



WANDINA ESTATE: OLD ACRES COURT
Design Guidelines (Sharni Howe Architects)

Context: Residents must submit a full set of plans and specifications to Estates Development Company for their prior approval, in accordance with these Design Guidelines, prior to any submission to the Shire of Greenough for building approval. These Guidelines (in conjunction with Drawing SK 03: Site Plan and Section) apply in to lots 692, 691, 245, 244, 243, 242, 241, 240, 239 & 238 Old Acres Court. They are in addition to any other Special conditions of Sale.

(i) Building Envelopes: In order to preserve the existing rock escarpment and promote the use of split level or framed construction, all built works must be undertaken within the Building Envelope shown on SK 03 (not with standing the application of the R-Codes and the Shire's own setback requirements). The envelope is contained within a setback of 30 metres from the front street boundary. The term "Built works" shall include the residence, any decking, benching, retaining walls, pools, solid fencing to 1800mm high (including any boundary fencing) or any other major construction item.

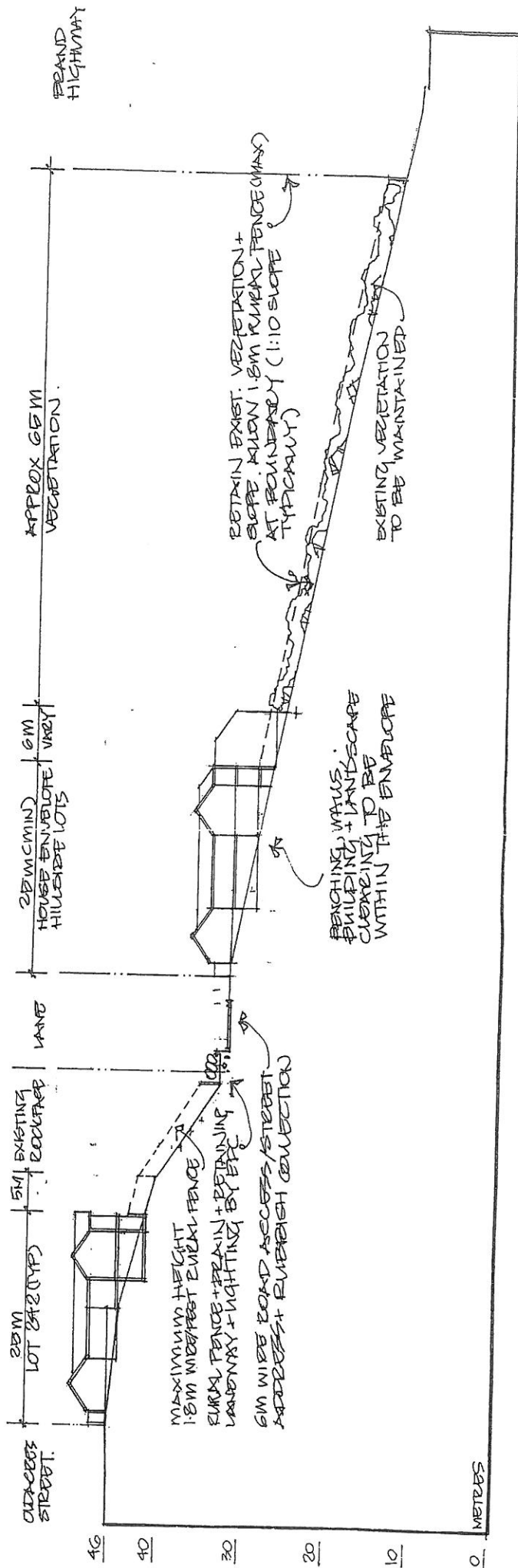
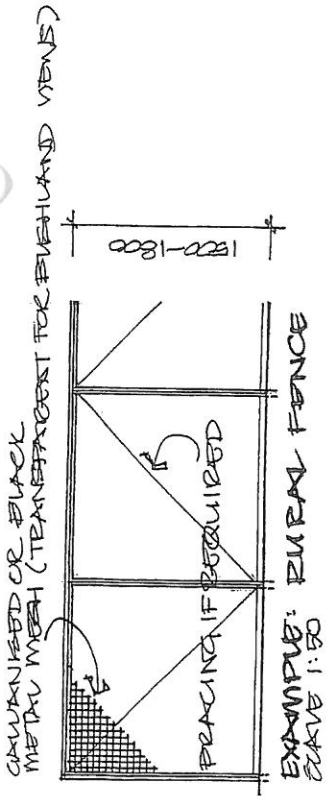
(ii) Levels: To further encourage the retention of the sloping topography and use of split level or framed construction, all residences within the designated lots shall not allow any retaining walls or benching to be higher than 1.5 metres above existing ground level.

(iii) Height: In order to promote view for neighbouring properties, some residences have had their permissible height restricted to single storey at the Old Acres Court elevation. These are lots 692, 691, 245, 244 and 243.

(iv) Vehicle Access: All crossovers and garages must be accessed from Old Acres Court. The future Laneway shall not be used for access to these Old Acres Court lots.

(v) Rural Fencing: In order to enhance the bush land setting of this estate, lots 244, 243, 242, 241, 240, 239 & 238 as shown on SK 03, are subject to uniform fencing controls and have prescribed rear and side boundary fencing (up to the extent of the building envelope). This rural fence shall be a maximum of 1500mm high and of a type determined by Estates Development Company (robust, semi transparent in nature and of a uniform colour such as galvanized or black).

(vi) Geotechnical Site Conditions: It is the responsibility of owners to ensure that the structural design of the dwellings and associated structures including boundary or garden walls are suitable for the site conditions applicable to each lot.



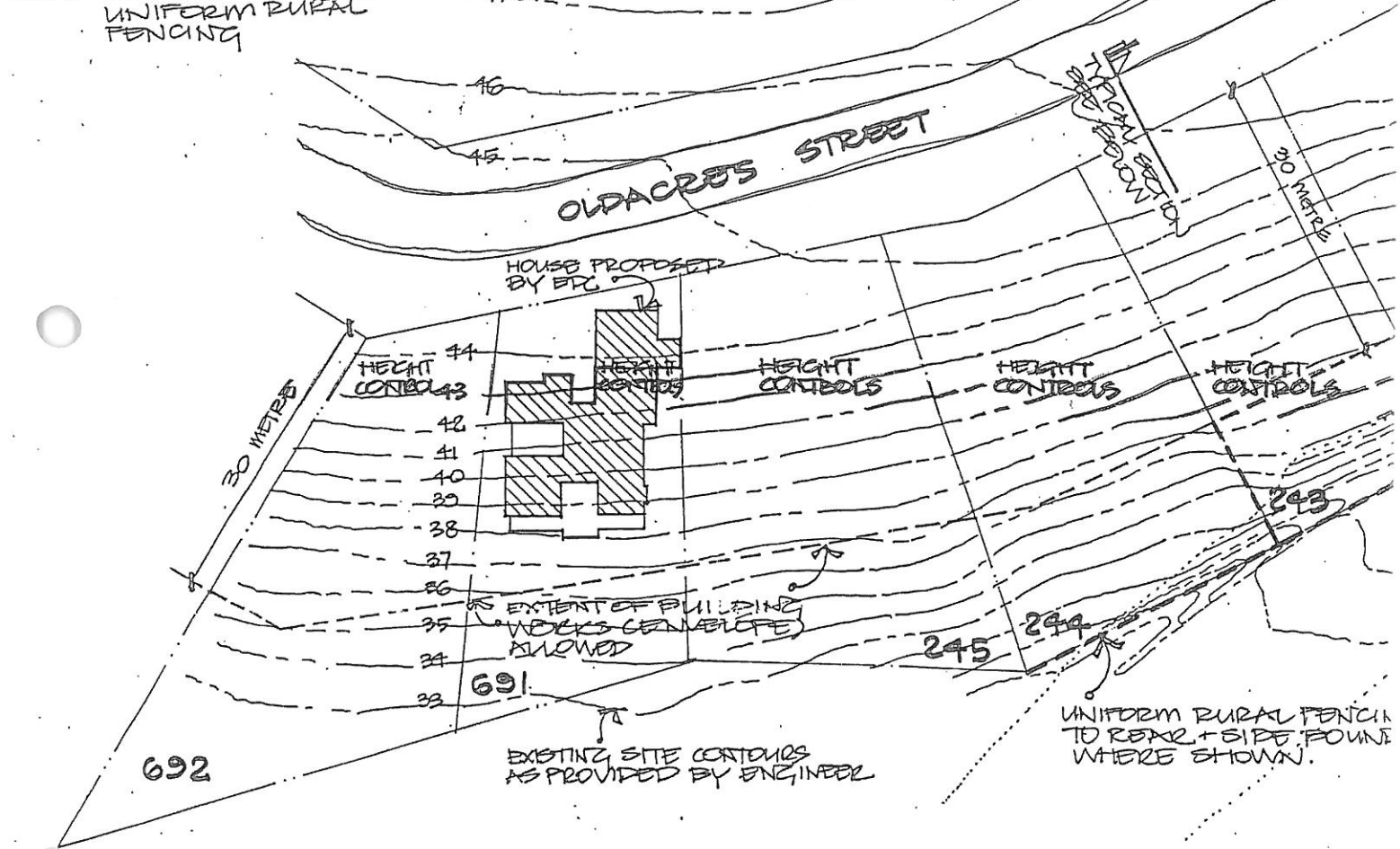
WANDINA : SITE SECTION : SKOB
 DEBATES DEVELOPMENT COMPANY
 DATE: 19.12.04 SCALE: 1:500

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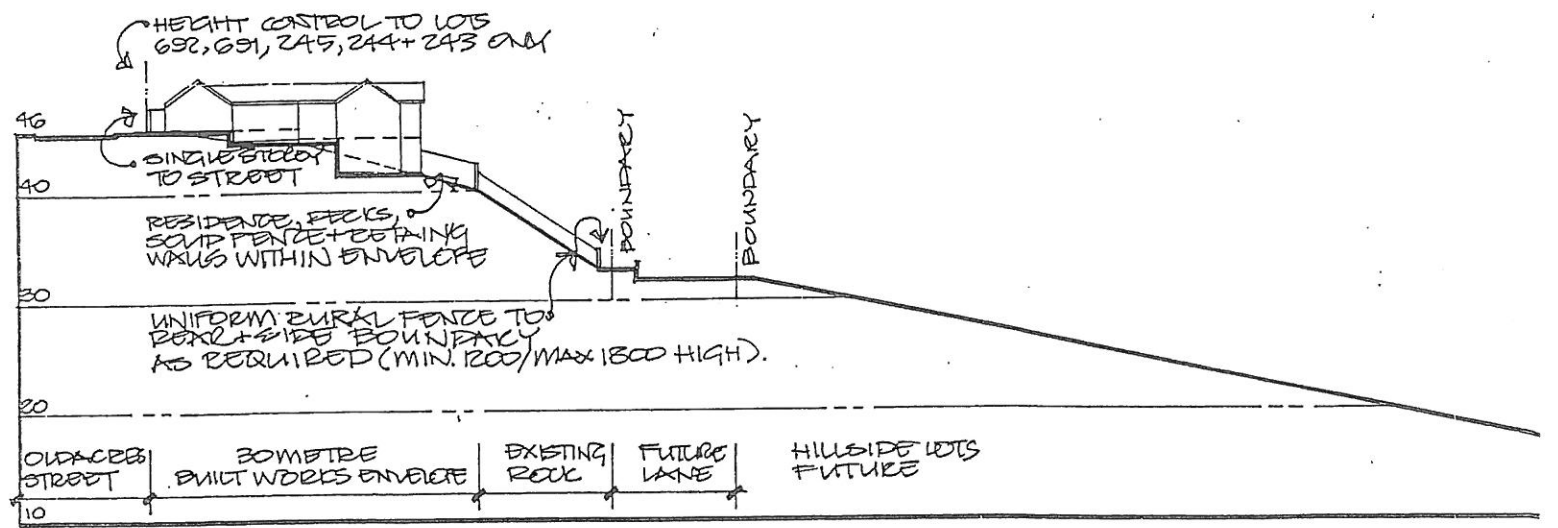


LEGEND

- LOT BOUNDARY
- - - PROPOSED EXTENT OF BUILDING WORKS ENVELOPE
- == LOCATION OF UNIFORM RURAL FENCING



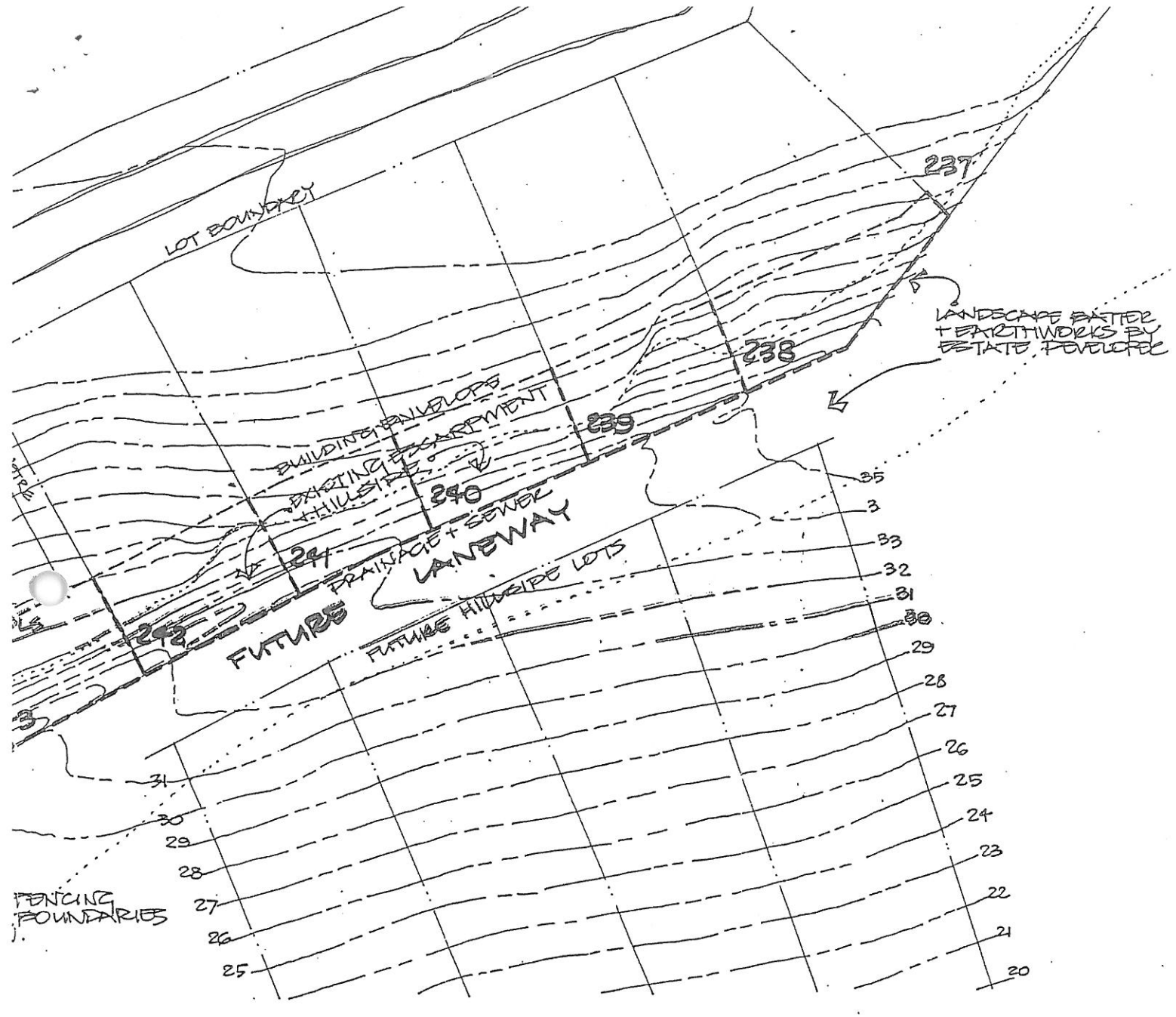
WANDINA: OLDACRES SITE PLAN: DESIGN GUIDELINES



WANDINA: OLDACRES SITE SECTION: DESIGN GUIDELINES

ESTATES DEVELOPMENT COMPANY: SK 03

DATE: 9/2/2001 SCALE: 1/500



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