



## Ravenna Private Estate Beeliar Townhouse Precinct Guidelines

### Introduction

To ensure Ravenna’s Townhome Precinct develops into a high-quality Estate, all townhomes must comply with these building design guidelines.

### Approval Process

Before you lodge your new home plans with the City of Cockburn, you are required to obtain Design Approval from the Ravenna Architectural Committee. Plans and specifications are to be submitted to [buildingplans@aigleroyal.com.au](mailto:buildingplans@aigleroyal.com.au)

### Character statement

Ravenna is nestled between the energy of the Beeliar local centre and the pristine waters of Coogee Beach. Homes in Ravenna are to be of Contemporary Australian Architectural style and reflect the boutique nature of this development. 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.

### Colour palette

Colours and materials should respond to Ravenna’s Mediterranean Colour Palette. Roof and front wall colours are to be selected from the below colour palettes:

#### SUGGESTED ROOF COLOURS



Colorbond Surfmist



Colorbond Evening Haze



Colorbond Dune



Colorbond Windspray

#### SUGGESTED CEMENT RENDER COLOURS



#### SUGGESTED FRONT FACADE COLOURS



#### SUGGESTED ACCENT COLOURS



## 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 two wall materials or two colours with the secondary colour/material to feature on at least 25% of the front facade. In addition to the two colours/materials the front façade of your home must also include the following:

- a Balcony
- Minimum ground floor ceiling of 31c and minimum 28c upstairs (31c preferred)
- Light weight Construction is permitted subject to the house looking like a traditional build e.g. rendered
- Setbacks etc should be consistent with approved LDP

## Driveway material specification

Driveways shall not be constructed of gravel, crushed limestone, asphalt, grey or painted concrete (stenciled 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 equivalent product and chosen from the approved colour pallet.

## Corner Lots

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

## Garages

Open carports are not allowed, however carports fitted with a remote sectional door will be considered. For lots 6m wide or greater, 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. Any retaining walls required 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.

## Fencing

Front fencing installed by the Vendor is not to be removed or altered without its written consent.

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 Ravenna 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 if applicable rear fencing. For corner lots, the side fencing on the secondary street will stop short of the building line by 4 meters.
- You will be responsible for installing all return panels/gates where applicable.

## 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.



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