ALKIMOS BEACH
RESIDENTIAL DESIGN GUIDELINES
Embracing the natural beauty of the site, Alkimos Beach will achieve an authentic blend of architecture and landscape that offers a myriad of lifestyle options.
Community Vision

For over 50 years, Lendlease has been dedicated to creating the best communities in Australia. Aspirational addresses that foster a true sense of belonging, where people feel connected and genuinely at home. Places that are truly beautiful and enrich the lives of our residents, as well as those of generations to come.

Alkimos Beach will rise in the West as the true benchmark for what is possible when uncompromising passion for creating special places is thoughtfully planned and delivered. Alkimos Beach will provide community, recreational, learning and business facilities early, and be a community of connected citizens, truly engaged and inspired to participate in their own future.

Embracing the natural beauty of the site, Alkimos Beach will achieve an authentic blend of architecture and landscape that offers a myriad of lifestyle options that encourage people of all life stages to build a life together.

Working towards becoming a carbon neutral community, Alkimos Beach will take a long term view to ensure the commercial, retail, employment and lifelong learning opportunities created today are relevant and sustainable in the future. Alkimos Beach will be a leader in sustainable living and implement initiatives that allow residents to minimise their energy and water consumption, thus strengthening the community’s resilience today and in the future. Recognised as a world leader in sustainable living by the Green Building Council of Australia (GBCA), Alkimos Beach is the first Australian community to achieve a 6 Star Green Star rating under the GBCA’s Communities rating tool"
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Introduction to our Design Guidelines

The Alkimos Beach Design Guidelines will help you design and build a home that will make an important contribution to the character and visual appearance of the Alkimos Beach community. Following the guidelines will ensure that your home together with others in your neighbourhood creates a diverse and interesting community for residents and visitors alike, and positively contributes to the long term value of the development.

The Design Guidelines contain the principles agreed to by LandCorp, the Western Australian Government’s land and development agency, and Lendlease, the Developer, who have partnered to deliver the exciting new community at Alkimos Beach. The Guidelines are divided into two parts, the Residential Design Guidelines (Part 1) and the Landscape Design Guidelines (Part 2).

Part 1 of the Design Guidelines – Your Home
The Residential Design Guidelines (RDG) are to be read in conjunction with Local Development Plans (LDP), formerly known as Detailed Area Plans (DAP), that are administered by the local council, the City of Wanneroo. A LDP aims to support the vision for Alkimos by varying the deemed-to-comply requirements stated in the Residential Design Codes (R-Codes). In April 2016, the WA Planning Commission released an appendix to the R-Codes for medium-density housing (R-MD Codes) intended to limit the use of LDPs to sites with particular development constraints and/or opportunities. It is important that you and your builder understand both the RDG and the R-and R-MD Codes to ensure that the design for your home complies with developer requirements assessed by Lendlease as well as the statutory requirements assessed by the City of Wanneroo.

Part 2 of the Design Guidelines – Your Garden
The Landscape Design Guidelines complement the Residential Design Guidelines and provide an overview of the front garden design solutions that are available for Alkimos Beach residents as part of the landscaping package described in Annexure B of the Contract of Sales. These designs have been prepared to respond to the climate of Alkimos Beach and help achieve the sustainability targets set to minimize the environmental footprint of the development.

Compliance with the Design Guidelines
When you buy a lot at Alkimos Beach a caveat is placed on the title, which means that you must obtain Developer Approval from Lendlease prior to commencing construction. This is to ensure that the design proposed for your home meets the requirements set out in these Design Guidelines.

Compliance with Part 1 of the guidelines is assessed by Lendlease as part of the Developer Approval process while compliance with Part 2 of the guidelines is managed by a landscaping contractor on Lendlease’s behalf as part of the front landscaping package available to Alkimos Beach residents. The present document focuses on Part 1 of the guidelines and provides an overview of Design Considerations as well as a step-by-step guide on how to obtain Developer Approval from Lendlease.
The Developer Approval Process

The approval process for building a home at Alkimos Beach consists of three simple steps as shown in the below diagram.

**Step 1 - Designing you home**
- Review the Design Considerations and Smart Home Considerations outlined in this document (Page 12) and discuss them with your builder to ensure their design complies with the mandatory requirements.
- Complete and sign the Developer Approval application form found at Page 16ff.
- Review the colour palette (Page 10) and complete the colour schedule contained in the application form.
- Obtain copies of additional documents such as WELS ratings for tapware as noted in the checklist contained in the application form (Page 16).

**Step 2 - Submission to Lendlease**
- Submit your application including all supporting documents to Lendlease for assessment. Assuming all required information is supplied and the design complies with the requirements set out in this document, approval should be granted within 10 working days. Please note that incomplete applications will not be assessed until all information is received and additional time may be required if adjustments to your plans are necessary.

**Step 3 - Submission to council**
- Once you have received Developer Approval, you will need to obtain relevant council approvals. For information on planning and building approvals, please refer to the council website.

Quick Guide to Developer Approval

**STEP 1: PREPARE SUBMISSION**
Please submit your application via email to alkimosbeachcovenant@lendlease.com

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<td>Please refer to Table 2 of the Compliance Checklist for detailed information on these items</td>
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**STEP 2: SUBMISSION TO LENDLEASE**
Submit your application for Developer Approval to alkimosbeachcovenant@lendlease.com
Please allow 10 working days for new applications and 5 working days for resubmitted applications

**STEP 3: SUBMISSION TO COUNCIL**
Once Developer Approval is received, you can prepare a submission to the City of Wanneroo for building permit
There are three sections to the Alkimos Beach Residential Design Guidelines for you to review. Mandatory items are visually highlighted so they are easily identifiable. Alternatively you can refer to Tables 2 – Compliance Checklist of the Developer Application Form (refer pages 16 & 17).

Section 1 - Design Considerations
This section contains information on the built form character of your home such as orientation, street elevation, roof pitch and colour scheme. Some of these items are mandatory to ensure that all homes meet the vision for Alkimos Beach, which is informed by the unique coastal setting.

Section 2 - Smart Home Considerations
In this section you will find information on the sustainability requirements applicable to all homes at Alkimos Beach as well as an overview of the respective incentives available as noted in Annexure C of your Contract of Sales.

Section 3 - Other Considerations
The final section of the guidelines invites you to consider items that do not form part of your home such as letter boxes, small garden walls and bin enclosures, and aspects like universal access. While these items are not mandatory, clever design will help you create a home that functions well, now and in the future.

If at any stage you have any queries regarding these guidelines and/or would like to seek independent advice on the design of your home, please do not hesitate to contact the Alkimos Beach team on alkimos.beach@lendlease.com

Our Commitment to You
Building a home is an exciting journey and our team is committed to being there for you every step of the way. Our unique customer service will keep you informed about key milestones such as Developer Approval being granted or construction commencing on site.
This section outlines the minimum requirements for your home as noted in Table 2 – Compliance Checklist of the Developer Application Form (refer pages 16 & 17). Lendlease encourages diverse and innovative design at Alkimos Beach and therefore may approve proposals that are not in accordance with the Design Guidelines but exhibit positive community and design outcomes.

**Designing & Siting your home**

Garage design and material complement the design of the home. Where possible the garage should be under the same roof as the residence and be designed to break down visual dominance of the garage door(s).

Naturally occurring slope towards street, promotes drainage and creates the opportunity for innovative landscaping.

Homes should either look to be built partly floating above the slope or firmly sitting on a base, in order to minimise construction to landform. Homes must be built to the identified pad level.

Open railings on verandas are encouraged. Solid veranda walls should be avoided unless well shaded. If applicable, veranda rails shall not be more than 1m high.

Glass panelled doors that open from indoorspaces into the veranda are encouraged. Homes need to provide a direct visual connection with the street.
Orientation of your home

Alkimos Beach is located in Climate Zone 5, which is defined by dry, hot summers and wet, cold winters. Good design considers passive solar design principles that respond to these conditions to suit the orientation of your lot.

In winter, the midday sun is positioned low on the horizon and can provide a natural source of heat, provided it can enter through north-facing windows. In summer, the sun is positioned low on the horizon during the morning and afternoon, adding unwanted heat to your home, if permitted to penetrate east and west-facing windows.

Consideration should also be given to natural ventilation to improve air quality and thermal comfort within your home in the summer. During that time hot winds generally blow from the east until lunchtime, with cooler south-westerly winds occurring from mid-afternoon onwards. South facing windows are well suited for natural ventilation during the afternoon to relieve your home of hot air and create internal air movement that improves the comfort of your home.

A combination of passive solar heating and passive cooling is desirable and can reduce your energy consumption by up to 40%.

The Australian Government has released a comprehensive guide called 'YOUR HOME – Australia’s guide to environmentally sustainable homes' which is available for download from the below website. A hard copy of the document is available for viewing at the Alkimos Beach Sales & Information Centre.

http://yourhome.gov.au/passive-design

Appropriate orientation of your home will ensure that you:
- make the most of the local climate and winter sunshine
- increase the thermal comfort inside your home all year around
- reduce your energy consumption and associated costs
PLANNING YOUR HOME FOR CLIMATE AND COMFORT

The design shall allow the potential to plant at least one tree at both the back and front of the house.

North facing windows should have Eaves (0.6 times the height of the window) or be protected by vertical louvers or other devices that enable winter sun penetration but exclude summer sun.

The home should be oriented so that main internal living spaces have north facing windows. Courtyards should be located on the north side, to maximise access to winter sunlight.

Shading to outdoor areas should maximise the balance between shading windows in summer and allowing winter sunlight access.

East and west facing windows should be shaded in summer. Substantial awnings or screening planting should be provided.

A veranda, portico or balcony style shaded area is encouraged between the home and the street.

You must comply with the necessary requirements within the Detailed Area Plans including site setbacks, building height, location of ancillary services and garages.

The design should maximise opportunities for cross ventilation through all parts of the home.

An ideal location for bedrooms is to the south, this maximises the potential for cross ventilation and helps protect them from harsh morning and afternoon sunlight.

Outdoor Living Area
Set-backs and Building Heights

Set-backs determine where your home can be situated in relation to the lot boundaries such as to contribute positively to the visual appearance of the street. At present Detailed Area Plans nominate the set-back you need to maintain, depending on the type of lot and its location within the Alkimos Beach community. Under the new R-MD Codes, set-backs will apply based on the residential zoning of the lot, unless varied by a Detailed Area Plan.

The front set-backs at Alkimos Beach are intended to enhance the character of your community and allow for a landscaping strip at the front of each lot for terraces, balconies, and entry porticos. You will need to consider the following mandatory conditions.

- Homes are required to maintain a minimum 3.0m set-back to the front boundary (averaging not permitted).
- Garages must be located a minimum of 0.5m behind the dwelling or a minimum of 1.0m in front of the dwelling, provided the garage complies with the set-back conditions of the R-MD Codes.
- Where a triple garage is proposed, the second garage door must be set-back 1.0m behind the principal garage door.
- Verandas and porticos are encouraged and may be located within the 3.0m set-back area.
**Secondary Street frontage**

Dwellings on corner lots are required to address both primary and secondary streets to enhance the streetscape and provide passive surveillance.

The secondary street elevation needs to have a suitable level of detail and include elements such as windows and roof overhangs, which are consistent with the primary street elevation.

- The colour scheme of the primary frontage façade must extend for at least 4.0m meter of the secondary street frontage.

**Building on Slope**

Alkimos Beach aims to celebrate and protect extensive areas of coastal dune-scape where possible. The slope across lots at Alkimos Beach helps to achieve a balance between a traditional coastal village set on the dunes, while ensuring that the lots are suitable for construction. Maintaining the natural slope also allows for expansive ocean views to a large part of Alkimos Beach.

You must ensure that the design of your house protects and takes advantage of the natural slope where possible. From the street your home should look like it is sitting on the natural slope rather than being cut into it. To do this you need to consider the following mandatory items:

- **Dwelling Floor Levels:** The Floor Level of your home must be within the highest lot level points found on site.
- **Garage Floor Levels:** The Garage Floor Level must be within 100mm of the highest lot level point found at the proposed garage location. It may be lower than the Floor Level of your home.
- **Retaining walls:** The natural finished slope to the boundaries is generally to be maintained.

  The use of retaining walls is allowed but they must be designed and constructed in accordance with the requirements of these guidelines.

  Where retaining walls are proposed behind the home, they must maintain a minimum 150mm clearance to the boundary; Where retaining walls are proposed in front of the home, they must maintain a minimum 1.0m clearance to the boundary and be appropriately landscaped to conceal the retaining from the street. The location and extent of retaining walls must be shown on the drawings submitted to Lendlease for Developer Approval and you may also need to obtain a permit from the City of Wanneroo prior to construction. Please refer to their website http://wanneroo.wa.gov.au/planningandbuilding

- **Retaining to outdoor living areas:** Retaining walls to the edges of verandahs and porticos are generally permitted provided these outdoor living areas comply with the set-back conditions of the R-MD Codes. Please consider the need for handrails and steps to ensure compliance with the relevant Australian Standard.
Built Form

The term “built form character” refers to the look of the homes and other buildings constructed at Alkimos Beach. The built form of your home will make a significant contribution to the attractiveness and long-term value of the development. Similar to other landmark developments along the Western Australian coast, the homes and buildings should reflect the qualities of the local environment and natural attributes of the area. You can refer to the Glossary on page 15 for further information of the elements that make up the built form of your home.

Some elements of the built form are more prominent than others and conditions are in place to manage their impact on the streetscape. All homes at Alkimos Beach must address the following built-form criteria

- Comprise eaves to a majority of the front façade
  OR
  a combination of eaves and porticos or verandas. For this to be considered, porticos and verandas will need to be located completely forward of the home.

- Have a hip or ridge roof with a pitch of no less than 24 degrees and no greater than 35 degrees.
  OR
  a skillion roof with a pitch of no less than 8 degrees and no greater than 15 degrees.
  OR
  a flat roof with a pitch with a minimum roof pitch of 2 degrees. The roof must be concealed by a parapet wall such as to restrict visibility from the street.

Proposals outside of these conditions may be considered where they complement the architectural intent of the home and contribute positively to the streetscape. Approval is at the discretion of Lendlease.

The Alkimos Beach Design Guidelines will help you design and build a home that will make an important contribution to the character and visual appearance of the exciting new community being created at Alkimos Beach. Following these guidelines will also ensure your home, together with those of your neighbours, create a diverse and interesting community for residents and visitors to enjoy for many years to come.
Colours & Materials

In keeping with the coastal setting of Alkimos Beach, Lendlease encourages a neutral colour palette including the use of materials derived from natural components such as brick, timber and stone cladding, and recycled materials for landscaping, such as recycled brick and railway sleepers.

All homes at Alkimos Beach must provide details of the selected colour scheme at the time of application to ensure compliance with the criteria outlined below. Any significant variation to these colours will need to be justified on architectural merit and approval will be at the discretion of Lendlease.

Roof Colours

Selecting a light or medium colour will also reduce the amount of incoming solar radiation and may help you save energy. Black, red, blue or green roofs are not permitted.

Garage Doors

Garage Doors must be selected from the above range of Colorbond colours or comprise a timber-look finish.
Feature Elements

- Feature Walls or minor elements such as gutters, windows, and chimneys may comprise bold colours but must complement the remainder of the dwelling.

Fencing

Visible fencing at Alkimos Beach is being kept to a minimum to achieve an open and natural space that supports the intimate character of the neighbourhood.

A complimentary Fencing Package is provided to all homes at Alkimos Beach and typically consists of a 1.80m high, visually non-permeable metal fence.

The extent of fencing may vary between lots due to their orientation, shape and type. Fencing will typically be installed to the side and rear boundaries only as fencing forward of the home is not permitted. Exceptions apply to irregular shaped lots where additional fencing may be installed at the discretion of Lendlease.

You will be required to submit Annexure B of the contract prior to handover to allow sufficient time for works to be scheduled and completed. We encourage you to review the Fencing Design Guidelines prior to submitting Annexure B and familiarize yourself with the rights and obligations. To do so, please visit our website

http://communities.lendlease.com/alkimos-beach/resources/design-guidelines/

Ancillary Elements & Structures

Services equipment such as air-conditioning units and ancillary fixtures such as clothes lines can have an adverse effect on the streetscape and must be appropriately located such as to not be visible from the street.

The below options are intended to help you find a suitable location for these items that does not distract from the overall street appeal. Lendlease may request retrospective screening following completion of the home in cases where building fixtures are visible from the street.

- Place air-conditioning units and water tanks a minimum >1.0m behind the building line that is furthest away from the primary street
- Install satellite dishes and antennas at the rear of the roof
- Place solar panels such as to maximize solar gain. For lots with North elevations facing the street, solar panels may be visible from the street
- Hot water systems with roof-mounted tanks are generally not permitted unless there is insufficient space to accommodate the tank on the ground.
- Letter and planter boxes must complement the remainder of the dwelling
Section 2 - SMART HOME CONSIDERATIONS

The sustainability initiatives outlined on the following pages have been carefully selected to ensure that your home design is smart in regards to its energy and water consumption. By implementing these initiatives, your home will be more comfortable to live in, conserve energy and water and thus be cheaper to run and maintain.

Alkimos Beach has been planned to comprise a large number of North facing lots, allowing you to apply passive solar design principles when designing the home. Speak to your builder about how you can achieve an energy rating that exceeds the minimum 6* requirement.

Other initiatives at Alkimos Beach include:
- A comprehensive sustainable living program for residents
- A Guide to Smart Living booklet specifically for Alkimos Beach that is available on our website http://communities.lendlease.com/alkimos-beach/resources/design-guidelines/

Energy Smart
Electricity costs are on the rise and we are committed to help you minimise your energy consumption as much as possible through an initiative called Energy Smart intended to help you:
- Apply solar passive design principles and make the most of the sun
- Select energy-efficient heating and cooling options
- Install energy-efficient hot water systems and solar panels
- Monitor and manage your electricity consumption

- All homes at Alkimos Beach are required to install a solar PV system and an energy-efficient hot water system.

Water Smart
Water has become a scarce resource in Western Australia due to declining annual rainfall and a growing population. The Water Smart initiative focuses on the conservation of water in your home and garden to maximise water efficiency and help you save money. You can easily reduce your annual water consumption by >50,000 litres by being smart with the sanitary fixtures and landscaping you chose for your home.

Water-efficient sanitary tapware is readily available and usually comparable in cost to standard types. Therefore all homes at Alkimos Beach must meet the following the Water Efficiency Labelling Scheme (WELS) ratings in accordance with the national Water Efficiency Labelling and Standards Act 2005.

- 5* WELS tapware to the Kitchen, Laundry and Bathrooms
- 4* WELS toilets to all WCs
- 3* WELS rated shower rose with a maximum water consumption of 7.5L/min

Assessment of these items will occur as part of the Developer Approval. For further information, please refer to Table 2 – Compliance Checklist of the Developer Application Form.

To assist you with the costs for these items, LandCorp and Lendlease are providing each home owner of Alkimos Beach with a complimentary Energy Smart Home Package (ESHP). The incentives included in this package varies depending on the location of your home within the Alkimos Beach but may include
- $2,500 rebate for a solar PV system
- $1,500 rebate for an energy-efficient hot water system
- In-home, real-time electricity monitor valued at $200

Please refer to your Contract of Sales for the inclusions of ESHP applicable to your home and ensure that the items listed therein are considered when building your home. The costs may vary among suppliers and we encourage you to obtain quotes from a few different suppliers or ask your builder to include the items in their scope of works.

Once installed, you can submit Annexure C of the Contract of Sales and Lendlease will arrange for the payment of rebate into your nominated bank account.
Landscape Smart

Your garden is an extension of your home and you can adapt it to suit the way you live and thus enhance your quality of life. The Landscape Smart initiative focuses on water-wise garden designs that are responsive to the climate and locality of Alkimos Beach. It is designed to help you establish a low maintenance garden that will be beautiful for years to come.

A complimentary Front Landscaping Package is provided to the front garden all homes at Alkimos Beach and you can select from a range of designs to suit your home. The extent of landscaping may vary between lots due to their orientation, shape and type, and your preferred plant selection. Our contractor will assist you with finding a design that meets the mandatory requirements for front gardens outlined below.

- At least 20% of the area is unsealed to allow for water infiltration
- At least 85% of plants are native to Western Australia or drought-resistant to reduce water consumption
- Every detached dwelling has a mature tree to help establish tree-lined streets
- Natural turf is installed to no more than 80% of the planted area to reduce water consumption
- 100% recycled, water permeable synthetic turf is used as feature element only and to no more than 50% of the planted area.

In order to receive your landscaping, please submit Annexure B of the contract prior to handover of your home to allow sufficient time for works to be scheduled and completed. We encourage you to review the Guide to Smart Landscaping appended to these guidelines.

Additional Tips for being smart with water outside the home.

- Install a reticulation system with a Smart Approved WaterMark label
- Reduce your reticulation run time to 2 minutes a day and switch it off during winter
- Install a rainwater tank to help water your garden
- Cover your pool to reduce evaporation

You can also refer to the Water Corporation website for further information.
Section 3 - OTHER CONSIDERATIONS

This section includes best-practice ideas that exceed the mandatory requirements at Alkimos Beach but that may contribute to increased standard of living and value of your home.

Adaptability
In order to create an adaptable house and garden that will suit your needs today and in the future, think about how your lifestyle may change over time. Will you need more space for children and/or a low-maintenance garden?

You could also consider the potential requirements of future buyers. For example, given our ageing population, you may want to ensure your home is accessible to people with limited mobility. Speak to your builder about how this can be considered in the design of your home and refer to the Smart Design for Accessibility in Your Guide to Smart Living.

Safety and Surveillance
The way a community looks and feels has an important influence on the perceived sense of security within the community.

In order to make Alkimos Beach a safe place to live, your home design should have a direct visual connection with the street and include at least one major window that faces the primary street. Providing a verandah to the front of your home is another option to enhance the streetscape.

Privacy and Views
Views and privacy are important considerations for the design of your home. The design guidelines generally permit you to enjoy views downhill and across the neighbourhood, especially from front verandas. In turn, this means you will need to think about how you maintain your desired level of privacy from those who overlook your property. Orienting outdoor spaces away from overlooking windows and outdoor spaces is recommended. When siting your home, consider that an elevated position may compromise the level of privacy in favour of expansive views.

Communications
The information and communication technology infrastructure at Alkimos Beach is designed to respond to the growing use of technology in everyday life and to allow for advances in this area. This infrastructure, often referred to as Fibre to the Home (FTTH), caters for the delivery of phone, internet and television services, including free to air and pay TV. It will also be capable of supporting a range of other services, such as security, energy monitoring and home automation as these become commercially available.

In order to take advantage of this technology and connect to the available communication infrastructure, it is important for your builder to provide the appropriate conduit and cabling interface between your home and the street. The relevant information can be found on the below website of the communication provider Opticommm.

www.opticom.com.au
## A SUMMARY OF MANDATORY ITEMS

### DESIGN COMPLIANCE:
- The outdoor living areas must be located on the North side. (Not applicable to home where they are facing North to the street.)
- For corner lots, the level of detail and colour scheme of the primary frontage façade must extend to the secondary street frontage.
- Front elevation must comprise eaves to a majority of the front façade OR a combination of eaves and porticos or verandas.
- Homes must have a hip or ridge roof with a pitch of >24 degrees and <35 degrees OR a skillion roof with a pitch of >8 degrees and <15 degrees OR a flat roof with a pitch of ≥2 degrees.
- Roof coverings must have a Solar Absorptance (SA) rating of <0.60 as classified by the Building Code of Australia.
- Homes are required to maintain a minimum 3.0m set-back to the front boundary (averaging not permitted).
- Garages must be located a minimum of 0.5m behind the dwelling or a minimum of 1.0m in front of the dwelling, provided the garage complies with the set-back conditions of the R-MD Codes. Where a triple garage is proposed, the second garage door must be set-back 1.0m behind the principal garage door.
- Garage doors must be within the approved colour palette shown on page 10. Feature Walls or minor elements may comprise bold colours but must complement the remainder of the dwelling.
- The Floor Level of your home must be within the highest lot level points found on site. The Garage Floor Level must be within 100mm of the highest lot level point found at the proposed garage location. It may be lower than the Floor Level of your home.
- The natural finished slope to the boundaries is generally to be maintained. The use of retaining walls <500m in height is allowed but they must be designed and constructed in accordance with the requirements of these guidelines.
- Ancillary elements and structures must be appropriately located such as to not be visible from the street.

### ENERGY SMART COMPLIANCE:
All homes at Alkimos Beach are required to install the following items. (*Please check Annexure C of the Contract of Sales applicable to your lot)
- Solar PV system*
- Energy-efficient hot water system*
- 5 Star WELS tapware to the Kitchen, Laundry and Bathrooms
- 4 Star WELS toilets to all WCs
- 3 Star WELS rated shower rose with a maximum water consumption of 7.5L/min.
- Landscaping in accordance with the requirements outlined on page 13.
DEVELOPER APPROVAL APPLICATION FORM

Property Details
Lot Number: ____________________________
Precinct: ____________________________ DAP No: ____________________________
Street Name: ____________________________
Lot Type (A/B/C/D or DX): ____________________________
Residential Design Guidelines Reviewed (Y/N): ____________________________

Applicant Details
Company Name: ____________________________
Email: ____________________________
Date Submitted: ____________________________

Owner/s Details
Name(s): ____________________________
Email: ____________________________
Phone No: ____________________________
Signature/s: ____________________________
Previously Submitted (Y/N): ____________________________

How to use this document

✔ Table 1 – Drawing Checklist notes the information that must be shown on the drawings to assist with the assessment of your application. Please tick each item listed under Information required to indicate that the documents you provide reflect the level of detail required.

✔ Table 2 – Compliance Checklist includes the items that relate to compliance with the project-specific guidelines and contractual obligations. Please tick each item listed under Information required to confirm that the proposal complies with these mandatory items, and attach specifications OR your Pre-Start Schedule/Addendum where required.

✔ Table 3 - Compliance Checklist lists the building element to be considered in your colour scheme. Please provide information for each element listed under Item 3.2 OR submit your Pre-Start Schedule to confirm that the proposal complies with the project-specific colour and materials palette appended to the guidelines.

Please submit this application form along with the supporting documents via email to alkimosbeachcovenant@lendlease.com

Assuming a complete set of documentation is received, assessment will take approximately 10 working days to complete. Additional time may be taken if adjustments to your plans are required. We are here to help and you are welcome to contact us via the above address to clarify any queries.

TABLE 1 - Drawing Checklist
Please tick the box for each item to indicate that the drawings provided contain the mandatory information noted in Table 1.

<table>
<thead>
<tr>
<th>1.0 Site Plan (1:200)</th>
<th>Information required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1 Lot numbers, Street Name, Boundary, Services, North Point, Setback Dimensions, Retaining Walls.</td>
<td>□</td>
</tr>
<tr>
<td>1.2 Contours and Spot Levels across the site.</td>
<td>□</td>
</tr>
<tr>
<td>1.3 Highest spot level 3.0m in from the front and the rear boundary.</td>
<td>□</td>
</tr>
<tr>
<td>1.4 Finished Floor Levels to Ground Floor and Garage.</td>
<td>□</td>
</tr>
<tr>
<td>1.5 PVC pipe to be installed beneath driveway for connection to reticulation as per Annexure B.</td>
<td>□</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2.0 Floor Plan (1:100)</th>
<th>Information required</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.1 Dimensions (Garage Widths, Courtyard, Veranda/Portico, etc.)</td>
<td>□</td>
</tr>
<tr>
<td>2.2 Extent of Eaves to home shown, in particular to the Front Elevation. Refer Item 1.4 of Table 2 for details.</td>
<td>□</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3.0 Elevations (1:100)</th>
<th>Information required</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1 Natural Ground Level shown as dashed line, demonstrating how the design addresses the context of the site.</td>
<td>□</td>
</tr>
<tr>
<td>3.2 Location of Material and Colours indicated on elevations.</td>
<td>□</td>
</tr>
<tr>
<td>3.3 Location Solar Panels shown for both the PV System and Gas Boosted Solar Hot Water Unit.</td>
<td>□</td>
</tr>
</tbody>
</table>
TABLE 2 – Compliance Checklist

1.0 Enhancing the design and value of your home.
Please tick the appropriate box for each item to indicate that you have considered the design principles noted in this table and your proposal meets these mandatory criteria.

1.1 Dwellings on Corner Lots must address both primary and secondary streets. The secondary street elevation must have features and a suitable level of detail that are consistent with the primary street elevation (e.g. eaves, windows, facade treatment). Rendered facades must extend minimum 4.0 past the corner of the secondary street.

1.2 The Front Elevation must comprise minimum 0.45m deep eaves to the majority of the façade OR a combination of veranda/portico and eaves to enhance the residential nature of the streetscape.

1.3 Hip and ridge Roof Pitch must be no less than 24 degrees and no greater than 35 degrees. Skillion roofs are encouraged and are assessed on a case by case basis.

1.4 Dwellings must maintain the following Set-backs pursuant to R-MD provisions
- Dwelling => minimum 3.0m to front boundary.
- Veranda / Portico => minimum 1.5m to front boundary.

1.5 Garages must be located a minimum of 0.5m behind the dwelling or a minimum of 1.0m in front of the dwelling, provided the garage complies with the set-back conditions of the R-MD Codes. Where a triple garage is proposed, the second garage door must be set-back 1.0m behind the principal garage door.

2.0 Reducing your energy and water consumption
Please tick the appropriate box for each item to indicate that you understand the mandatory items noted in this table.

2.1 All homes must meet the minimum 6 star thermal energy rating as stated in the National Construction Code of Australia. Higher energy ratings are encouraged.

2.2 All homes must comprise the fixtures noted in the Energy Smart Home Package (ESHP) as per the Contract of Sales. Assessment of these items will occur as part of ESHP assessment upon occupation of home. Refer to Annexure C - Contract of Sale for full terms & conditions.

2.3 All homes must to comprise the following sanitary fixtures
- > WELS 5 star rating for taps.
- > WELS 4 star rating for toilets.
- > WELS 3 star rating and water consumption <7.5L per minute for shower roses. Alternatively, provide flow restrictor.

TABLE 3 – Colour Scheme

1.0 Selecting the colours and materials for your home
Please tick the appropriate box for each item 1.1 to indicate that you comply with the approved colour and material palette.

1.1 All homes must comply with the approved colour and material palette for Alkimos Beach such as to complement the coastal setting. Black, red, green or blue roofs are not permitted and dark colours are to be used for feature elements only.

1.2 Colour and Material Schedule - Only applicable if Pre-Start Schedule not available.
Example: Roof Cover => Type: Tiled. Manufacturer: Monier. Colour: Wild Rice)

- Roof Cover (Type / Manufacturer / Colour)
- Roof Accessories (Type / Manufacturer / Colour)
- Brickwork (Type / Manufacturer / Colour)
- Main Render (Manufacturer / Colour)
- Feature Render (Manufacturer / Colour)
- Feature Material (Type / Manufacturer / Colour)
- Garage Door (Manufacturer / Colour)