HENNESSY

PARK



Design Guidelines

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Hennessy Park Design Guidelines

The Hennessy Park design guidelines exist to create an attractive residential community by ensuring a high standard of housing and streetscape design to protect and enhance the property assets in Hennessy Park. Buyers in Hennessy Park acknowledge that their property is subject to, and agree to comply with, these Design Guidelines which form part of the Contract of Sale.

Design Guideline Approval Process

1. Application:

Email a copy of the **site plan, floor plan** and **street elevation** with **nominated colours and materials** to enquiries@landgroupwa.com.au

Note: Often your builder will undertake this process on your behalf.

☑ Check boxes are provided for you and your builder to ensure the design requirements have been addressed before submitting to Land Group WA for approval.

2. Assessment:

Land Group WA will endeavour to **assess your completed design application within 5 business days.** We will email you and/or your builder if any design modifications or further information is required to comply with the guidelines.

3. Approval:

Land Group WA will **issue an approval letter via email** when the plans are deemed to comply with the Hennessy Park design guidelines, you may then proceed to submit your plans to the City of Gosnells for a building permit.

Design Guideline Requirements

Home Design

All dwellings on Lots in Hennessy Park must incorporate architectural design elements that create interesting facades when viewed from the street frontage(s) by adhering to the following requirements:

- ☐ **Front elevations** (primary street) must include a minimum of **two** of the following features:
  - ○ Roof feature such as a gable or gambrel end;
  - ○ Projecting blade wall or pier (minimum of 400mm in width and projecting at least 300mm above the eaves);
  - ○ Feature projecting wall;
  - ○ Elevated eave heights (28c min) to a greater portion of the primary elevation;
  - ○ Vertically proportioned windows;
  - ○ Built in planter box at least 1m in length and 2 courses above the finished floor level;
  - ○ Balcony;
  - ○ Verandah with a separate roof and supporting posts, pillars, or piers; and/or
  - ○ Entry feature such as a portico (min 1 pier/post).

  Nb: Other features creating visual interest may be accepted at the discretion of Land Group WA.
- ☐ **Front doors** and at least **one major opening** from a habitable room must be clearly **visible from the primary** street.
- ☐ A minimum of **two colours and/or contrasting materials** must be used on the front elevation (primary street facade), excluding colours and materials used on the roof, windows, and doors.
- ☐ **Earthy, light, and neutral base colours** are required on street elevations. Prime, bright, or dark colour tones are not permitted as the dominant colour.
- ☐ **Garages** must be integrated under the main (dwelling) roof and finished using materials and colours that complement the main dwelling. Carports are not permitted, and garage doors must be installed prior to occupation.
- ☐ **Corner lots** must address both street frontages by extending the front elevation (primary street) colours and/or materials along the exposed portion of the secondary street elevation which is visible from the street and forward of any return fence.

Roofs

- ☐ **Minimum roof pitch** of 24 degrees for a traditional (hip and valley) roof or a minimum of 5 degrees for a skillion roof. Flat roofs must be concealed from view on the street elevation(s) by a parapet wall.
- ☐ **Eave overhangs** to a minimum width of 450mm must be provided on the street elevation(s), excluding garages and porticos.
- ☐ **Roof materials** are limited to corrugated prefinished and coloured metal sheeting or clay/concrete/slate roof tiles.

Driveways and Crossovers

- ☐ Must be **constructed using** brick or concrete pavers, exposed aggregate or coloured concrete. Asphalt, gravel or plain grey (uncoloured) concrete is not permitted.
- ☐ A **90mm PVC duct** (stormwater pipe) must be installed under the driveway and offset 2 metres form the front boundary to facilitate front landscaping irrigation.
- ☐ Must be **completed prior to occupancy** and not cut through a public footpath.

Fencing

- ☐ **Side and rear boundary fencing** shall not extend past the front building line of the house. Return fencing and gates (between the side fence and house) may be a maximum of 1.8m high and must be consistent with the front elevation (facade) finishes or side boundary fencing.
- ☐ On **corner lots**, solid side boundary fencing is not permitted forward of the building line or within 4m of the truncation.
- ☐ Front fencing **materials and colours** must be consistent and complementary to the front elevation finishes.

Miscellaneous

- ☐ Outbuildings are not to be visible from the street(s) unless screened or designed and constructed to match the dwelling.
- ☐ Bin storage areas, clothes drying areas, rainwater tanks, air conditioning units, solar hot water systems, satellite dishes, TV antennae and radio masts are not to be visible from the street(s). Photovoltaic panels maybe exempt due to solar orientation requirements.
- ☐ Meter boxes are not to be visible from the street(s) unless they are painted to match the adjacent wall colour.

Clarifications

- All lots and building designs are subject to compliance with the City of Gosnells policies and the Residential Design Codes which are subject to interpretation and assessment by others.
- No development is permitted to commence on Lots in Hennessy Park without a design guideline approval from Land Group WA.
- Compliance with these design guidelines is subject to Land Group WA's discretion and interpretation. Any improvement to a Lot which is not in accordance with the design guideline approval must be removed upon notification or rectified at the expense of the Lot owner.
- Some design guideline requirements may not be assessable as part of the design guideline approval process.
- Compliance with the design guidelines remains the responsibility of the Lot owners.



HENNESSY PARK

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Another exciting project by LandGroupWA