



Newport Geographe - Design Guidelines

Introduction

To ensure Newport develops into a high-quality Estate, all homes must comply with these building design guidelines.

Approval Process

Before you lodge your new home plans with the City of Busselton, you are required to obtain Design Approval from the Newport Architectural Committee. Plans and specifications are to be submitted to buildingplans@aigleroyal.com.au

Character Statement

Newport Geographe is nestled between the energy of the Busselton town centre and the laid-back vibe of the Geographe coast. Homes in Newport Geographe are to be of Contemporary Australian Architectural style ensuring the streetscape is forward looking with a nod to the past. These Design guidelines encourage homes that celebrate the coastal location with verandas, wide eaves, high ceilings, natural ventilation and other elements of passive solar design.

Front Façade

In keeping with the Contemporary Australian Architectural character of the estate, Period reproduction styles are not permitted. Homes should have a minimum of 2 wall materials or 2 colours with the secondary colour/material to feature on at least 25% of the front facade. In addition to the 2 colours/materials the front façade of your home must also **include two of the following:**

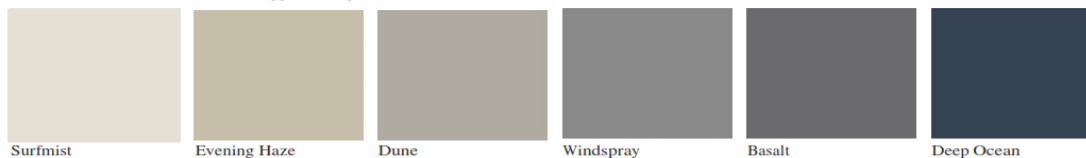
- Front façade with a minimum 30 course ground floor plate height
- Minimum 29 degree roof pitch.
- Well - articulated facades projection reflected in the floor plan and mirrored in the roof plan. The indentation should be at least a minimum 450mm deep (excludes garage)
- Entry feature e.g. portico, veranda or gateway
- A gable or gablet
- Balcony

Colour Palette

Colours and materials should respond to the natural coastal environment. The use of light and natural colours derived from the sandy tones of Geopraphe Bay with bold highlights and feature colours (to be used sparingly) to compliment the overall character of the home or define a distinct architectural element. Roof and front wall colours are to be selected from the below colour palettes:

Roof Colour Palette

COLORBOND COLOUR RANGE or approved equivalent



FRONT FACADE COLOUR Palette

WATTYL EXTERIOR PAINT COLOUR RANGE or approved equivalent



HIGHLIGHT COLOURS

Driveway Material Specification

Driveways shall not be constructed of gravel, crushed limestone, asphalt, grey or painted concrete (stencilled concrete resembling paving may be considered).

Roof

The roof of all homes requires a minimum 24 degree pitch or 12 degrees if skillion. Zinalume roofs are not permitted. In keeping with the Contemporary Australian Architecture style, roof materials are limited to Colorbond or low profile tiles. Eaves (min 450mm deep) are mandatory to the front of the home.

Corner Lots

All corner lots are required to address the secondary street for at least the front 4 metres.

Garage

Open carports are not allowed, however carports fitted with a remote sectional door will be considered. For lots 450m² and larger, garages must be sized to accommodate two vehicles (double garage).

Service Elements

All service elements including hot water systems, satellite dishes, bins etc. shall be screened from public view.

Site Level

Existing site levels should not be altered by more than 100mm. Any impacts to existing retaining walls or new retaining walls required as a result of building will not be the responsibility of the Vendor.

Façade Diversity

Where the same builder is building on 2 adjacent or opposite lots the homes are not to look similar.

11m or Less Frontage Lots

For all homes built on lots with a frontage of 11m or less, garages may not protrude forward of the main building line. Front facades must have a minimum 30 course ground floor plate height.

Fencing

Front fencing is discouraged, however if a front fence is to be installed, it must be visually permeable above 1.2m with piers no greater than 1.8m high.

Only (Dune from the Colorbond Range) capped Colorbond Fencing or similar capped metal fencing, approved by the Vendor, can be installed to the boundaries of the Property, (excluding areas forward of the building line).



Colorbond: Dune

Fencing Bonus

- Eligible homes at Newport are entitled to a fencing bonus. To be Eligible for the fencing bonus, your home design must be approved by the Vendor and built in accordance with the approved design within 12 months of settlement.
- The Fencing Bonus includes all side and rear fencing. Side dividing fencing will extend up to the front building line. For corner lots, the side fencing on the secondary street will stop short of the building line by 4 metres.
- The purchaser will be responsible for installing all return panels/gates of the fence.
- Lots abutting Layman Rd or Navigation Way will be provided with a feature fence on the boundary that abuts the two mentioned roads.

Front Landscaping Bonus

Eligible homes at Newport are entitled to a front yard landscaping bonus. To be Eligible for the landscaping bonus your home design must be approved by the Vendor and built in accordance with the approved design within 12 months of settlement.

Landscaping will only be installed once.

Vendor's Discretion

The Vendor reserves the right to approve homes which are not consistent with these guidelines (at its absolute discretion).

Notwithstanding these guidelines, the Vendor reserves the right to refuse approval to any home design (at its absolute discretion).

