

# Revised Design Guidelines for Residential Lots

## Lakeside Park



### **INTRODUCTION**

These Design Guidelines are written to reflect LandCorp's desire to achieve both sustainable housing design and high quality aesthetic within Kununurra. These design guidelines apply to all of the Lakeside Park residential development.

### **DESIGN AND BUILDING APPROVAL**

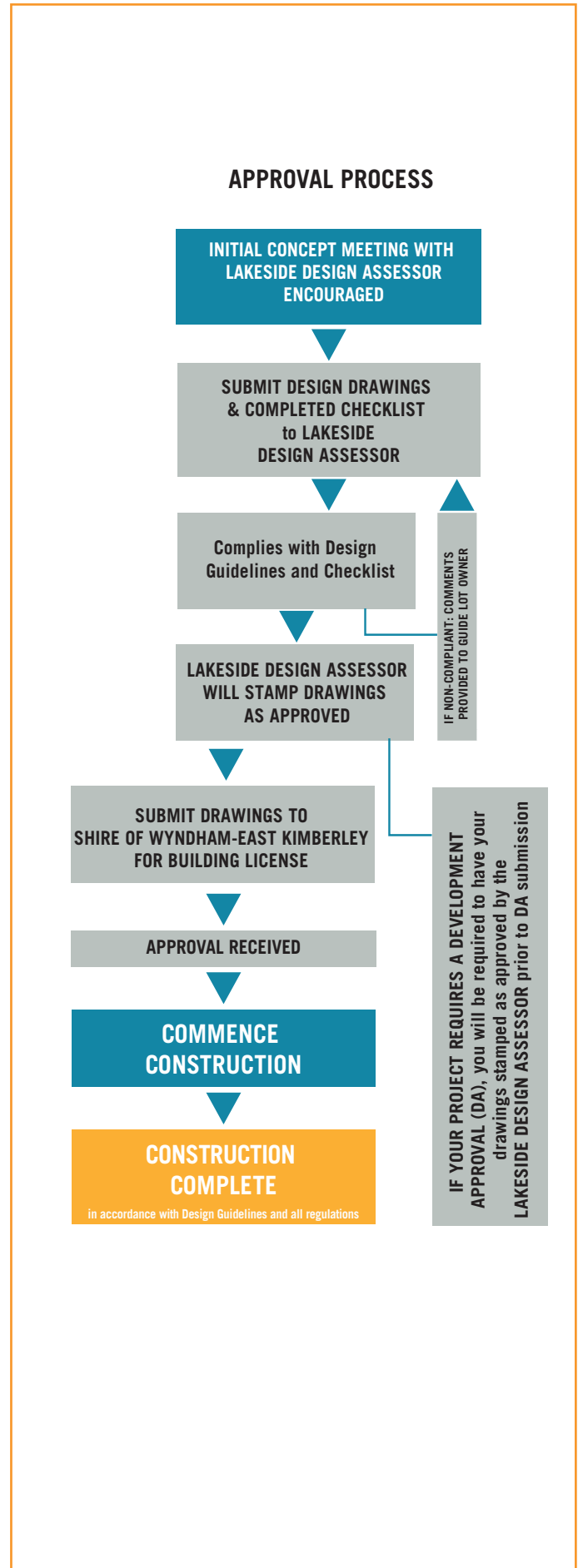
Plans are to be submitted to LandCorp for approval prior to being submitted to the Shire of Wyndham-East Kimberley.



## APPROVALS PROCESS

- To assist in helping your project to comply with these Design Guidelines, it is a requirement of your contract of sale that you submit your preliminary concept design to the Lakeside Design Assessor prior to lodging Application for Building Licence.
- To ensure this occurs the developer will lodge a caveat on your title pertaining to the conditions of the contract of sale which requires the property to be built in accordance with these guidelines and within the time period specified in the contract (if applicable). The caveat can be removed once these conditions are satisfied.
- An owner or their architect or builder, must submit:

  - An Application for Design Guidelines Approval; including completed checklist to the Lakeside Design Assessor and
  - Two (2) full hard copy sets of all appropriate drawings as outlined in the Application Form.
- Should the Lakeside Design Assessor consider that the plans do NOT substantially achieve any one of the Design Elements, they will be returned with a request to amend the plans or provide additional justification for the variation.
- Should the Lakeside Design Assessor deem the plans to substantially achieve ALL the Design Elements or be satisfied with any justified variation, the plans will then be endorsed and one full signed set with the checklist returned so that the endorsed plans and checklist can then be lodged with Council as part of the planning and/or building application.
- If a re-assessment is needed once the plans have been stamped as approved by the Lakeside Assessor, a fee will apply to have the drawings re-assessed.
- The Shire of Wyndham-East Kimberley will not process any plans unless they are stamped approved and are accompanied with a stamped checklist. Landowners and/or builders are encouraged to take advantage of a free one-hour Design Guideline Compliance advice session from the Lakeside Design Assessor. (Refer to step one in adjacent flow diagram).
- The completed Design Guidelines Checklist and associated plans and accompanying information are then to be submitted to the Shire of Wyndham East Kimberley for Building Licence.





- LOT ALLOCATION KEY**
- SINGLE RESIDENTIAL
  - GROUP HOUSING
  - EXISTING RESIDENTIAL
  - FUTURE RESIDENTIAL
  - DEPARTMENT OF HOUSING (DOH)
  - GOVERNMENT REGIONAL OFFICERS HOUSING (GROH)
  - SHIRE OF WYNDHAM EAST KIMBERLEY (SWEK)
  - COUNTRY HEALTH SERVICES (WACHS)



**5A**

**5**

**6**

**7B**

**7A**

**PHASE 1**

**PHASE 2**

## STREETSCAPE

### Fencing

- Street edge fencing and side fencing forward of street/front setback line must be min. 80% permeable and max 1200mm in height.
- Pool-type rod and rail fencing, and chain mesh fencing are preferred.

### Setbacks

- Setbacks as per R-CODES.
- Street setbacks must consider vehicle sight lines.

### Heights

- Height restrictions as per R-codes.
- Floor/Ceiling heights to be no less than 2700mm in all habitable rooms.

### Roof Form

- All roofs to have 900mm minimum eave overhang to ensure 80% shading of all walls, with additional shade mid-height on two storey dwellings to ensure 80% shading of walls at Summer Solstice.
- Steeper roof pitch encouraged on single level dwellings.

### Pedestrian Entry

- To be clearly defined and separate from vehicle entry/carports.
- Portico or porch at the entrance to the residence to be provided.

### Vehicle Entry

- Vehicle crossover locations to be nominated.

### Garages/Carports

- Carports are a preferred option over garages because they have the potential to allow greater breeze flow through the lot. Carports are not to be enclosed on more than two sides.
- Breeze permeable garage doors are preferable.

### Surveillance

- At least one habitable room must have a window which looks onto the primary street for passive surveillance opportunities.

### Materials

- Typical Kimberley materials are preferred, ie: colorbond and fibre-cement sheet products.
- Street elevations must be designed with material, colour and texture differentiation to avoid monotony and use of the same materials.
- Corner dwellings are to address both streets and be equally composed, avoiding blank walls.
- Roof sheeting must be light in colour (solar absorbance of 0.55 or less), Zinalume roofing is acceptable.

### Air Conditioning + Storage Areas

- Air conditioning units should not be located adjacent to neighbouring outdoor living areas.
- Air conditioning units must be screened from public view.
- Bin storage, clothes line and drying areas must be screened from public view.

## CLIMATE SENSIBLE DESIGN

### Outdoor Living Areas

- Outdoor living spaces must be able to demonstrate their appropriate location relative to breeze paths.
- Outdoor living areas must be minimum 16sqm per dwelling as per R-codes, with a min. dimension of 2.4m.
- Outdoor living space must be shaded. Proportion of shaded open space, compared to non-shaded open space can exceed R-codes  $\frac{2}{3}$  proportion.
- Multiple outdoor living spaces are encouraged, with at least one being directly accessed from indoor living space.
- Outdoor living spaces facing the street are also encouraged as more of a defined "outdoor room" with screening and deeper 3.3m min. width.

### Breeze Paths

- Cross ventilation/ breeze paths to be demonstrated in all habitable rooms.
- Internal planning to limit breeze paths to 15m length for achievable cooling design.
- Habitable rooms to have at least two operable windows, and at least one operable window (min. 1m<sup>2</sup>) on each external wall.
- Security mesh doors are encouraged for the provision of breezes.

### Orientation

- Openings are to be designed and located to maximise good passive cooling from the prevailing cooling breezes (predominantly south-easterlies).

### Shading

- Effective use of architectural shading devices (ie pergolas, awnings, louvre windows and eaves) should be used.
- Landscaping for shade is encouraged around the whole perimeter of the building.

### Ventilation

- Provide minimum 1x ceiling fan per habitable room. Fans to covered external living areas are also encouraged.

## STATUTORY REQUIREMENTS

These guidelines are 'in addition' to all other statutory requirements pertaining to building development, design and construction. For any instances where these design guidelines are found to conflict with the statutory requirements of other authorities, the statutory requirements are to take precedence.



# CHECKLIST

**LOT NO.**

Tick YES or NO in the column according to whether your proposal complies with the associated checklist items below.

DESIGN ELEMENTS		YES	NO
1	FLOOR TO CEILING HEIGHTS - MINIMUM 2700mm to all HABITABLE ROOMS		
2	EAVES - 900mm MINIMUM		
3	TWO STOREY DEVELOPMENT - PROVIDE 80% SHADE TO ALL WALLS at SUMMER SOLSTICE		
4	MINIMUM ONE HABITABLE ROOM WITH ONE WINDOW FACING THE PRIMARY STREET		
5	ROOF SHEETING TO HAVE SOLAR ABSORBANCE OF 0.55 OR LESS LIGHT COLOURED OR ZINCALUME		
6	AIR CONDITIONING UNITS NOT VISIBLE FROM PRIMARY STREET		
7	BIN STORAGE AREAS and CLOTHES DRYING SCREENED FROM PRIMARY STREET		
8	OUTDOOR LIVING AREA TO HAVE MINIMUM DIMENSION OF 2.4m		
9	SHADED OUTDOOR LIVING AREA PROVIDED		
10	BREEZE PATH SHOWN ON PLANS		
11	HABITABLE ROOMS TO HAVE TWO OPERABLE WINDOWS, WITH MINIMUM ONE OPERABLE WINDOW ON EACH EXTERNAL WALL		
12	OPERABLE WINDOWS TO BE MINIMUM AREA OF 1m <sup>2</sup>		
13	MINIMUM ONE CEILING FAN TO BE PROVIDED WITHIN EACH HABITABLE ROOM		
14	SHADED PEDESTRIAN ENTRY PROVIDED CLEARLY SEPARATE FROM CARPORT/GARAGE		
15	FENCING TO BE MINIMUM 80% PERMEABLE AND MAXIMUM 1200 HEIGHT IF FORWARD OF THE FRONT BUILDING LINE OR WITHIN THE PRIMARY STREET SETBACK		

## ASSESSOR COMMENTS

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