



## BUILDING GUIDELINES

**KINGSTON**  
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# BUILDING GUIDELINES

In order to maintain Kingston's appeal, community atmosphere and ensure a high standard of home construction for you and your neighbours, we have established some guidelines for building.

Protective covenants will be registered on all Titles and are designed to assist your builder or architect in sharing the responsibility of matching the quality standards of homes in your neighbourhood. This brochure is designed as a guide to the Covenants which will appear in the Land Transfer document.

In the case of any inconsistency between the terms of the Explanatory Pamphlet and the Special Covenants, the Special Covenants will apply.

## Building Plan Approval

Two sets of plans and specifications must be submitted to Clem Mitchell 21 Clifton Street (PO Box 313) Bunbury WA 6231 prior to submission to the Shire of Harvey (Shire) for building approval.

Following satisfaction that the plans comply with the design guidelines, Hassell Architects will send advice to the Shire supporting the issue of a building license.

## Appearance / Character

The theme for this stage of the Kingston development has been termed "Contemporary Rural" due to its location and surroundings. Any construction planned within this stage of Kingston should, where possible, reflect this theme through its architectural design and features.

## Materials

### Walls:

All external walls shall be constructed with masonry bricks finished in face work or render, stone or blocks, rammed earth or other material the Developer deems appropriate. Fibro cement is specifically excluded.

### Roof:

Dwellings and extensions and renovations to dwellings must have roofs of clay or concrete tiles, timber shingles or metal sheeting having its exterior surface colour coated, sealed and treated so as not to be highly reflective with a roof pitch of no less than 24 degrees.

### Driveways:

A minimum of one single driveway of at least 2.5 metres in width must be provided to each Lot. All driveways and crossovers shall be constructed of hot mix Bitumen or other solid paving material (including paving bricks). No transportable dwellings are permitted.

## Dwelling Floor Area

All dwellings shall have a minimum floor area of 140 sqm (inclusive of the outer faces of the external walls but exclusive of areas under verandahs, porches, garages or carports).

## Siteworks / Levels

It is considered important that your building relates to the overall streetscape and any change in elevation to your site may disrupt the streetscape continuity.

## Solar Design

To maximise the benefit of solar heating and minimise the problems of glare, it is best to locate the living area windows to face the north (to be screened in summer), with large eaves. This allows greater sun in winter and maximises protection over summer.



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## Privacy

In order to achieve a high degree of privacy in terms of noise as well as sight lines, a high degree of consideration must be given to the siting and design of the dwelling. Windows and balconies should be located to help maximise privacy where possible. Careful landscape design can also help any loss of privacy.

## Roofscape

All aerials including TV and two-way radio, air conditioners and satellite dishes, etc, must be screened from view of the public road system.

## Carpports and Garages

Each Lot must provide at least two covered car bays attached to the house to assist in the development of an attractive "friendly" streetscape.

## Outbuildings

Detached carport/garage, sheds, tool stores, garden sheds etc., must be of a design and constructed with the same materials used in the construction of the dwelling or other materials similar in colour so as to integrate with the dwelling.

If the outbuilding is not visible from the roadside boundary of the Lot and is constructed at the rear of the Lot behind the dwelling, then other materials may be approved.

## Fencing

Prescribed side and rear fencing is supplied and installed by AVL's contractor on request by the buyer on completion of the dwelling within 24 months from the date of settlement and prior to occupation of your home. The cost of the fence is included in the purchase price for the property.

All replacement fencing will be at the buyer/s cost and shall be constructed in:

- a. The prescribed fencing to match the boundary fencing; or
- b. Another fencing approved in writing by AVL.

Fencing forward of the building line can be constructed to a maximum of 1.2 metres high of wooden or steel pickets, wrought iron, rammed earth and brick material, or any combination of these materials approved in writing by AVL. Any solid part of the fence constructed of rammed earth, bricks or other solid material approved by AVL, must not be more than 600mm high.

Without affecting any other provisions of this Contract, the Buyer's rights under this Special Condition apply only to the Buyer named in this contract and cannot be assigned or transferred to any subsequent buyer or registered proprietor of the Land.

## Rubbish

Rubbish and rubbish bins including garden waste shall not be visible from anywhere outside the Lot.

## Letter Box

This should be clearly marked with the house number and be incorporated into the design of the house, approved in writing by AVL, either generally or specifically.

## Clothes Lines

Clothes lines should be out of sight from the street but capable of receiving breezes and winter sunshine.

## Commercial Vehicles

Commercial vehicles and/or caravans, boats, boat trailers, etc must not be parked or be stored on any Lot unless contained within a carport or garage or screened from the public road system.

**Key Contact:** Clem Mitchell

**Mobile:** 0407 253 747

**Email:** [clem.mitchell@bigpond.com.au](mailto:clem.mitchell@bigpond.com.au)