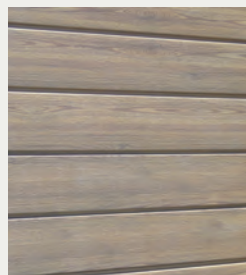
STONE



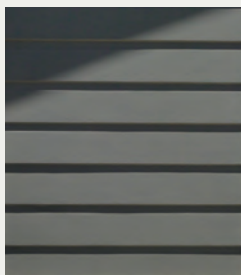
CERAMIC
TILING



METAL
CLADDING



TIMBER
CLADDING



WEATHERBOARD



An Elevation Feature must be included in the Primary street facade.

This will ensure visual interest and promote variety in the built form articulation.

This can be either:

An articulated Entry Feature, minimum depth 1.5m with separate roof support/s.

These include:

- Porticos
- Verandahs
- Pergolas
- Integrated porches



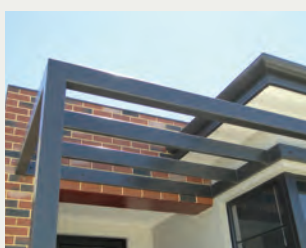
PORTICO



VERANDA

Or

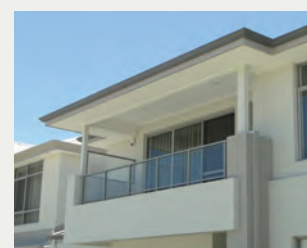
- A Balcony to an upper floor.



PERGOLA



INTEGRATED PORCH



BALCONY

But exclude:

- Simple indented porches



SIMPLE INDENTED PORCH

In addition to the above, at least one Supplementary Elevation Feature must be incorporated into the Primary Street facade. This will provide visual interest and promote variety in the built form articulation:

- Gable, Gambrel or Skillion roof.
- Projecting feature wall.
- Projecting Corbel or Moulding (minimum 40mm).
- Integrated Planter box.
- Timber Decking to an entry feature area.

Refer to Design Element 13 for further information.



GABLE



GAMBREL



SKILLION ROOF



PROJECTING
FEATURE WALL



CORBEL OR MOULDING

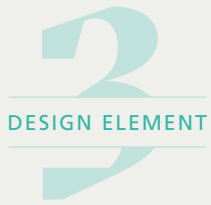


INTEGRATED
PLANTER BOX



TIMBER DECKING
TO ENTRY

Overly bright or primary colours are not permitted on the Primary or Secondary Street elevation. Colours should be muted and must be submitted for approval.



Corner lots.

The following guidelines apply:

- To promote security and provide visual interest, dwellings on Corner Lots must address both the Primary and Secondary streets. This is to be achieved through the incorporation of windows (major opening) and by extending the Primary Street elevation materials onto the Secondary Street elevation at least to a point in line with the Developer installed masonry fencing pier or, where there is no pier, a point 4.0m back from the lot boundary truncation.
- There are to be no blank walls visible from Public Areas or Streets.

Example addressing both streets



EXAMPLE ADDRESSING BOTH STREETS





SKILLION ROOFS ARE REQUIRED TO HAVE A MINIMUM OF 10° PITCH WITH A MAXIMUM OF 15° PITCH.

4 DESIGN ELEMENT

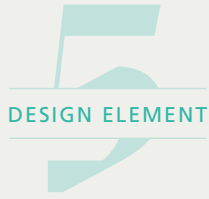
Roofscapes.

The following guidelines apply:

- All Traditional Hipped and Gabled Roofs are required to have a minimum 24° pitch.
- Overhanging eaves are required to a portion of the front elevation.
- Skillion Roofs are required to have a minimum pitch of 10° with a maximum pitch of 15°. In all cases Skillion Roofs must have a minimum of 300mm overhang to all sides.
- Any Flat Roofs are to be hidden from Public View (Primary/Secondary Streets or from any Public space) with Parapet walls or similar.
- Curved roofs are not permitted. (minor attached roofs may be permitted)

Refer to Design Element 13 for further information.





Garages & carports.

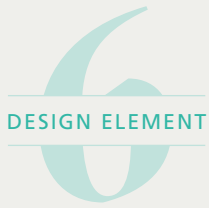
The following guidelines apply:

- Garages/Carports are to be constructed from materials consistent with the dwelling and be located under the main roof. (this excludes laneway lots).
- The materials, design features and colours of garages/carports are to be consistent with the dwelling.
- Garages/carports must be located a minimum of 1.0m behind the front building line (measured from the front most habitable room on the Primary Street elevation and not the projection of a feature).
- Prior to occupation all garages/carports must include a door.
- A double garage/carport adequate for at least two motor vehicles side by side is required unless not permitted by The City of Swan. On larger lots where frontages allow, a third attached garage/store is permitted subject to;
 - UL It being setback at least 5.0m behind the main garage and;*
 - VL Having a separate driveway as outlined in Design Element 13.*

Refer to Design Element 13 for further information.



THE MATERIALS, DESIGN FEATURES AND COLOURS OF GARAGES/CARPORTS ARE TO BE CONSISTENT WITH THE DWELLING.



Driveways.

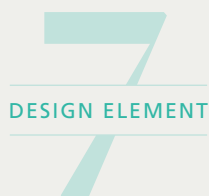
The following guidelines apply:

- Prior to occupation, all crossovers and driveways must be constructed and completed.
- The driveway width at the street boundary of the lot is to be no more than 6m wide.
- Driveways must not be constructed from plain, uncoloured concrete. Driveways should be constructed from brick or concrete pavers, stencilled or stamped concrete finishes or poured exposed aggregate.
- To facilitate reticulation, a minimum 90mm diameter pipe must be installed below the full width of any driveway.

Refer to Design Element 13 for further information.



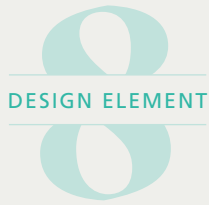
DRIVEWAYS MUST NOT BE CONSTRUCTED FROM PLAIN, UNCOLOURED CONCRETE.



Developer works.

The following guidelines apply:

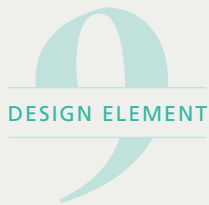
- Any fences, retaining walls or cross overs constructed by the Developer, including the entry statement, must not be removed, painted or altered in any way without receiving prior written consent from the Developer, at their absolute discretion.



Retaining walls.

The following guidelines apply:

- Retaining walls visible from the street or a public space must be constructed of materials matching those provided by the Developer.



Outbuildings.

The following guidelines apply:

- Outbuildings must not protrude more than 400mm above any fence line and must not be visible from the Primary Street.
- Building approval must be obtained from the City of Swan and the Developer prior to the commencement of construction.

Refer to Design Element 13 for further information.



EXAMPLE WHERE OUTBUILDING PROTRUDES MORE THAN 400MM ABOVE FENCELINE - NOT PERMITTED.

10

DESIGN ELEMENT

Services.

The following guidelines apply:

- Clothes drying areas, water storage tanks, hot water systems, and air conditioners must be hidden from the Primary/Secondary Street or from public view.
- Bin storage areas concealed from street view must be indicated on the plans.

Approval can be gained by either;

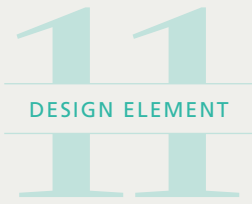
- a) *Ensuring there is rear access either through the garage or around a side of the dwelling to a designated area.*
- b) *Providing adequate space within the garage for both vehicles and bins. (Typically, minimum 6.0m internal depth.)*



EXAMPLE WHERE NO BIN STORAGE PROVISION HAS BEEN CONSIDERED WITHIN DESIGN - NOT PERMITTED.

- Roof mounted services including but not limited to: television aerials, satellite dishes, water tanks, hot water services and air conditioning units must not be visible from the Primary or Secondary Street or from any public space.
- Solar panels and collectors for hot water units are the exception to this requirement and can be located on North facing Secondary Streets where performance would otherwise be adversely affected.





Fencing.

The following guidelines apply:

- Though not mandatory, front fencing should not exceed 0.95m in height and must be a minimum of 50% visually permeable. Materials and colours must be compatible with the front dwelling elevation. For clarity on corner lots, fencing forward of any Developer installed masonry fencing pier on the Secondary Street boundary or where there is no pier, a point 4.0m back from the lot boundary truncation, is considered front fencing.
- Fencing along a Secondary Street boundary commences behind any developer installed masonry fencing pier on the Secondary Street boundary or where there is no pier, a point 4.0m back from the lot boundary truncation.
- All other boundary (side and rear) fencing will have a maximum height of 1.8m and be constructed of either 'Colorbond' in the Grey Ridge colour or other fencing in a compatible material and colour.
- Return Fencing must be setback a minimum of 1.5m from the front corner of a dwelling. Materials and colours must be compatible with the front dwelling elevation. Installation of the return fence is the responsibility of the lot owner.
- Certain lots adjoin uniform or feature fencing provided by the Developer. Feature fencing is not to be modified, replaced, removed or damaged in any way. See Design Element 7.
- Purchasers of lots that require noise control measures must refer to the Local Development Plan for further clarification on fencing requirements associated with acoustic management.
- In all cases, fencing prescribed in any Local Development Plan takes precedence over the Estate Design Guidelines.





Storage of vehicles, boats, trailers, caravans and the like.

The following guidelines apply to the storage of vehicles, boats, trailers, caravans and similar.

- Shall be located behind fence lines, and/or otherwise concealed from public view.
- Shall be located behind the main building line.



EXAMPLE WHERE A VEHICLE HAS BEEN IMPROPERLY STORED - NOT PERMITTED.





Local precinct variations.

The following guidelines apply:

Additional detached garages-workshops-stores are permitted on Lifestyle lots (typically over 800m²) subject to the following;

- Being located behind the dwelling front building line and side gates
- Being constructed from Colorbond or materials matching the dwelling.
- Street access is provided via the main driveway or provided via a secondary, separate[#] driveway not exceeding 3.5m in width.
- Having a maximum floor area of 36m²
- Having a pitched roof not a flat or skillion roof.
- Being approved by The City of Swan.



DETACHED GARAGES-WORKSHOPS-STORES MUST BE CONSTRUCTED FROM MATERIALS THAT MATCH THE DWELLING.





DETACHED GARAGES AND WORKSHOPS MUST HAVE A PITCHED ROOF. FLAT OR SKILLION ROOFING IS NOT PERMITTED.

Additional detached garages-workshops-stores are permitted on Residential lots (typically between 300m² and 800m²) subject to the following;

- Being located behind the dwelling front building line and side gates
- Being constructed from wall/roof materials matching the dwelling.
- Street access is provided via the main driveway or provided via a secondary, separate[#] driveway not exceeding 3.5m in width.
- Having a maximum floor area of 25m²
- Having a pitched roof not a flat or skillion roof.
- Being approved by The City of Swan.

[#] Note:

Driveways accessing additional garages/stores etc. must be separated from main driveway by minimum 600mm of permeable landscaping. Paved or otherwise impermeable surfaces are not permitted to this zone.

For Urban lots (lots with an area up to and including 300m², with a frontage 10m and under) the following apply:

- Front eaves are not mandatory.
- Single or tandem garages are permitted subject to approval by The City of Swan.
- Supplementary features (Design element 2) are not mandatory.

Design guidelines checklist.

For compliance queries please contact: WA Approvals

Email: plans@designapprovals.com.au

This Checklist should be used to ensure design compliance for all major built form items
(please check Design Guidelines for all other requirements)

Complete this form prior to lodging building plans for Developer's approval and attach a scanned copy to your application.

Purchaser Name:

Lot Number and Street:

Stage:

Builder Name:

Contact Number:

- ☐ Dwellings must address the Primary Street in terms of main pedestrian entry.
- ☐ A habitable room overlooking the Primary Street and/or Public Open Space. Windows must be clear glazed and at least 12c high and 1.2m wide using single or multiple windows.
- ☐ A feature façade material (15% of the front façade) in addition to standard face brick or rendered walls. Acceptable materials are; Stone, Ceramic Tiling, Metal Cladding, Timber Cladding or Weatherboard. Other materials may be considered at the discretion of the Developer.
- ☐ An Elevation Feature must be included in the Primary Street façade, either; a Portico, Verandah, Pergola, Integrated Porch or upper floor Balcony.
- ☐ Where required, at least one Supplementary Elevation Feature must be incorporated into the Primary Street façade, either a; Gable, Gambrel, Skillion roof, Projecting feature wall, Projecting corbel or Moulding (minimum 40mm), Integrated planter box or Timber decking to an entry feature area.
- ☐ Corner Lots must address both the Primary and Secondary Streets through the incorporation of windows (major opening) and by extending the Primary Street elevation materials onto the Secondary Street elevation at least to a point in line with the Developer installed masonry fencing pier.



- Traditional Hipped and Gabled Roofs are required to have a minimum 24° pitch.
- Skillion Roofs are required to have a minimum pitch of 10° with a maximum of 15°.
- Garages/carports must be located a minimum of 1.0m behind the front building line (measured from the front most habitable room on the Primary Street elevation and not the projection of a feature).
- Clothes drying areas, water storage tanks, hot water systems, and air conditioners must be hidden from public view.
- Bin storage areas concealed from public view must be indicated on the plans. Provide rear access either through the garage or around a side of the dwelling or adequate space within the garage for both vehicles and bins (typically, minimum 6.0m internal depth).
- LDP and Regulating Plan has been referenced as provided in the contract of sale.

This is not a complete list of all Covenants/Guidelines for Kingsford.

Please check The Design Guidelines and Restrictive Covenants for all requirements.

Colour & material schedule.

Overly bright or primary colours are not permitted on the Primary or Secondary Street elevations.

Colours should be muted to complement the local environment.

Facade materials

Face brick:

Render:

Contrasting render:

Feature material:

Roof cover material / colour:

Garage door colour:

Any other colour / material:

Precinct and Stage:



Design guideline definitions.

Balcony

An open structure accessed from an upper storey room on the front façade with a minimum depth of 1.5m

Building plans

Site plans, floor plans and elevations A3 pdf.

Corner lot

A lot with more than one interface with a street or public area, excluding any laneway.

Elevation feature

An articulated structure such as a portico, veranda, pergola, integrated porch or balcony providing visual interest to the façade of the dwelling.

Entry feature

A structure with separate roof support and a minimum of 1.5m in depth.

Feature façade material

A material other than standard face brickwork or painted/coated render.

Front building line

The face of a habitable room containing a window on either level, not the projection of a feature.

Gable

A vertical wall, triangular in form, extending to the ridge of a roof.

Gambrel

A small gable set on a roof, independent to any wall below.

Habitable room

A living room, kitchen, bedrooms, activity rooms and study.

Lifestyle lot

Lots with an area greater than 800m².

Local development plan

A City of Swan planning approval document with a focus on bushfire management and noise attenuation.

Lot truncation

One or more portions of a street front boundary at the intersection of two streets.

Opinion of the developer

Entirely at their discretion, the considered opinion of the Developer or their appointed agents.

Planter box

An integrated masonry raised garden bed a minimum of 1.5m in length.



Portico

A roofed entry feature with an associated room, that defines the entry point to the dwelling.

Primary street

As prescribed by any Statutory Planning document or annexure to the sales contract, any street providing the pedestrian access point to the dwelling or a street containing both the pedestrian and vehicular access.

Project vision

The required design outcome relating to the built form and landscaping.

Public area

Any street, public open space, park or the like.

Regulating plan

A document that sets out the design requirements for the coordination of built form, landscape, and engineering elements in a way that adds street appeal and protects the Community's investment in Kingsford.

Residential lot

Lots with an area between 300m² and 800m².

Return fencing

A fence connecting the side of a dwelling to either side boundary, boundary structure or boundary fence. Excluding connections to corner lot fencing.

Secondary street

As prescribed by any Statutory Planning document, or annexure to the sales contract, a street not providing the pedestrian access point to the dwelling and not a laneway.

Skillion roof

A single pitched roof between 10°-15° with a minimum roof overhang of 300mm in all cases.

Supplementary elevation feature

An element such as a gable, gambrel, skillion roof, projecting wall, corbel, moulding, planter box or timber decking, that provides visual interest to the façade of the dwelling.

Urban lot

Lots with an area up to and including 300m², with a frontage 10m and under.

Verandah

A roofed area with a minimum width of 2.5m across the frontage.

Notes.



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okeland 
COMMUNITIES