PROVIDENCE

HOME DESIGN GUIDELINES

LIVE LIFE IN A BETTER PLACE.

INTRODUCTION

To create an attractive and distinctly different housing precinct and protect the interests of all residents of the Providence estate, a set of home design guidelines have been prepared. Outlined in this brochure are the key elements of the Estate Covenants. These are intended as a general guide. Buyers should refer to the Local Development Plan and Estate Covenants for complete protections. To assist, our Estate Manager can help guide you in the preparation of your home designs.

LOCAL DEVELOPMENT PLAN

A Local Development Plan (LDP), drawn up in accordance with local town planning provisions and state subdivision controls, provides comprehensive information in regard to compliance requirements for homes built within the Providence estate.
The size, type and location of your lot will determine the compliance criteria that applies to your home.
A full version of this document can be viewed and downloaded from the Building Information page of the website (providenceestate.net.au). The following is a short summary of the lot categories to which the LDP controls apply:

- All R50 coded laneway lots.
- All R30 and R50 coded lots with frontage less than or equal to 13 metres.
- All R30 and R50 coded lots with frontage greater than 13 metres.
- All R20 coded lots.
- All R50 coded density sites.
- All R30 coded 4-Pack lots.
- Lots that are deemed to be in bushfire prone areas (as per the Bush Fire Management Plan endorsed as a detail of the Local Development Plan).
- Lots that are deemed to be affected by freeway noise (as per the Acoustic Assessment endorsed as a detail of the Local Development Plan).

ANNEXURE B RESTRICTIVE COVENANT

BUILDING APPEARANCE

In order to create a quality estate and coherent streetscape, the following housing design elements should be recognised:

- Homes, in particular the front elevation, should show strong architectural character. The use of colour and materials should provide considerable visual interest and individuality, particularly the front elevation by incorporating a minimum of two of the following;
    - (a) lightweight materials such as weatherboard cladding which occupies a minimum of 25% of the front elevation; or
    - (b) render which occupies a minimum of 70% of the front elevation (or if render is applied to 100% of the front elevation, also introducing a secondary colour); or
    - (c) a roof gable; or
    - (d) a balcony, portico or verandah; or
    - (e) a built in planter box; or
    - (f) a front elevation comprised of a minimum of two different wall materials or different wall colours.
- Homes should have a clearly defined entry.
- The façade treatment to the home should have a degree of articulation and be designed to avoid straight flat sections to front walls.
- Double pitched roofs are to have an angle of not less than 24.5 degrees or greater than 45 degrees where the roof is visible from street or public access areas. Zincalume roofs are not permitted.
- Certain homes within Providence must be of 2 storey construction.
- All homes require set backs complying with the Residential R Codes (as varied by any relevant Local Development Plan).
- Dwellings may not be constructed on a lot serviced by a laneway to its rear boundary, unless the dwelling has a minimum ceiling height of 32 standard brick courses to the front elevation.
- Solar hot water heater or solar panels are not permitted to be placed on the front elevation of any dwelling.
- The installation of air conditioner or evaporative cooler is not permitted unless it is:
    - (a) contained wholly within a dwelling constructed on the lot.
    - (b) screened from public view from the street at the front of the dwelling, does not protrude significantly above the ridge line of the roof, and is of a similar colour to the roof.
    - (c) contained within the roof space between the ceiling and the undersigned of the roof of the dwelling.

CORNER LOTS

The design of homes and fencing on corner lots can have a significant impact on a street's feel and ambience. Accordingly, the following design elements are to be incorporated:

- Housing designs for corner lots need to address both streets. As such the front façade is to be articulated so that it addresses both the primary and secondary street. That is, the same architectural treatment is to be provided to the front façade and the first 4.5m of the side façade adjacent to the secondary street.
- Incorporate a window treatment visible from the secondary street and within 4.5m of the front building line.

ESTATE FENCING

To ensure consistency throughout the Providence estate the following fencing provisions will apply:

- Construction of any front fence or fence forward of the front face brick work of the dwelling, or adjoining dwelling with a greater front setback, is not permitted unless:
  - (a) the front fencing, as viewed from the street or a public space, is less than 1.8m high and is at least 50% visually permeable above 900mm high.
  - (b) the front fencing is constructed predominantly of the same material as the main dwelling, and is (as to materials and colours) consistent with or complementary to the primary street elevation's finishes.
- On corner lots, the construction of any secondary street fencing is not permitted unless it is set back at least 4m from the corner truncation.
- Front fencing boundary fencing is not permitted unless it is constructed of Colorbond colour Slate Grey/Woodland Grey, or masonry or brick predominantly in the same style/construction as the dwelling.
- No dwelling can be occupied prior to completion of its fencing.
- No action is permitted to remove, alter, mark, or remove any retaining wall, fence or entry statement constructed by Wellard Residential Pty Ltd, ACN 113 195 985 (unless additional blocks are required to be added for the purpose of retaining) on or about any boundary. And no action is permitted that might:
  - (a) cause any such wall or fence to become damaged, unsafe or fall into a state of disrepair.
  - (b) result in any roots or any tree, plant or building or other thing causing such a wall or fence to become structurally unsound.
  - (c) alter such wall or fence.

Photo: Redink Homes

STREETSCAPE

- All homes are to have a double garage making provision for parking of not less than 2 vehicles side by side.
- Triple garages are only permitted in a tandem or staggered format.
- Driveways and crossovers are to be the same material and are to be completed prior to occupation. They are to be no wider than 6m in width at the roadside boundary and no less than 0.6m from the side boundary.
- Commercial vehicles, trailers, caravans and boats are to be screened from view of the street.
- Construction, mechanical repairs or restoration to any motor vehicle, boat or trailer or any other vehicle is prohibited unless it is out of view from the street.
- Sheds and outbuildings greater than 10sqm in floor area must be of the same design, colour and materials of the home. Sheds less than 10sqm in floor area must be coloured to compliment the dwelling and not extend more than 320mm above the property fence line.
- Water wise gardens are encouraged.
- It is prohibited to allow any rubbish, trash, garbage or other waste materials to accumulate or be kept on the lot or any part thereof except in containers located in appropriate areas screened or concealed so that they are not visible from the street or public access areas.
- The use of newspaper, aluminium foil or similar material to cover windows within the dwelling that are visible from the street or public access areas is not permitted.
- With the exception of display homes, it is prohibited to erect or permit to be erected a “for sale” sign within a period of two years after settlement of the land.
- It is prohibited to allow garden areas (including adjoining road verges) within public view to remain unlandscaped after three months of completion of any dwelling on the lot (or in the case of display homes, after practical completion of the display home).
- Temporary letterboxes are not permitted – letterboxes are to be clearly numbered and should be constructed in accordance with the style, colour and materials of the home.

Photo: Redink Homes

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