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Champion Lakes Design Guidelines



08/10/2024

Vision

Celsius is excited for the development of 72 residential lots in Champion Lakes – an emerging community close to the walking trails and parks of the Champion Lakes Regatta Centre.



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Introduction

The Celsius Living Champion Lakes Design Guidelines ('the Guidelines') are intended to provide design advice to assist both the future homeowner and the builder to understand the vision for the estate and meet the built form and streetscape aspirations required to deliver the vision for the estate.

Interpretation & Application

When designing your home, these Design Guidelines must be read and considered by your builder/ designer in conjunction with the regulatory requirements of:

- The Residential Design Codes ('R-Codes');
- Part 1 of the Arabian Court Structure Plan;
- Lot 102 Arabian Court Bushfire Management Plan;
- Restrictive covenants and Section 70A notices on the title, as outlined in the Contract of Sale; and
- Lot 102 Arabian Court Local Development Plan.

The criteria contained within these Design Guidelines is required by the developer, to ensure the ultimate vision of estate is achieved. These Guidelines apply to the development of all new residential buildings (including outbuildings) within the estate.

The checklist provided at the back of this document outlines all mandatory requirements of the guidelines.



Approval Procedure

Developer Approval

Development proposals will require the stamped endorsement of the Developer's nominated representative prior to construction. This process can occur concurrently with the City for Development or Building Approval, as required.

The applicant is required to provide the following documents to the Developer representative, for the approval:

- **Site Plan**

The site plan includes levels, location of dwelling and garage, boundary setbacks, dividing fences and any front fence and side boundary fence details, as well as any new retaining walls, refuse areas and outbuildings or structures.

- **Floor Plan**

The proposed house design and layout, including window locations, door locations and alfresco areas.

- **Elevations**

Elevations which indicate the ceiling and wall heights of all rooms, and roof pitch.

- **Colour and Materials Schedule**

A materials and colour list which confirms the treatments to all elevations.

- **Completed Checklist**

Drawings should include a north point and annotation.

Note: Approval from the Developer does not constitute permission to build or negate the need for building approval from the City of Armadale. A separate building application must be lodged with the City of Armadale for approval.

Nominated Representative

Plans should be lodged electronically in PDF format to Celsius Living at the details below by your builder, with advice and approval provided direct to the builder.

CELSIUS[®]
L I V I N G

Celsius Living

Phone 1300 Celsius

Email info@celsius.com.au

Approval Process

Prepare design drawings in accordance with covenants, LDP's and Design Guidelines



Complete design guidelines assessment checklist



Submit plans and checklist to developer's representative



Application endorsed by developer's representative



Submit plans and developer's approval to City of Armadale



City of Armadale issue building permit



Commence construction in accordance with building permit

Other Requirements

Restrictive Covenants

The required criteria set out within these Design Guidelines are enforced by way of Restrictive Covenants, which are in place to benefit and provide you with confidence by ensuring minimum standards of development are achieved throughout the entire estate. The covenants will include some, but not necessarily all, of the design elements covered in these Guidelines.

Local Development Plan (if applicable)

A Local Development Plan has been prepared for the estate as part of the subdivision approval process to guide development within the estate, including (but not limited to) building envelopes, uniform fencing, dwelling orientation, mandated garage locations and R-code variations.

An assessment against the provisions of the LDP will be undertaken by the City following lodgement of your development application or building licence application with Council.

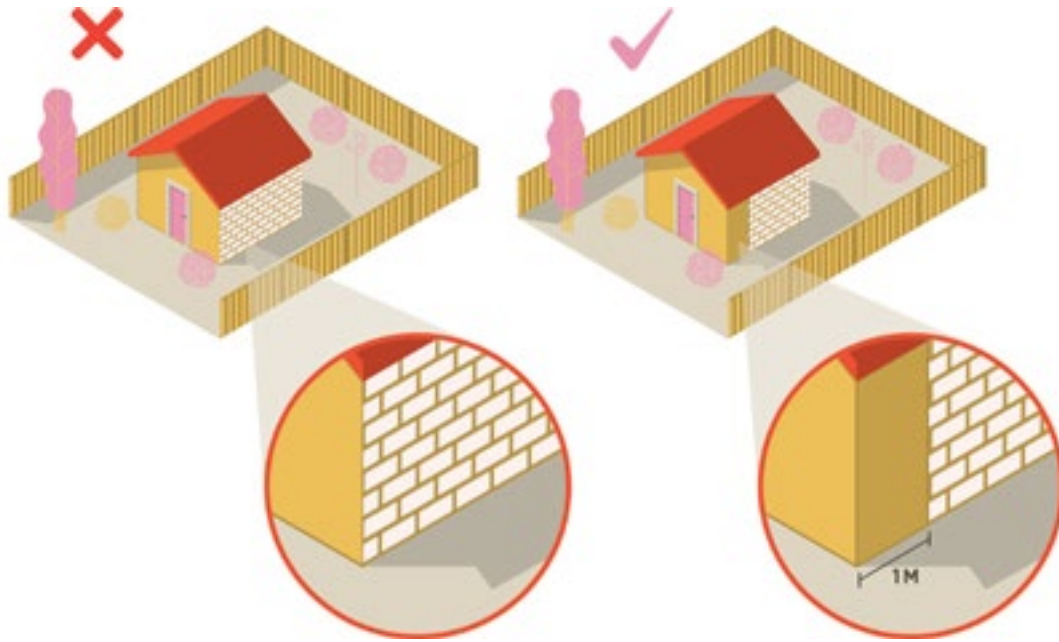
Bushfire Management Plan

A Bushfire Management Plan has been prepared for all lots within the estate as part of the subdivision approval process. The Bushfire Management Plan provides an indication of the likely Bushfire Attack Level rating for each lot.

1. Streetscape Amenity

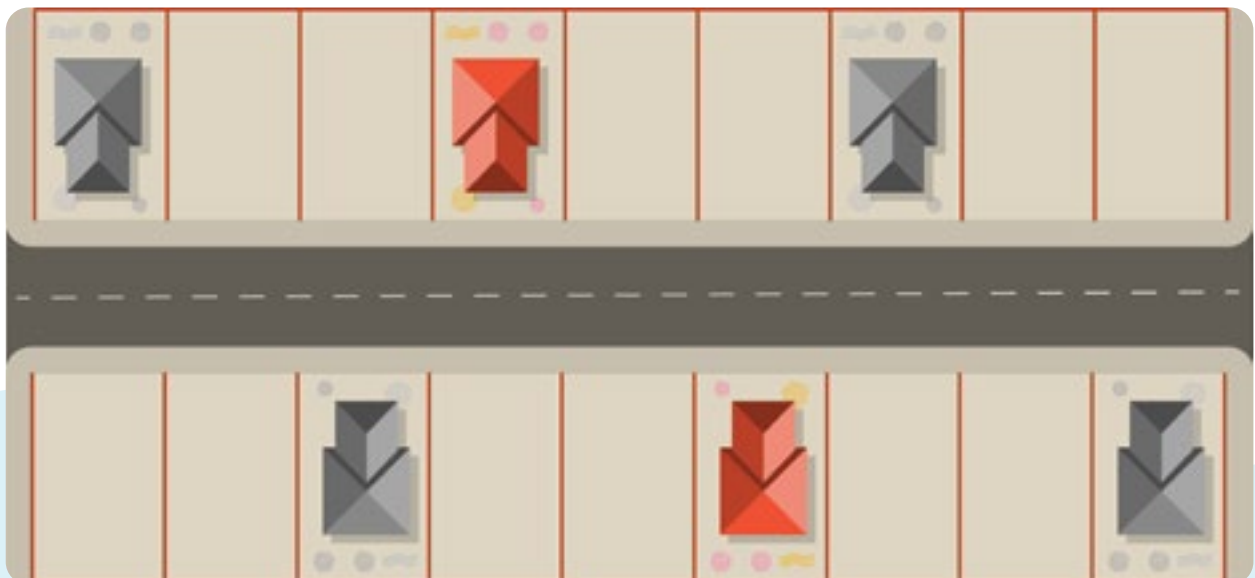
1.1. Street View

- All elevations or portions of elevations visible from the street view shall be finished in a manner consistent with the primary elevation. This requires continuing the primary elevation render by a minimum of 1 metre to exposed side elevations. This is not required on the side elevation of garage walls.



1.2. Adjacent Lots

- Dwelling diversity is required between lots. Lots located adjacent to each other are required to have diversity in the front facade in regard to colour, material, texture and architectural features.



1.3. Corner Lots

- Buildings located on corner lots are to address both the primary and secondary street elevations.
- Secondary elevations shall be generally consistent with the external colours and finishes of the primary elevation. If rendered, the primary elevation must be extended by at least 2 metres to the secondary elevation.



2. Building Design and Appearance

2.1. Primary Elevation

- Primary elevations must include a minimum of one (1) architectural feature, such as a roof gable or gablet, arch, portico, projecting sill course, verandah, bay window, balcony, feature wall, planter box, recessed or projecting feature in front elevation or any other feature deemed acceptable by the Developer.



- Neutral base colours are encouraged to be used as shown below, on the primary elevation. Primary colours may only be used as complementary to the predominant colour scheme. The developer may not approve any colour if their use is not in keeping with the balance of the estate.



- A minimum of one window to a habitable room shall overlook any primary or secondary street.
- Main windows must be of a square or vertical proportion and consistent in shape and style. Minor horizontal windows can be used in feature or minor wall sections only.



- Security shutters and window grates are not permitted on the primary elevation.

- Front elevations visible from the public realm (street, laneway, or open space) must contain a minimum of one (1) of the following materials to deliver a layered facade:
 - Feature face brick (including recycled brick);
 - Cement cladding;
 - Stone cladding;
 - Painted render;
 - Timber; or
 - Any other material the Developer deems acceptable.

Double height brickwork is not supported on the primary elevation.



2.2. Roofing

- Roof pitch is a minimum 24 degrees for a traditional roof and minimum 5 degrees for a skillion roof. Flat roof elements may also be supported.



GABLE ROOF



SKILLION ROOF



GABLE ROOF

- Roof eave overhang of 450mm minimum and gable overhang of 300mm is required on publicly exposed elevations with the exception of parapet walls on the boundary and for the garage.
- Roofs shall be constructed having regard to the proposed estate colour palette, consisting of materials of natural tones consistent with the surrounding environment e.g., Colorbond Cove, Dune, Evening Haze, Gully, Paperbark, Shale Grey, Woodland Grey, Surfmist or Windspray.



Dune*



Evening Haze*



Gully*



Paperbark*



Shale Grey*



Woodland Grey*



Surfmist*



Windspray*

2.3. Driveways

- Driveways to be constructed of brick paving, liquid limestone or exposed aggregate concrete in tones consistent with the proposed dwelling.
- A driveway shall not be constructed from painted or in situ concrete.
- A crossover may be constructed in natural grey concrete if it adjoins a concrete footpath within the verge.



Exposed Aggregate
Concrete



Exposed Aggregate
Concrete



Brick Paving



Liquid Limestone

2.4. Fencing

- In order to provide an open streetscape fencing forward of the building line is not permitted
- Corrugated fibre cement, brushwood or timberlap fencing is not permitted to secondary street fences within the front 20% of lot depth.
- Lots within the estate will also receive estate-side fencing where abutting public open space. Where the developer provides fencing (adjacent public open space), this shall not be covered or screened.
- Side and rear dividing fences shall be consistent with the developer's specification, which will consist of colorbond fencing to all dividing side and rear fence; except where there are permeable side fencing or noise wall requirements on the Local Development Plan.
- Fencing provided by the developer shall be Colorbond 'Woodland Grey'

2.5. Garages and Carports

- Garages shall be sectional and generally be designed such that the colour and style is consistent with the dwelling with the garage to be located under the main roof of the dwelling.
- Carports are permitted but must be fitted with a remote-controlled sectional door facing the primary street.

3. Landscaping

3.1. Street Trees

- One street tree per dwelling is to be provided by the developer within the front verge. Street trees are to be protected by homeowners and must not be removed. Street trees are to be watered in perpetuity by the owner.



3.2. Artificial Turf

- Artificial turf in the front yard is permitted in no more than 50% of the landscaped area at the front of the property.

3.3. Front Yard Packages

- The front landscaping packages are provided by the Developer which includes the following:
 - Native, and waterwise exotic species to reduce the use of non-potable water and irrigation run times.
 - Soil conditioner and wetting agent to ensure the best soil preparation is provided for new planting to retain moisture in the soil and nutrients for new plants.
 - Mulch to insulate the soil and prevent weed growth.
 - Irrigation with a control system that can automatically adjust seasonally to reduce unnecessary water use.
- To maintain an overall estate style that is both appealing and sustainable. The preference is that your front garden has a mixture of plant species providing variation in seasonal colour, texture and size.
- Planting edible species and waterwise plants is encouraged as well as planting multiple trees to provide shade.
- Landscaping near lot boundaries is encouraged to achieve additional privacy and shading to your property.
- After initial installation of your front yard package all garden beds shall be maintained by the home owner.

4. Other Considerations

4.1. Site Services

- All piped and wired services including waste, vent pipes and rainwater tanks, refrigerant lines, electrical box, gas box and cable ducts are required to not be visible from the street or adjoining properties.

4.2. Letter Boxes

- Letterboxes shall be constructed in the colours and materials complementary to the dwelling.
- Novelty letterboxes and letterboxes with a single post are not permitted.

4.3. Miscellaneous

- Clothes lines/ drying areas, rainwater tanks, air conditioning units, solar hot water systems, satellite dishes, TV antennae and radio masts shall be screened from street or park view. Photovoltaic panels due to their orientation requirements are exempt.

4.4. Outbuildings

- Outbuildings are not permitted unless screened from public view or designed complimentary to the dwelling.

4.5. Bin Storage

- Bin storage areas must be screened from view from adjacent streets and public open space. Bin storage areas must be indicated on submitted drawings.

4.6. Parking of Vehicles

- The parking of recreational vehicles and trailers shall be stored behind the primary dwelling and screened from public view.

Sustainable Living

The Celsius Living vision promotes the development of sustainable communities which considers appropriate building design and orientation and encourages renewable energy, reduced water usage and energy efficiency.

Sustainable design future proofs development and creates more affordable homes over their lifespan. These items are not mandatory but are strongly encouraged to guide homebuyers.

Building Design and Orientation

- Design of the primary dwelling should aim to maximise passive climate control and ventilation aspects. The dwelling should be situated to both harness and repel the sun's heat, dependent on times of the year.
- All dwellings are encouraged to locate primary outdoor and indoor living areas on the northern side of the dwelling, for the purpose of achieving adequate access to winter sunlight.
- All rooms in the dwelling are encouraged to have at least one window/major opening to optimise the degree of natural lighting. Rooms should not rely on the light from a skylight.

Energy Efficiency

- Landowners are encouraged to have regard to the design and construction of dwellings to achieve a Nationwide House Energy Rating Scheme (NatHERS) star rating of at least seven stars.
- It is encouraged that dwellings install solar PV (photovoltaic) systems as the primary source of energy. Owners should consult the relevant providers regarding available capacity to feed back to the grid.
- Internal dwelling appliances and fittings are encouraged to achieve a minimum 4-star energy efficiency rating.
- Heating and cooling systems are encouraged to be designed specifically in response to a cold climate zone.

Construction Materials

- Homeowners are encouraged to consider the use of construction materials with a good thermal mass rating.
- Locally sourced materials are highly encouraged.
- Eco-friendly and natural insulation materials are highly encouraged, provided they achieve the minimum R value of the National Construction Code.
- Dwellings should incorporate glazing that responds to local conditions. In this regard, dwellings should consider double glazing in strategic locations (i.e., southern elevations).

Water Usage

- Waterwise landscape fixtures (timers and irrigation systems) should be installed.
- The use of an approved Greywater reuse system which collects greywater from the laundry and bathroom for garden irrigation/ground water recharge should be considered.
- Fixtures and fittings with a high Water Efficiency Labelling and Standards (WELS) rating are encouraged.

Resources

The following resources have been provided to guide and support the construction of a sustainable home.

Josh's House

<https://joshshouse.com.au/>

Your Home

<https://www.yourhome.gov.au/housing>

Enviro House

<https://www.envirohouse.org.au/>

Low Carbon Living (CRC)

http://www.lowcarbonlivingcrc.com.au/sites/all/files/publications_file_attachments/lclguide_residential_newbuild_web.pdf

Waterwise Planting

<https://www.watercorporation.com.au/Waterwise/Waterwise-plants>

Rewild Perth

<https://rewildperth.com.au/>

Checklist

1. Streetscape Amenity

1.1 Street View Street View Elevations or portions of elevations visible from the street view are finished in a manner consistent with the primary elevation. This requires continuing the primary elevation render by 1 metre to exposed side elevations.

1.2 Adjacent Lots Diversity in the front façade (e.g. colour, material, texture and architectural features) with the adjoining two lots has been achieved.

1.3 Corner Lots Buildings located on corner lots address both the primary and secondary street elevations.

Secondary elevations are generally consistent with the external colours and finishes of the primary elevation. (If rendered, the primary elevation must be extended by at least 2 metres to the secondary elevation.)

2. Building Design and Appearance

2.1 Primary Elevation Primary elevations include a minimum of one (1) architectural feature, such as a roof gable or gablet, arch, portico, projecting sill course, verandah, bay window, balcony, feature wall, planter box, recessed or projecting feature in front elevation or any other feature deemed acceptable by the Developer.

No primary colours have been selected as the predominant colour within the primary elevation. Neutral base colours have been considered in colour selections.

A minimum of one window to a habitable room overlooks the primary (or secondary) street and is clear glazed.

Main windows are square or vertical proportions and consistent in shape and style..

There are no security shutters or window grates on the primary elevation.

In addition to the above, front elevations visible from the public realm (street, laneway, or open space) contain a minimum of one (1) of the following material to deliver a layered façade:

- Single course feature face brick (including recycled brick);
- Cement cladding;
- Stone cladding;
- Sheet metal cladding;
- Painted render;
- Timber;
- Horizontal zincalume/colorbond custom orb sheeting; or
- Any other material the Developer deems acceptable.

Double height brickwork is not supported on the primary elevation unless it is rendered.

External lights located on the primary elevation and are visible from the street are fitted with an appropriate light fitting.

Front elevations consider a trim (window frames, balustrades and any steel columns or posts) in accordance with approved colour palette or a colour deemed acceptable by the Developer.

2.2 Roofing

Roof pitch meets the relevant requirements (Choose One):

- Minimum 24 degrees for a traditional roof.
- Minimum 5 degrees for a skillion roof.
- Flat roof (subject to developer approval).

A minimum roof eave overhang of 450mm is achieved and gable overhang of 300mm is achieved on exposed elevations (except for parapet walls on the boundary and for the garage.)

The estate colour palette has been considered in the selection of a roof colour.

2.3 Driveways

Driveways are constructed of one the following materials and are consistent with the estate colour palette:

- Brick paving.
- Liquid limestone.
- Exposed aggregate concrete.

Driveway is not constructed from painted or in situ concrete.

2.4 Fencing

No fencing is proposed forward of the building line.

No Corrugated fibre cement, brushwood or timberlap fencing is proposed on secondary street fences within the front 20% of lot depth.

Lots within the estate will also receive estate-side fencing where abutting public open space. Where the developer provides semi-permeable fencing (adjacent public open space), this shall not be covered or screened.

2.5 Garages & Carports

The proposed garage complies with the following requirements:

- Garage doors are sectional.
- The colour and style is consistent with the dwelling.
- Garage/carport to be located under any the main roof of the dwelling.

3. Landscaping

3.1 Street Trees

Street trees are to be protected by homeowners and must not be removed.

3.2 Artificial Turf

Artificial turf in the front yard is only provided to a maximum of 50% of the landscaped area at the front of the property.

4. Other Considerations

4.1 Site Services	All piped and wired services including waste, vent pipes and rainwater tanks, refrigerant lines and cable ducts are not visible from the street or adjoining properties.	<input type="checkbox"/>
4.2 Letterboxes	Letterboxes are constructed in the colours and materials complementary to the dwelling.	<input type="checkbox"/>
	Novelty mailboxes and letterboxes with a single post are not proposed.	<input type="checkbox"/>
4.3 Miscellaneous	Clothes lines/ drying areas, rainwater tanks, air conditioning units, solar hot water systems, satellite dishes, TV antennae and radio masts are screened from street or park view. Photovoltaic panels due to their orientation requirements are exempt.	<input type="checkbox"/>
4.4 Outbuildings	Outbuildings are not proposed.	<input type="checkbox"/>
4.5 Bin Storage	Proposed outbuildings are screened from public view or designed complimentary to the dwelling.	<input type="checkbox"/>
4.6 Parking of Vehicles	Bin storage areas are screened from view from adjacent streets and public open space. Bin storage areas must be indicated on submitted drawings.	<input type="checkbox"/>
	The parking of recreational vehicles and trailers shall be stored behind the primary dwelling and screened from public view.	<input type="checkbox"/>



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