



# Design

GUIDELINES

**WATERMARK**

CHAMPION LAKES

# Welcome to

## WATERMARK PRIVATE ESTATE

<b>Introduction</b> .....	4
Design Guidelines and How They Work.....	4
<b>The Approval Process</b> .....	6
<b>Street Appeal</b> .....	8
<b>Your Home</b> .....	12
Façade Treatment.....	13
Colour.....	14
Front Door.....	15
Windows.....	16
Garage Door, Gutters and Downpipes.....	17
Verandas.....	17
The Roof.....	18
Outdoor Living Areas.....	18
Ancillary Buildings and Building Services.....	19
Clothes Lines and Television Antennae.....	19
Building Services.....	19
Lot Levels, Retaining Walls and Drainage Lot Pit Connections.....	19
Subdivision.....	19
<b>Sustainable Design</b> .....	20
Climate-Responsive Design.....	21
Solar Access.....	21
Natural Ventilation.....	21
Thermal Efficiency.....	22
Energy.....	22
Landscaping and Gardens (Ecosystems).....	23
Water.....	23
Safe and Accessible Living.....	24
Structure.....	25
Linings.....	25
Emissions from Materials.....	25
<b>Solar Power</b> .....	26
Benefits of Solar Installation.....	27
Maximising the Benefits of Solar.....	27
<b>Landscaping</b> .....	28
Outdoor Living Areas.....	28
Landscaping and Gardens.....	28
Native Garden.....	30
<b>Appendix 1</b> .....	32
Builder Checklist for Design Approval.....	33

# Introduction.

## DESIGN GUIDELINES AND HOW THEY WORK



**These design guidelines  
relate to residential lots  
within Watermark estate.**

Design Guidelines are a tool to ensure a high quality of design and amenity for all residents and community members. The Guidelines seek to minimise environmental impacts, respect and enhance the existing natural context; and offer ways to add to the value of your home.

Some of the guidelines are compulsory, others are suggestions. The compulsory guidelines are presented within this document as

"**must**" and suggestions are represented as "**recommendations**".

Your home design must comply with the requirements of the Watermark Estate Design Guidelines. Home designers must also review and comply with other legally binding documentation, such as:

- ⊕ City of Armadale Town Planning Scheme No.4
- ⊕ Residential Design Codes (R-Codes)
- ⊕ Any relevant Local Planning Policies, codes and standards.

# The Approval Process.

Before your new home can be built at Watermark, you must seek approval from the Yolk Property Group (the Developer) and the relevant local government authority by following the three steps outlined below.



Submit the following PDF plans for approval to the Developer by emailing:  
designreview@harrisjenkins.com

- ⊖ Site plan, floor plans and landscaping plans including fencing details (min scale 1:200).
- ⊖ Elevations depicting materials and fencing details (coloured and min scale 1:200).

The Developer will review your application to ensure it complies with the Watermark Estate Design Guidelines.

## Outcome A:

Your application meets all the Design Guidelines' compulsory requirements. Your application will proceed to Step 3.

## Outcome B:

Your application needs to be modified or you need to provide more detail to meet all the compulsory Design Guidelines. The Developer will outline what is required so you can update and resubmit your plans for review.

- ⊖ The Developer approves and returns your application to you with a confirmation email. Your builder can now send your approved application and confirmation email (along with all the other information required) to the City of Armadale. Please note:

- ⊖ A building design approved by the Developer does not automatically guarantee Building Licence by the City of Armadale.
- ⊖ The City of Armadale will take the Developer's approval of a building design into account in the statutory approval process.
- ⊖ Any changes to a home that do not comply with the Design Guidelines will need to be rectified at the home owner's expense.
- ⊖ Development approval is not required for single dwellings that comply with the City of Armadale Town Planning Scheme.

To help you complete a thorough self-assessment of your plans, a checklist has been provided on pages 33 and 34.

If completed diligently, this checklist should ensure a minimum delay in the assessment, approval and return of your plans.

The developer has the power to amend, repeal or approve variations to these guidelines without prior notice, where the developer considers that the resultant amendments will not detract from the appeal and appearance of the housing in this stage.

Whilst there is an ability to liaise with the Developer, once the decision is made, there is no further opportunity for correspondence to be considered and the Developer decision is final.

# Street Appeal.

The street frontage of the home plays a role in defining the form and character of the street. The frontage must be sited and orientated to directly address the main street and the pedestrian or vehicle access.

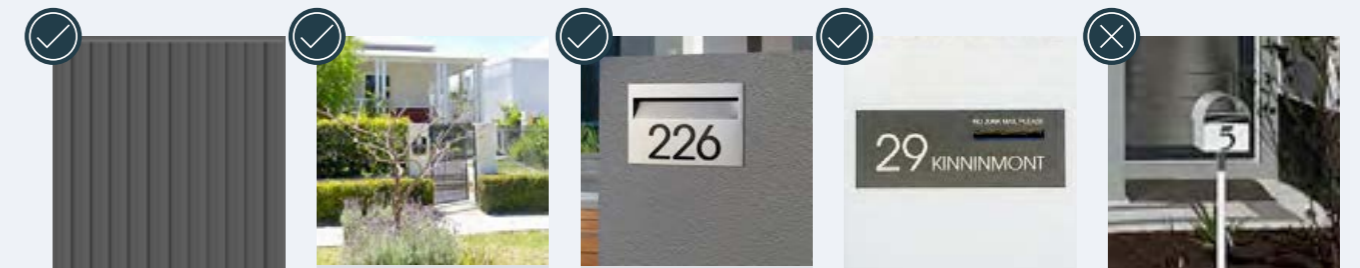
Your home must have a front door and windows that face the street, which will contribute to street activation and passive surveillance, allowing for actual or perceived monitoring of public spaces by people as they go about their daily activities.

The presence of windows and a forward-facing entry will promote opportunities for social interaction and will enhance the street appeal of the development, reducing the likelihood of antisocial behavior. Your home must further reinforce this by the inclusion of a street facing porch, veranda or entry canopy.

Activation of the street through placement of windows and a main entry point should provide clear direct site lines from the dwelling, while maintaining appropriate privacy for residents.

## Corner Lots

Corner lot homes must be designed to ensure the dwelling addresses both the primary and secondary street. The appearance of both the front and side of the home must be consistent in materiality and design quality. Your home must have at a minimum, one window (major opening) within a habitable room facing the secondary street, facilitating continued passive surveillance and street activation.



## Fencing and Letterboxes

To help make Watermark a friendly community with social streets, front boundary fencing must be visually permeable and comply with the City of Armadale requirements.

The fencing on your side and rear boundary must be Colorbond Fencing. It should be 1800mm high and 'Basalt' colour. All side and rear boundary gates should match your fence style.

For corner lots, where fencing is provided along the secondary street, one-third of this fencing must be visually permeable, facilitating passive surveillance for windows from habitable rooms and privacy through well-designed landscaping.

Permeable fencing must be Stratco Good Neighbour Fencing Superdek 1150m Colorbond Fencing with 650mm aluminium Slatted Infills, and a maximum height of 1800mm. The remaining two-thirds should be Colorbond Fencing at 1800mm high, 'Basalt' colour or similar.

Any application for standard fencing to be provided by the Developer is to be made by the purchaser 2 months prior to the completion of their home.

Fences that are provided by the Developer cannot be altered in any way. Nothing can be fixed to or change the nature of permeable fencing, other than landscaping.

Temporary screening of permeable side fences such as bamboo, shade clothes and tarps are not permitted. No advertising material or signage is permitted on dwelling fences.

No fencing is permitted in front of the building line.

## For fences/walls forward of the dwelling setback

Construction materials: Rendered masonry in cream colour or natural limestone blocks with the option for pillar construction with infill of slat or open style wrought iron (or similar). Picket fencing permitted (exposed pine pickets not permitted).

Height limitations: total allowable height of 1.2m and must be visually permeable above 0.6m.

## Letterbox

Your letterbox must match the design of your home. The colour should be sympathetic to the colour palette of the dwelling.

Post-mounted letterboxes are not permitted within the estate.



### Garages

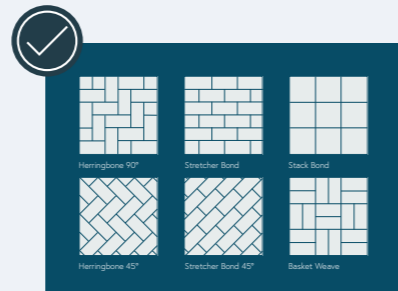
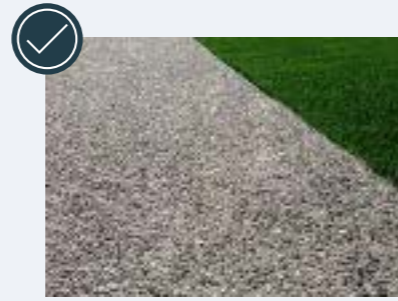
There should be off-street lock-up garage parking for at least two vehicles. Garages will be built as part of the dwelling with the same wall and roof materials as the dwelling. Garages must have lockable doors and must be return fenced to the boundary fence.

### Driveways

Your garage must be positioned to maintain clear sight lines along the street and not to detract from the streetscape or appearance of dwellings; or obstruct views of dwellings from the street and vice versa. Ensure your crossover and driveway are positioned so that they do not conflict with street trees and existing service infrastructure such as light poles and power domes.

The driveway must be constructed of exposed aggregate in-situ concrete, or rectangular profile concrete pavers. Stack Bond, Herringbone pattern or similar are permitted. The crossover must be constructed from the same material as the driveway (unless installed by the Developer).

Permissible colour schemes must incorporate grey tones. Refrain from using red, cream, beige or florentine limestone colour schemes as these are not permitted. Your crossover and driveway must be completed before moving into your new home.



### Liveable Street

Development on lots fronting the Liveable Street are further governed by the provisions of the Local Development Plan (LDP).

The location of crossovers and associated setback of individual dwellings are specified by the adopted LDP and should be reflected at the time of designing your home.

\*Please note renders are an artist's impression of Liveable Street and are for illustrative purposes only.



# Your Home.

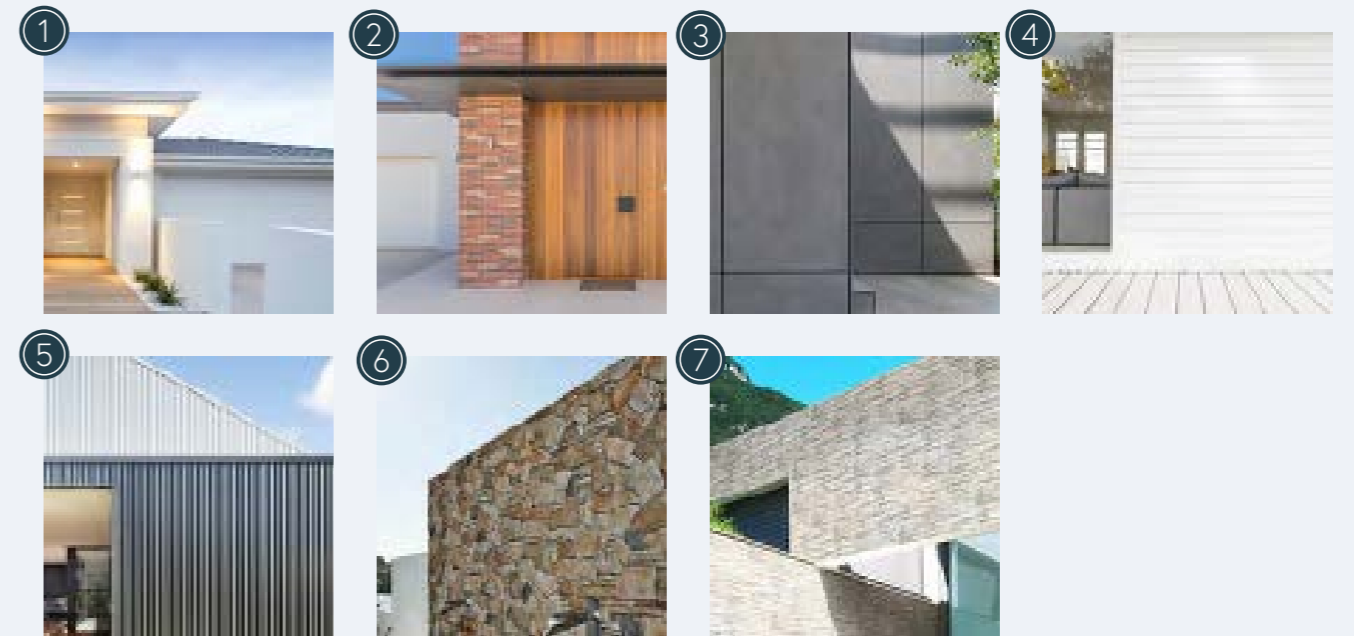
We want to ensure that Watermark Estate is a successful residential estate, both in terms of it being a well organised, sustainable and appealing estate.

Homes must be designed to utilise passive solar design principles and solar technology, whilst also creating liveable, social streets and public spaces.

The street facing elevation of your home has an important visual impact on the overall streetscape of the estate. The streetscape is the visual identity

of a neighbourhood and plays an important role in facilitating interaction between residents and creating a community. The design of every home should complement each other, working together to present a consolidated design approach which reinforces the design ethos of the Watermark Estate.

Well designed streetscapes encourage connection, understanding and community spirit among residents.



To ensure that the visual impact of your home is complementary to the overall streetscape by choosing materials and colour schemes that are compliant with these Design Guidelines.

## Façade Treatment

Your primary street-facing elevation must incorporate a minimum of two colours selected from the Estates colour lists, and the use of one of the materials mentioned below, so that houses in the street have their own unique features to make for a visually interesting, but complementary streetscape

1. Rendered brickwork.
2. Face brickwork or blockwork. (2C Cream Brick not permitted)
3. Fibre cement sheet modular cladding - paint finish.
4. Weatherboard or profiled timber lining.
5. Profiled Colorbond steel cladding.
6. Stone/feature cladding.
7. Feature tiling.

This mix is to exclude roof, door and window treatments and each should comprise of no less than 10% of the front facade. Alternative materials to the above list are permitted to be submitted for consideration.

Many combinations of the above materials can be used as wall treatments in both contrasting and harmonising colours as with window and door surrounds, dado lines, and gable ends, which if used with care, can again enhance your building theme without undue cost.

## Elevation Feature

On the primary street elevation, at least one of the following architectural elements are to be incorporated:

- Planter box (minimum 1.5m width);
- Balcony;
- Blade wall; or
- Feature piers (hardwood/brick/cladding)
- Other feature walls
- Portico.



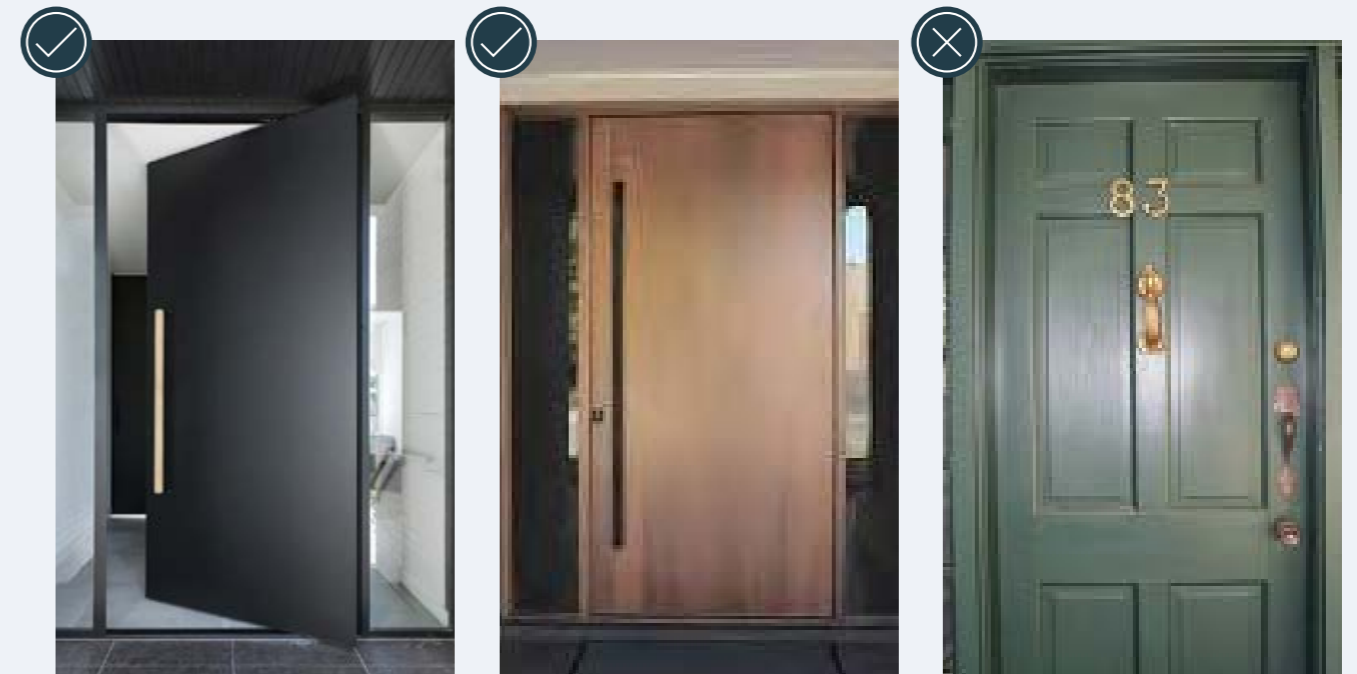
We recommend the construction method of reverse brick veneer, in which the brickwork or blockwork is the inside skin tied to a conventional lightweight stud-framed construction which takes advantage of the material's thermal mass properties. It can produce high performing buildings with lower than average energy demands for both heating and cooling. We also recommend the use of foil or bulk insulation within cavities to further enhance the thermal resistance of masonry walls.

You should choose materials based on their thermal mass properties. When used appropriately, thermal mass can moderate internal temperatures by averaging day and night extremes, greatly influencing requirements for mechanical heating and cooling methods.

Materials with a high thermal mass should be located in areas of the home that are exposed to direct sunlight or radiant heat. We recommend that you choose materials based on their appropriate thermal mass properties while also considering how much they cost to produce.

The use of non-toxic, sustainable and/or renewable materials are encouraged. Low or zero-emission volatile organic compound (VOCs) finishes are preferable, as VOCs are considered pollutants that can have adverse effects on the environment and on the health of home occupants.

No advertising material or signage is permitted on dwelling façades.



### Front Door

The primary street elevation of your home must include a front door and windows that overlook the street with the front door being framed by a porch, verandah or entry canopy that is separate from your garage. Your front door can be:

- ⊖ Powder coat aluminium framed glazed door (clear or opaque).
- ⊖ Clear finish timber.
- ⊖ Painted timber.

The door is permitted to be a flush panel paintfinished door, external aluminium framed glazed door or a four horizontal-strip glazed feature door.

### Colour

External walls must contain at least two complementary external finishes in a combination of the materials listed below. Single use of the same material (such as 100% face brick) will not be approved.

Colours which are earthy or in harmony with Australian natural flora are encouraged, with an

emphasis on natural muted tones for the main building elements.

Some brighter accents of colour may be used only for architectural features or front doors, preferably using hues from Australian flora.

Four suggested colour palletes are provided as a guide for use on your external walls and roofs.

#### Palette 1 Sand

Paint and render colours (Dulux)

- ⊖ Basketweave Beige
- ⊖ Tapestry Beige
- ⊖ Clay Pipe
- ⊖ Light Rice
- ⊖ Stowe Rice

Roof colours (Colorbond)

- ⊖ Cove
- ⊖ Evening Haze
- ⊖ Paperbark
- ⊖ Surf mist
- ⊖ Classic Cream

#### Palette 2 Dune

Paint and render colours (Dulux)

- ⊖ Meerkat
- ⊖ Sea Elephant
- ⊖ Light Leather
- ⊖ Warm Neutral
- ⊖ White Duck

Roof colours (Colorbond)

- ⊖ Mangrove
- ⊖ Gully
- ⊖ Wallaby
- ⊖ Shale Grey
- ⊖ Surf mist

#### Palette 3 Tree

Paint and render colours (Dulux)

- ⊖ Black Water
- ⊖ Armada
- ⊖ Domain
- ⊖ Herb Planter
- ⊖ White Cabbage

Roof colours (Colorbond)

- ⊖ Basalt
- ⊖ Windspray
- ⊖ Wallaby
- ⊖ Gully
- ⊖ Shale Grey

#### Palette 4 Stone

Paint and render colours (Dulux)

- ⊖ Domino
- ⊖ Guild Grey
- ⊖ Timeless Grey
- ⊖ Accord
- ⊖ Terrace White

Roof colours (Colorbond)

- ⊖ Ironstone
- ⊖ Basalt
- ⊖ Gully
- ⊖ Paper bark
- ⊖ Evening haze





### Windows

Window style must be modern and contemporary, feature bay windows are permissible. Full height glazing down to the slab is recommended on windows at the front of the house facing the street. Windows must have powder coat aluminium frames and be in one of the colours listed under the subheading 'Colour'.

Natural ventilation can be achieved by two methods, the first being natural cross ventilation, which occurs when dwellings have openings with two different orientations so that a breeze can flow through the room or building to flush out hot or stale air. The second method is passive or buoyancy ventilation, which relies on the effect of rising hot air and requires high and low openings so that warm air is flushed from higher openings and cooler air is drawn in through lower openings. Your home must have multiple windows across all habitable rooms to promote these two forms of natural ventilation.

To achieve the best solar orientation for your home, our recommendations are as follows:

- ⌚ The development is sited and designed to optimise the number of dwellings receiving winter sunlight to private open space and via windows to habitable rooms. Ensure that the main indoor and outdoor living areas are oriented north.
- ⌚ Ensure north-facing windows are shaded to reduce unwanted heat gain.
- ⌚ West or east-facing open space may require additional shading from the low-angle summer sun. Reduce the size of windows to the east and west. Utilise fixed or adjustable vertical louvres or blades; deep verandas or pergolas with deciduous vines.
- ⌚ Consider the use of low-emissivity (Low-E) laminated glazing as this glazing reduces the amount of solar heat gain while still maintaining good levels of visible light transmission.

Permanent roller shutters on windows facing toward the primary or secondary street are not permitted. Alternatively, safety window treatments such as crime safe or decorative barriers are encouraged.

### Garage Door, Gutters and Downpipes

Your garage must be located under the main roof of your house and your garage door must be a panel lift style door. Roller doors addressing the street front are not permitted.

Gutters, downpipes, capping and all flashing must be made from Colorbond steel or similar, finished in the same colour as the abutting wall or roof.

### Verandahs

Street-front verandahs and porticoes are encouraged and shall be a minimum of 1.2 metres wide. Both verandahs and porticoes to have either sawn timber or square painted galvanised steel posts with dimensions 100mm by 100mm or greater. Alternatively, masonry pillars to dado height are acceptable provided they are built in the same materials and colour as the external walls with the upper section of steel.

## The Roof

Your roof makes a big impact on the overall style of your home and can also go a long way in making your home more climate-responsive. Where possible, we recommend having at least 40 square metres of roof angled towards the north, to allow for the successful placement of solar panels.

To achieve a consistent design aesthetic within Watermark Estate, the roof of your home must be designed in accordance with the following criteria to ensure that it is complementary to the surrounding development:

### Materials

Allowable roofing materials are: Colorbond in custom orb profile, shingles and grey slate. Colorbond roofs in natural light colours are encouraged.

### Colours

Metal roofs should be a sleek, non-reflective profiled steel and therefore Zinalume and tiles are not permissible. Refer to the subheading 'Colour' listed earlier in the document for recommended appropriate colour choices.

Solar absorption ratings for the roof should be lower than 0.47. This information can be obtained from manufacturers.

### Roof Pitch

Roofs must be pitched between 22 and 40 degrees. All dwellings with expressed elements facing street frontages must have either Dutch gables or gables over the expressed element.

- ⊕ Hip and gable roofs must have a pitch of 22-40 degrees.
- ⊕ Single gable, concealed parapet roofs and skillion roof forms must have a maximum pitch of 15 degrees (minimum 5 degrees).

An expressed element refers to a section of the building that is forward of the main structure. An expressed element must be part of the main structure and cannot be a roof structure only, or a wall that is separate from the main structure.

### Other Requirements

Eaves are required on the street-front elevations and should extend along side elevations so the change to a boxed eave, if desired, is inconspicuous.

Penetrations such as flues, vents and plumbing must match the roof colour. All roof drainage should extend into soak wells or direct lot connections where applicable.

Eaves should be provided to protect all sides of the dwelling from solar heat gain during summer (with the exception of where dwellings are built on a nil setback R-Codes clause 5.1.3 ((C3.3)).

### Height

Single storey homes shall have a minimum ground floor plate height of 27c (i.e. 24c eaves) for the front elevation. Homes on corner lots should extend the minimum height for walls back from the corner of the home (nearest the secondary street/park/ PAW) for at least 3m or where a projection or indentation in the floor plan permits a logical change in wall height



### Outdoor Living Areas

Where possible, your outdoor living area should be designed to face north so that it is exposed to solar gain from the north during winter months, while also being protected from wind and rain. Northern facing covered areas will also offer protection from excessive solar heat gain during summer months.

## Ancillary Buildings and Building Services

For Watermark to maintain a clean uncluttered streetscape with a complementary appearance of all buildings, footpaths, gardens, services and equipment, please ensure that your home adheres to the following guidelines:

- ⊕ Any outbuildings, sheds, studios or ancillary accommodation must be constructed from a material that complements your home, such as:
  - Rendered brickwork.
  - Paint-finished cement modular cladding.
  - Weatherboard and profiled timber lining.
  - Profiled Colorbond steel.
  - Face brick or blockwork.
- ⊕ Other materials may be submitted for consideration but will require approval from the Developer.

Materials and colours should be the same as the dwelling, however if Colorbond is used, it shall be in 'Basalt' colour, consistent with the fencing.

Any paint finishes must match Colorbond colours that are listed earlier in the document under the subheading 'Colour'. Accent colours are also acceptable.

Sheds, storerooms and outbuildings are not permitted to be located at the front of your home addressing the streetscape and must be constructed within the back yard. They must not visually impact on adjacent parks or public open space, or adjacent roadways.

### Clothes Lines and Television Antennae

Clotheslines must be placed away from public view. Television antennae should be no more than one metre above roof height and installed at the rear of building. Satellite dishes and solar hot water systems, if installed, should be out of public view at the rear of buildings.

Solar panels, if installed on a street facing roof, should be mounted in such a way that no mounting hardware is visible from the street and be as uniform as possible. It is recommended that purchasers consult with neighbours before installing panels on a street front roof.

Fences/walls may be used to screen ground and wall-mounted utilities such as air-conditioners, hot water units, clothes lines etc.

## Building Services

To facilitate installation of solar panels, it is important that your builder / architect notes the following:

- No buildings or structure is permitted that will shade the solar panels.
- The solar system inverter needs to be placed in a specific location, either: generally next to your main switchboard at eye level requiring 1 square meter of wall space (but not on a northern wall).

### 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.

Mandatory requirements

- Lot levels and drainage requirements are set as part of estate works and are not to be modified;
- 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 Armadale has been granted; and
- Due to the nature of the soil, your home may need to connect into the road drainage network. Your builder will need to design your home and your lot pit connection. This allows you to have flexibility of locating the pits to suit the design of your house. The maintenance of this pit shall be your responsibility.

### Subdivision

Development of a single dwelling on created lots is permitted. To protect the vision of Watermark and support purchasers, no further subdivision of created lots to increase density is permitted.



# Sustainable Design.

The sustainability initiatives applied at Watermark Estate aim to respond to the needs of today's and future generations by addressing a range of environmental, social and economic criteria.

Watermark Estate has been developed on the principles encapsulated by the One Planet Living criteria, with thought on ongoing sustainability initiatives and living affordability being at the forefront.



## Climate-Responsive Design

The subdivision design of Watermark Estate orients most lots so that homeowners can benefit from using solar-passive design principles in their home design and take full advantage of opportunities for natural heating and cooling, rather than relying solely on air conditioners, fans and the like.

You should consider the following solar access and natural ventilation recommendations to improve your home's environmental performance.

## Solar Access

A climate-responsive design makes use of clever positioning in relation to the sun so that your home has solar access during winter for heat gain and is shaded during summer.

Orientate the main living area such as the kitchen or family room towards the north so that the thermal mass within your floor slab can be heated by the winter sun. This thermal mass will radiate heat during the evening, reducing the requirement for mechanical heating.

Garages should be positioned to the west side of your home where possible to help insulate your home against solar heat gain from the summer sun. Where it is not possible to locate a garage on the west, locating it on the east is also beneficial.

Planting trees, shrubs and bushes alongside east and west external walls of your home will reduce heat absorption by the dwelling façade and will help to shade your home from the sun. Provide deeper eaves, awnings or verandahs along the west side of your home to further assist with shading from the summer sun.

Positioning laundries, bathrooms and some bedrooms should be to the south side of your home will allow for cooler, more comfortable sleeping wings. These rooms typically do not require much access to sunlight.

## Natural Ventilation

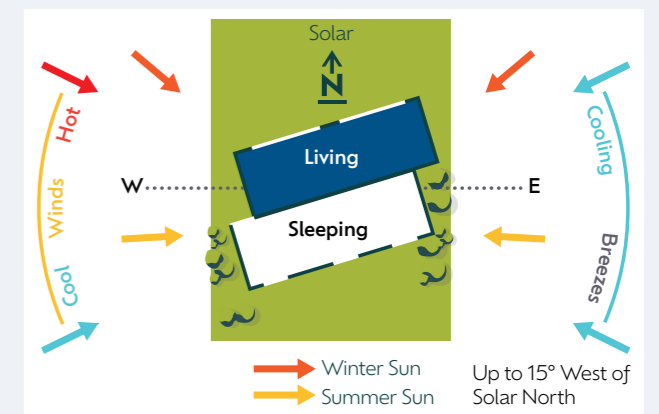
Good indoor air-quality is essential for healthy and comfortable living environments, with poor indoor air-quality being a significant contributor to poor respiratory health. In most situations, optimising natural ventilation is the most affordable and effective way to manage indoor air quality.

Natural ventilation is the movement of a sufficient volume of fresh air through a dwelling to refresh indoor air.

If your home is designed for good natural ventilation, this will contribute to passive cooling where there is a reduced requirement for mechanical cooling methods such as air-conditioning. Passive cooling is the least expensive means of cooling a home in both financial and environmental terms.

Thoughtfully placed windows or openings to allow for cross ventilation increases airflow to help cool your home naturally. This is particularly important for key living spaces in your home such as the kitchen, dining and family rooms. Placing smaller windows or openings on the side of your home that gets most of the wind and larger ones on the opposite side, also helps encourage air flow.

Adding roof ventilation, like vented gables, e-vents or wind-activated mechanic ventilators help create air flow.



### Thermal Efficiency

Through using the right materials and properly insulating your home, you can lower your energy consumption and in turn reduce your power bills.

We recommend:

- ⊖ Making sure there are no draughts in your home by draught-sealing windows and doors to help maintain the temperature inside your home.
- ⊖ Designing your home so your living and sleeping areas are compartmentalised meaning you can better control the temperature for each area.
- ⊖ Appropriate use of thermal mass. To be effective, thermal mass must be integrated with sound passive design techniques.
- ⊖ Having appropriate areas of glazing facing appropriate directions with appropriate levels of shading, ventilation, insulation and thermal mass. Use of reverse brick veneer construction for external walls is an example of good use of thermal mass for external walls because the mass is located on the inside and is externally insulated.

### Energy

The sun shines in Western Australia for an average 3,000 plus hours a year so using solar as an energy source makes a lot of sense. As well as the environmental benefits, the solar system can help you save on your power bills.

In addition to good solar passive design, installing efficient appliances, fixtures and fittings will reduce the amount of wasted energy and water within your home and reduce ongoing energy costs.

You should consider the following additional recommendations to improve your home's environmental performance:

- ⊖ Increase the size of your photovoltaic system.
- ⊖ Hot water systems should be as close as possible to the area of most use, such as the main bathroom.
- ⊖ Install a basic energy monitor with the solar power system - a way for residents to see their energy consumption pattern in real time.
- ⊖ Insulate hot water pipes.
- ⊖ Electrical appliances should have a minimum 4-star rating.
- ⊖ Seal downlights and exhaust fans.
- ⊖ Exterior lighting should be operated via a timed sensor with a manual override switch.
- ⊖ Internal tap fittings and shower fittings that use <6 litres a minute.
- ⊖ Dishwasher with an energy consumption of <245kWh per annum.
- ⊖ Air conditioning systems with COP of 3.20 and EER of >3.00 (see the minimum energy performance standards labelling on the device).
- ⊖ Reduce your peak load demand by including smart meters and having peak load control devices fitted to fixtures and fittings. Peak load is the increased demand for electricity mainly during summer between 3pm and 9pm. This occurs when most people are at home using multiple appliances such as TVs, computers and air conditioners.

### PVC (Polyvinyl Chloride)

Any use of materials containing PVC should comply with the Best Practice Guidelines for PVC in the built environment.

### Landscaping and Gardens (Ecosystems)

Your front yard adds to the overall appearance of the streetscape. The trees and plants used in the landscaping throughout the estate have been chosen to suit the estate's unique style.

To keep within this style, certain species have been selected for you to use in the landscaping of your home.

Your front garden must include plants of various colours, textures and sizes. Planting edible water-wise plants is also encouraged. All garden beds must be topped with mulch. Artificial turf is not permitted in the front garden.

Planting trees, shrubs and bushes alongside your home helps reduce heat absorption and helps shade your home from the sun. Landscaping near lot boundaries is encouraged to achieve additional privacy and shading.

The estate is targeting low waste production, high recycling rates and ensuring that dwelling design supports recycling initiatives.

### Water

The aim is for lot and dwelling design to contribute to a reduced demand on potable water supplies by using water efficient mechanisms and practices, together with the utilisation of alternative water sources such as ground water.

A minimum of 70% of front landscaping should include drought-tolerant species to reduce water consumption and costs.

Use of showerheads that use <7.5 litres of water per minute and taps that use <6 litres of water per minute is recommended.



### Safe and Accessible Living

Residential development should contribute to the wellbeing of the community by providing a sense of safety and security; and a flexible design that is welcoming to a diversity of people, is adaptable to their changing needs, and enables social interaction.

To this end the estate is aiming for dwellings to meet the 'silver' performance levels under Livable Housing Australia's Livable Housing Design Guidelines. This allows your home to be suitable to a wider pool of buyers/occupants and allows owners to age in place. The cost to retrofit a home down the track is cost prohibitive compared to allowing for it upfront.

**The aim is to responsibly use materials to lower environmental impacts without significantly jeopardising the functionality or liveability of the home.**

Key design features include:

- ⌚ A safe continuous and step-free path of travel from the street entrance and/or parking area to a dwelling entrance that is level.
- ⌚ At least one, level (step-free) entrance into the dwelling.
- ⌚ Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
- ⌚ A toilet on the ground (or entry) level that provides easy access.
- ⌚ A bathroom that contains a hobless shower recess.
- ⌚ Reinforced walls around the toilet, shower and bath to support the safe installation of grabrails at a later date.
- ⌚ Stairways designed to reduce the likelihood of injury and also enable future adaptation.

For more details, visit [livablehousingaustralia.org.au](http://livablehousingaustralia.org.au)  
Environmentally Responsible Materials



### Structure

The structure of the built form (both above and below ground) is recommended to be at least one of the following:

- ⌚ Concrete with  $\geq 30\%$  supplementary cementitious materials; and/or
- ⌚ Structural timber (including formwork timber) which is accredited by the Australian Forestry Standard or Forest Stewardship Council.
- ⌚ Brick Veneer

### Linings

It is recommended for the building to use at least one of the following:

- ⌚ Plasterboard with  $\geq 10\%$  recycled gypsum; and/or
- ⌚ Plasterboard which incorporates recycled paper.

### Emissions from Materials

The aim is to increase the use of those products and finishes which minimise the levels of potentially dangerous emissions such as volatile organic compounds and formaldehyde in buildings for the sake of occupants and tradespeople.

The recommendations are:

- ⌚ Only 'low emission' paints, sealants and adhesives are used on at least 95% of internal and external surfaces.
- ⌚ Floor coverings to be free of formaldehyde and volatile organic compounds.

# Solar Power.

## Solar power is one of the most environmentally friendly energy sources.

Solar Panel installation on residential dwellings in Western Australia is an effective way to start living sustainably.

Using the energy of the sun, solar panels help provide the electricity that runs your home.

With more than 3212 hours of sunshine per year in Australia, solar power energy is a smart way to save money.

Once you have a installed a solar system on your roof, it will continue to generate free electricity from the sun year after year. This means you can substantially reduce or even eliminate your electricity bills, giving you the peace of mind that you're doing what you can to keep your bills as low as possible while still enjoying the benefits of all the gadgets that electricity powers.

There are many reasons why your home should install a solar system.

## Investment Returns

There are not many financial investments better than solar. With the installation of solar there are immediate savings that are realised on your electricity bill from day one. This could translate into a return on your initial investment of circa 15-20% per annum for many years to come, with your solar energy system potentially paying for itself in around 3-6 years, depending on the system size.

## Increase the value of your home

Energy efficient homes have been proven to sell at a significant premium to less efficient ones. With rising electricity prices, buyers will increasingly focus on energy efficiency and solar when considering which home to purchase.

## Do your bit for the environment

Electricity generated via your own solar system means that you'll draw less electricity from the grid. This means less coal is burnt at power stations reducing the use of the biggest source of carbon pollution. Installing a system is the single most effective step you can take towards reducing your carbon footprint.

## Benefits of Solar Installation

There are many benefits of installing solar panels for your home's energy consumption. Significant savings can be made from day one on your electricity bills, electricity consumption and your carbon emissions. Let's take an in depth look at the costs vs benefits for solar power.

Here are some benefits that you and your home will gain from investing in an Infinite Energy Home Solar System:

- ⊖ Protection from continually rising energy prices.
- ⊖ Reduced upfront cost due to solar rebates.
- ⊖ Reduction in your electricity bills.
- ⊖ Doing your bit for the environment by cutting your carbon footprint.
- ⊖ Increase in the value of your home.
- ⊖ Protection from the carbon tax impact on cost of electricity.

## Maximising the benefits of solar

To seek and maximise your investment return, you can make your household an energy efficient home. Small actions and lifestyle changes can drastically reduce your electricity consumption.

There are a number of things you can do around your home:

- ⊖ Use your electricity at times when your solar system is producing electricity.
- ⊖ Turn off all appliances at the wall – turns off standby power.
- ⊖ Purchase energy efficient appliances.
- ⊖ Turn down your hot water system (heating water can be one of the main users of electricity if you use electrically boosted systems).
- ⊖ Turn off air conditioners and heaters when you are out. Use these in the rooms you are occupying.
- ⊖ Install Energy Efficient light globes – compact fluorescent globes.
- ⊖ Shade East and West windows from the sun – prevents the heat gain and reduces air con use.

# Landscaping.

## Outdoor Living Areas

With our state's abundant sunshine and mild winter weather, Western Australians are able to make the most of the outdoors almost all year long. To take advantage of this, your home must include a well planned outdoor living area – one that connects to your main indoor living space is recommended.

Your outdoor living area must be designed so it soaks up the northern sun in winter (while also being protected from wind and rain) and offers protection from the scorching sun in summer.

Shading to use during the hotter months is highly recommended.

If it's not possible to have a north-facing outdoor living area, one that is east-facing should be implemented.

## Landscaping and Gardens

Your front yard adds to the overall look of the street. The trees and plants used in the landscaping throughout the estate have been chosen to suit Watermark Estate's unique style.

To keep within this style, certain species have been selected for you to use in the landscaping of your home.

Your front garden must include plants of various colours, textures and sizes. Planting edible water-wise plants is also encouraged. All garden beds must be topped with mulch. Artificial turf is not permitted.

In addition to landscaping provided we encourage choosing native or edible ground cover instead of grass. These not only look great, they don't need as much water as grass.

We recommend that you consider the following:

- ⌚ Your neighbours when planting trees.
- ⌚ Deciduous trees (those that drop their leaves each winter) are planted in north-facing areas.
- ⌚ There are no plants getting in the way of solar electricity equipment (yours or your neighbours'). Trees, bushes and hedges need to be trimmed near this equipment.
- ⌚ You install a water tap at both the front and rear of your home.
- ⌚ Your front street tree is connected to your reticulation system during its first 2 years of growth, as well as providing it with additional water over the hot summer
- ⌚ Front Landscaping must include a tree.



# Native Garden. Suggested Plant Palette.

## Scientific Name

## Common Name

### Trees

Corymbia 'Baby Scarlet'  
Eucalyptus victrix

Red Flowering Gum  
Snow Queen

### Fruiting Trees

Citrus x Native Lime  
Citrus Limon 'Meyer'  
Podocarpus elatus

Australian Sunrise  
Meyer Lemon (non native)  
Illawarra Plum

### Shrubs

Anigozanthus flavidus 'Red'  
Casuarina glauca prostrate  
Carpobrotus glaucescens  
Dichondra argenta  
Dianella revoluta  
Dryandra armata  
Hibbertia scandens  
Lomandra 'Seascape'  
Myoporum parvifolium  
Melaleuca nesophila  
Pimelia 'Bonnie Petite'  
Scaevola albida  
Syzygium australe  
Thryptomene baeckeacea  
Westringia 'Aussie Box'

Red Kangaroo Paw  
'Cousin It'  
'Aussie Rambler'  
'Silver Falls'  
Blueberry Lily  
Prickly Dryandra  
Snake Vine  
Mat Rush  
Creeping Boobialla  
'Little Nessie'  
Rice Flower  
'Mauve Clusters'  
'Tiny Trev'  
Pink Cascade 'Low Form'  
Native Rosemary



Citrus x Native Lime  
'Australian Sunrise'



Citrus Limon 'Meyer'  
Meyer Lemon Tree



Corymbia 'Baby Scarlet'  
'Red Flowering Gum'



Eucalyptus victrix  
'Snow Queen'



Anigozanthus flavidus 'Red'  
'Red Kangaroo Paw'



Casuarina glauca prostrate  
'Cousin It'



Carpobrotus glaucescens  
'Aussie Rambler'



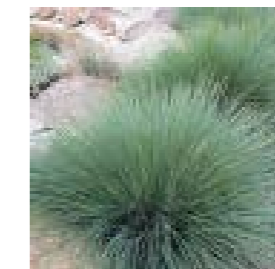
Dichondra argenta  
'Silver Falls'



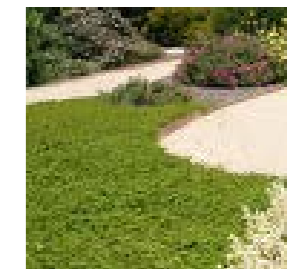
Dryandra armata '  
'Prickly Dryandra'



Hibbertia scandens  
'Snake Vine'



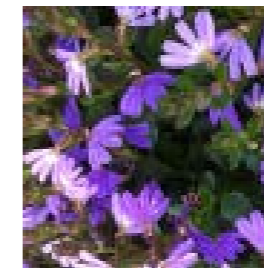
Lomandra 'Seascape'  
'Mat Rush'



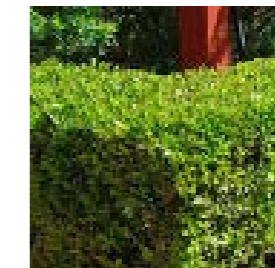
Myoporum parvifolium  
'Creeping Boobialla'



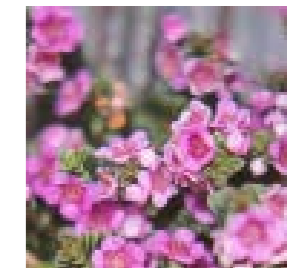
Pimelia 'Bonnie Petite'  
'Rice Flower'



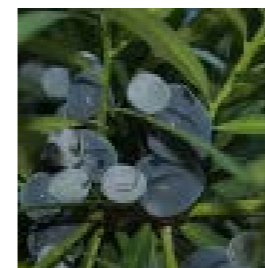
Scaevola albida  
'Mauve Clusters'



Syzygium australe  
'Tiny Trev'



Thryptomene baeckeacea  
'Pink Cascade Low Form'



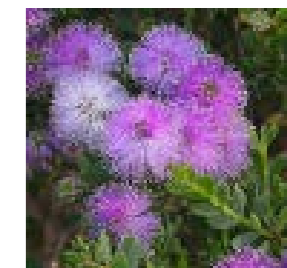
Podocarpus elatus  
'Illawarra Plum'



Dianella revoluta  
'Blueberry Lily'



Westringia 'Aussie Box'  
'Native Rosemary'



Melaleuca nesophila  
'Little Nessie'



# Appendix 1.

The requirements listed in these Design Guidelines form part of the agreement between the developers and the purchaser. They also form an agreement between the purchaser and all other purchasers in the Watermark via the restrictive covenants.

The guidelines have been established to set a minimum standard within the estate, they are not devised to impact greatly on the affordability of your new home. Many of these guidelines are there to prompt you and your designer's initiatives in order to improve the general appeal, amenity and tidiness of this estate to the benefit of all residents.

It is anticipated that the families who choose to be residents in this estate will have in common the desire to live in an aesthetically pleasing environment with a cohesive community atmosphere. It is hoped that the new residents Watermark will inherit an intimate link with the heritage of this property that will be taken on into the future with a sense of pride and ownership.

The attached checklist should be completed and submitted to the Developer by your Builder, to ensure compliance.



# WATERMARK

PRIVATE ESTATE

DESIGN COMPLIANCE ASSESSMENT FORM

PURCHASER'S NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

Criteria	Summary of Mandatory Requirements	Builder Checklist	Developer Pass	
			Yes	No
<b>Street Appeal</b> (Page 8)	Front of home faces the street			
	Home contains either: <input type="checkbox"/> Verandah <input type="checkbox"/> Entry Canopy or <input type="checkbox"/> Porch <input type="checkbox"/> Other (Specify)			
<b>Letterbox/ Gates</b> (Page 9)	Side and rear boundary gates match fence (if applicable)			
	Letterbox matches design of home (if applicable)			
<b>Driveways</b> (Page 10)	Garage is positioned to ensure there is no conflict with street trees and/or service infrastructure			
	Driveway is made of exposed aggregate insitu concrete, or rectangular profile concrete pavers. Stack Bond, Herringbone pattern or similar are permitted.			
<b>Façade treatment</b> (Page 13-17)	At least one (1) item from list 1 and at least one (1) item from list 2.  List 1 <input type="checkbox"/> Rendered brickwork. <input type="checkbox"/> Face brickwork or blockwork. (2C Cream Brick not permitted) <input type="checkbox"/> Fibre cement sheet modular cladding - paint finish. <input type="checkbox"/> Weatherboard or profiled timber lining. <input type="checkbox"/> Profiled Colorbond steel cladding. <input type="checkbox"/> Stone/feature cladding. <input type="checkbox"/> Feature tiling.			
	List 2 <input type="checkbox"/> Planter box (minimum 1.5m width); <input type="checkbox"/> Balcony; <input type="checkbox"/> Blade wall; or <input type="checkbox"/> Feature piers (hardwood/brick/cladding) <input type="checkbox"/> Other feature walls <input type="checkbox"/> Portico			
	Lighter colours have been used on external walls and roofs.			
	Avoid the use of primary and vivid colours and reflective surfaces.			
	Minimum of two colours used in front façade			
	Main Paint finishes generally match any of the below Colorbond colours:  <input type="checkbox"/> Surfmist <input type="checkbox"/> Shale Grey <input type="checkbox"/> Dune <input type="checkbox"/> Windspray <input type="checkbox"/> Wallaby <input type="checkbox"/> Basalt			
Eaves required on the street-front elevation. Eaves should extend along side elevations so the change to a boxed eave, if desired, is inconspicuous.				

# Appendix 1.

Criteria	Summary of Mandatory Requirements	Builder Checklist	Developer Pass	
			Yes	No
<b>Front door</b> (Page 15)	Front door is one of the following: → Powdercoat aluminium framed glazed door (clear or opaque) → Clear finish timber → Painted timber			
	Front door includes glazing: → Glazing within door/or → Glazing / Highlight Window abutting door.			
<b>Garage door, gutters and downpipes</b> (Page 17)	Garage door falls under main roof of house			
	Garage door is panel lift style door  Gutters, downpipes, capping and all flashing is made from Colorbond steel or similar using one of the colours below: → Surfmist → Shale Grey → Dune → Windspray → Wallaby → Basalt			
<b>Windows</b> (Page 16)	Modern and contemporary look			
	Windows to have powder coated aluminium frames and be of the colours listed above			
<b>Roof</b> (Page 18)	Roofs have pitch of 22+ degrees			
	Skillion roofs to have a minimum pitch of 5 degrees and a maximum pitch of 15 degrees.			
<b>Height</b> (Page 18)	Minimum ground floor plate height of 27c (ie 24c courses) for front facade.			
<b>Other Important Items</b>	Checked for the existence of Local Development Plans, special geotechnical requirements, Bushfire management plans, BAL ratings and/or infrastructure items that may impact design.			
	Lot drainage pit connection details to be included on your plans (where applicable) for assessment by the City of Armadale.			

Notes:

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---



*Pictured at Champion Lakes*

# WATERMARK

PRIVATE ESTATE

[watermarkchampionlakes.com.au](http://watermarkchampionlakes.com.au)