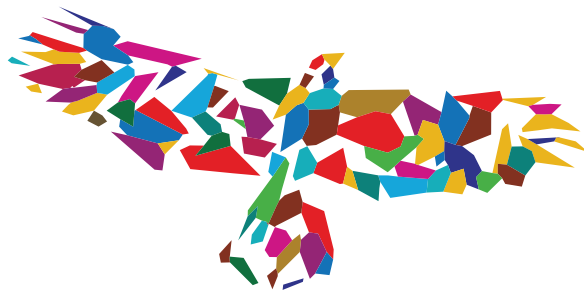


DESIGN GUIDELINES

The aim of these design guidelines is to ensure that all the homes at Peregrine Estate are built to promote diversity in the housing style and compatibility with its immediate streetscape and the whole residential estate.



Peregrine Estate

peregrine-estate.com.au

1.0 Built Form

1.1 Built Form Style

- All homes shall incorporate either a porch/portico, verandah, gable or blade wall ☐
- Front entry to each home should be clearly visible from the street ☐
- Street elevations should be visually appealing through articulation into the floor plan design ☐
- Street elevations shall incorporate major opening(s) to habitable rooms which will also provide passive surveillance to front garden and streets ☐
- Built form style for street elevations shall include a composite of two colours or two materials ☐

1.2 Streetscape Requirements

- Identical house type with similar street facades and colour and material palette shall not be constructed in close proximity and must be separated by a minimum of (4) four homes in any direction ☐
- Where repeated floor plan design occurs within the same street, these shall differ through the incorporation of variances in wall and roof materials, finishes and colours ☐

1.3 Secondary Street Elevations

- Secondary elevation should read as a continuation of the front elevation by incorporating elements of articulation or change in wall materials for a distance of a minimum 20% of the overall length of the building ☐

1.4 Walls and Overall Height

- Boundary wall heights and maximum height of a detached dwelling as prescribed in the Residential Design Codes (RMD Codes) ☐
- External walls visible from public view and fronting onto public space must limit the use of face brick only as feature or highlight element ☐

1.5 Roof Form

- Roof pitch should be a minimum pitch of 25 degrees ☐
- Roof must be constructed of masonry terracotta tile or slate or non-reflective roofing material ☐
- Roof design should be limited to pitched roofs, gable roof (minimum pitch of 32 degrees) and skillion roof (minimum pitch of 5 degrees) ☐
- Roof gutter and rain water head should match with the roof colour ☐

2.0 Colours and Materials Palette

2.1 Colour Palette

- Bright or primary colours cannot be the dominant colour ☐

2.2 Material Palette

- Chosen materials should reflect the region and locality ☐



3.0 External Considerations

3.1 Vehicular Access, Crossovers and Driveway

- Each lot should have a separate vehicular and pedestrian access ☐
- Both the driveway and crossover should be of similar material ☐
- The driveway should be constructed from brick paving, liquid limestone or exposed aggregate concrete (grey, painted or in-situ concrete is not permitted) ☐
- The driveway is to be completed prior to the residence being occupied
- As RMD Codes apply, the maximum width of a driveway allowed is 4.5m at lot boundary ☐

3.2 Fencing and Landscaping Design

- Front fencing is allowed but is to be a maximum height of 1.2m and a minimum height of 0.9m ☐
- Visually permeable fencing infills consist of vertical and horizontal slats ☐
- Fencing must be of open style with any solid portion to be less than 1/3 of the overall length of the front fence ☐
- Materials, colours and detailing of the front fence shall be consistent and compatible with those of the main dwelling ☐
- Colorbond or solid metal fencing is not permitted as front fencing ☐
- The developer will provide front landscaping. The buyer is required to install a straight 90mm PVC pipe underneath the driveway offset 4m from the garage (laneway lots exempted) and ensure the site is clean and graded to final levels 40mm below surrounding hard surfaces ☐

3.3 External Services Location

- External services (rain water tank, TV antenna, clothes-lines, bin storage, external hot water services and air conditioning condenser unit or evaporative air conditioners) must not be visible from the street, and screened from public view (solar panels are exempted) ☐

3.4 Domestic Outbuildings

- Location of domestic outbuildings such as Colorbond fences and free standing patio and other similar improvements must comply with any RMD Codes requirements ☐
- Materials and colours of the outbuildings should match with the fence or colour of the main dwelling ☐

4.0 Garage

4.1 Garage Requirements

- Single garages are not permitted ☐
- Except on laneway lots all garages must be fully enclosed with a sectional garage door ☐
- Carports are permitted for laneway lots but must include a sectional garage door ☐

Approval for your compliance to these Design Guidelines must be sought from Peregrine Estate prior to applying for council approval.

Documents that must be submitted include a Site Plan, Elevations, Floor Plans, and Schedule of Materials and Colours.

All applications must be sent to approval@peregrine-estate.com.au





Peregrine Estate