



# WATERWAYS

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## CONTACTS

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## **ARGYLE DEVELOPMENT GUIDELINES**

Guidelines for Housing Design and Landscaping

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[www.waterways.com.au](http://www.waterways.com.au)

The accompanying Design Guidelines do not include images and other diagrams that will assist land purchasers with gaining a more comprehensive understanding of the contemporary housing themes at Waterways.

## **ARGYLE DEVELOPMENT GUIDELINES**

### **Master Plan & Siting**

The proposed development should respond to the following objectives:

- To provide for a mix of residential product – with preference for detached and semi detached dwellings
- Façade diversity is required. For detached houses there should be no house with the same or similar façade within 5 lots on either side of the street
- Consideration needs to be given to main vistas to and from the site. Close consideration must be given to the built form at corner lots, focal points and intersections and to encourage articulation and scale – 3 storey Beacon Cove style houses should be considered on these lots
- All parkland fronting dwellings must be detached with garages to the rear
- General preference for all garages to the rear to avoid garage dominance on main feeder roads
- To provide convenient visitor car parking located in close proximity with pedestrian access from visitor parking
- To provide pedestrian links to parks or communal spaces
- Allotments should be designed to allow for solar access to living rooms and for provision of preferred private open areas away from public view
- Street names must be consistent with Waterways theme and must be approved by the DRC

### **DRC, Planning & Building Approvals**

- Development Master Plan and all individual dwelling designs including landscape designs must be approved by the DRC
- The DRC will consider pre-approving a range of Heath/Waverley style houses and townhouses
- The DRC will assist and facilitate all applications for Planning Approval to the City of Kingston
- Design proposals must comply with all relevant ResCode provisions subject to current dispensations granted by the City of Kingston

### **House Design**

- The underlying architectural design theme must be contemporary and cannot contain either in overall concept or detail any historical style or expression
- Building forms must be articulated - avoid long straight walls by incorporating varying planes and or setbacks to façade elements
- Two storey sheer walls on street elevations must be avoided. Articulation is to be achieved using material, colour changes and a minimum 100mm alignment offset between ground and first floor levels
- A mix of wall materials & colours is encouraged.
- A variety of roof forms within any streetscape is a requirement All external furnishings and fittings visible from the street including light fittings, letterboxes and other landscape features should complement the contemporary design approach

### **External Walls**

- A variety of external wall materials within any streetscape is a requirement.
- The external wall materials shall generally include "bagged" and rendered masonry, timber siding and other approved equivalents
- The use of stone feature walls, chimneys & entrance porch is encouraged
- Fibre cement sheet cladding must have a flush finish and should be limited to the upper floors
- The selective use of compressed cement cladding with expressed joints is encouraged
- The use of face brickwork on front facades will not be acceptable. Feature brickwork may be accepted subject to DRC approval
- Metal cladding will be assessed on its merits

### **External Colours**

- A variety of external colours within any streetscape is a requirement.
- The use of colours to accentuate the external expression of the house is encouraged
- Generally the colours for large visible surfaces are to be natural and recessive as opposed to bright & reflective
- A minimum of two contrasting 'base' colours is required
- 'Highlight' colours should be used on features such as window frames, doors, pergolas, entrance porch to create contrast

### **Roof Materials**

- Colorbond metal deck roof
- Slate or flat profile concrete or terracotta roof tiles
- Roof materials must be in neutral colours. Bright & reflective colours will not be permitted.

### **Roof Overhang (Eaves)**

- Any tiled or pitched roof not within a parapet must have minimum 450mm wide roof overhang

### **Fencing**

- Front fencing is not permitted on the front boundary or anywhere within the front yard.

### **Garages**

- Covered accommodation for at least one vehicle must be provided in the form of a garage.
- Garages should preferably be integrated into the house design instead of detached
- Open carports will generally not be permitted.

### **Driveway**

- A consistent driveway material and colour should be selected for each development precinct.

### **Landscaping**

- All street trees to be selected from the approved Street Tree Master Plan (Kingston Council)
- Landscape/streetscape detail, including street lighting, to be consistent with existing Waterways estate and must be approved by the DRC
- The use of predominantly native and indigenous plant species with emphasis on water conservation is required and the number of plants and percentage of native/indigenous species to be consistent with the overall Waterways Guidelines

### **Plumbing**

- All Plumbing (except rainwater heads and downpipes) must be concealed

### **Ancillary Structures, Signage, Air Conditioners, TV Antennae, Satellite Dishes, Solar Water Heaters, etc**

The Current Waterways Design Guidelines apply to Argyle Development

### **Body Corporate Rules**

The full Body Corporate Rules apply to the Argyle development and its residents. The following is a brief summary:

- Builder Site Refuse – all properties must be kept cleaned and fenced
- Prohibition of certain commercial vehicles
- Controls over all signage (pre-approval has been given for the Mirvac signage proposal)
- Fencing controls
- Controls on the sale of any property
- Compliance with the Guidelines
- Cats are prohibited
- Dogs must be on leads near sensitive wetlands
- Fishing and swimming is prohibited
- Feeding of birds around water bodies is not permitted