

ATOP



BEELIAR

# DESIGN GUIDELINES



DEVELOPED BY  
MONUMENT  
AN M/GROUP BRAND





# AT THE TOP OF BEELIAR LIES A SPECIAL PLACE


It is intended Atop in Beeliar will be developed so every home complements each other and contributes to the overall fabric and character of the Estate.

Buyers will appreciate it is in their interest that each home express its individuality but will also blend coherently with the surrounding homes.

The overall presentation of the homes in Atop including their size, shape, form, colours, style and street presentation will be integral to the final aesthetic of the overall Estate.

Repetition of adjoining homes will not be encouraged, supported or permitted.

It is pursuant on the Buyer to satisfy any special requirements specific to their property prior to lodging their application to build with the Developer.







## APPROVAL PROCESS

Before you lodge your new house plans with the City of Cockburn you are required to obtain Design Approval from the Developer.

Please submit a full set of house plans and schedule of finishes to the Developer via email: [atop@landbymonument.com.au](mailto:atop@landbymonument.com.au)

Once the plans have been received an invoice for the Design Assessment Fee of \$385 (inc GST) will be issued. This fee is required prior to processing.

Design Approval for compliant plans are usually processed within 7 working days from receipt of payments.



The Design Guidelines and Restrictive Covenants form Annexure 'A' under the Contract of Sale. All buyers must comply with the conditions set out in Annexure 'A'. The design guidelines define the criteria the seller will use in order to assess building plans for Design Approval. These design guidelines are in addition to existing statutory or other local authority requirements. The Developer does not warrant that the City of Cockburn will approve or refuse a house plan, even if it satisfies these design guidelines.



## ORIENTATION

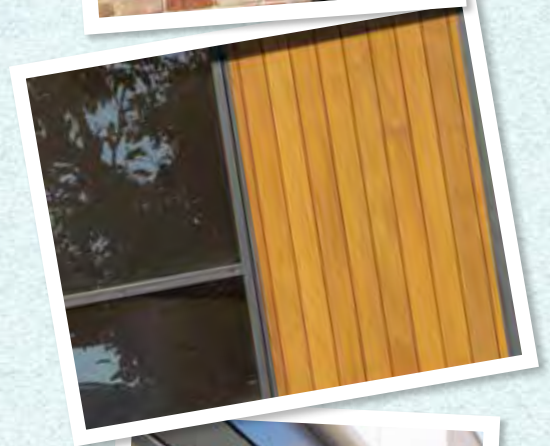
Home owners must consult with their Architect, Building Designer or Builder to ensure their home capitalises on the passive solar potential of their property and where possible and practical, main living areas and habitable rooms should be located facing North, East or North East.

Attention should be given to cross ventilation through the size and placement of windows, door and other openings.

## PRIMARY ELEVATION

THE STREETFRONT ELEVATION OR AS IDENTIFIED ON THE LDP

- Must be well articulated and maintained to a standard befitting of the Estate.
- Blank elevations will not be approved.
- There must be texture and relief incorporated in the finish of the elevation.
- Homes to have minimum of 2 and a maximum of 3 colour elements on the Primary Elevation (excluding door and window frame, main entry door, etc)
- Feature elements are encouraged including but not limited to:
  - Face brick
  - Breeze Block
  - Rammed earth
  - Composite wall panel
  - Timber
  - Painted cement sheet and planks
  - Off form concrete
  - Metal/siding
  - Tiles feature
- There must be a clear definition of the main entry of the home - visual cues including expressed roof element, front door colour, changes in paving, increased height, raised / stepped paving, decked area, etc.
- Eaves shall be not less than 30c above floor level to the Primary street elevation.





## SECONDARY ELEVATION

### CORNER LOT

Finishes must be an extension of the Primary Elevation and return for not less than 30% of the overall length of the Secondary Elevation's overall length.

### ADJOINING PUBLIC LAND

All homes with a frontage to a Public Reserve are encouraged to incorporate a covered outdoor area serviced off a living room and address the reserve.





## ROOF

Metal deck, Clay and Concrete Tiles are permitted.

### SHAPE

Simple forms are encouraged including:

1. Flat (less than 5 degrees) concealed from view
2. Skillion
3. Butterfly (2 Skillions)
4. Gable end
5. Sawtooth
6. Hip and Valley (Minimum quarter pitch (26.5degrees)  
Complex Hip and Valley roofs are discouraged

### EAVES

Cropped eaves are discouraged but may be considered on Design merit.

### MATERIAL AND COLOUR

As the roof colour significantly impacts on the solar absorbance, the Developer encourages the use of light to medium colours of roofs and discourages the use of dark colours.

### COLORBOND

Any COLORBOND colour from their Contemporary or Matt Range is permitted. Colours from their Classic Range will only be considered on design merit.

### TILES (CONCRETE AND/OR CLAY)

Any masonry tile with a solar absorbance (S.A) value of less than 0.8 is permitted. Tiles with a higher S.A value will be considered on design merit.



**NOTE:**  
THE GARAGE OR VEHICLE  
PARKING AREAS ROOF  
PROFILE NEED NOT BE  
CONNECTED AS PART OF  
THE MAIN DWELLING ROOF  
BUT MUST COMPLEMENT  
THE MAIN DWELLING.





## GARAGES, CARPORTS & GARAGE DOORS

The garage or vehicle parking area's roof profile and form do not need to be connected as part of the main dwelling roof form but must complement the main dwelling.

The garage door shall not be treated as a feature on the Primary Elevation and its colour shall be matching or complementary to one of the main colours of the home.

The height, width and overall scale of the garage must not dominate the elevation (Primary or Secondary). Triple fronted garages will not be permitted. The head of the garage door must not exceed 30c above the floor level of the garage.

## WASTE BINS ENCLOSURE

A screened enclosure shall be incorporated in either the main house, garage or boundary walling and of a size suitable to accommodate and screen the Council waste bins from public view.

## FENCING

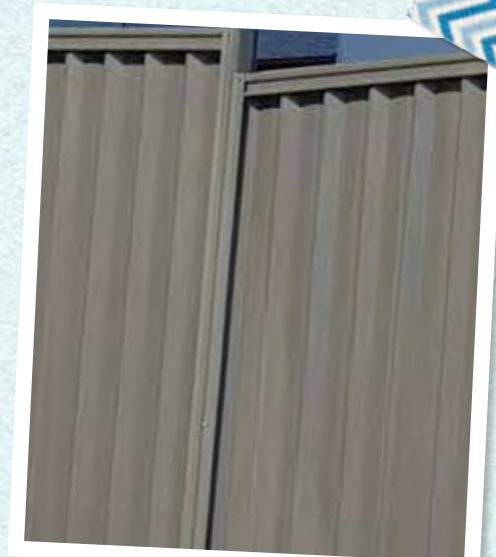
All street front fencing and returns on side boundaries to the building setback shall be built compliant with the R-Codes.

The incorporation and use of "feature" elements within a front fence/wall is encouraged.

Feature elements include but are not limited to:

- Breeze block
- Off-form Concrete
- Rammed earth
- Face brick and block laid in a non-standard "bond"
- Timber
- Steel and perforated metal

All side boundary fencing behind the Building setback shall be in COLORBOND "BASALT" and will be installed by the Developer.





## DRIVEWAYS & CROSSOVERS

The driveway and crossover must be installed prior to occupancy of any home.

Typically the following applies to the installation of crossovers and driveways, however, the final location including the maximum permitted width of your crossover is regulated by the Local Authority (City of Cockburn).

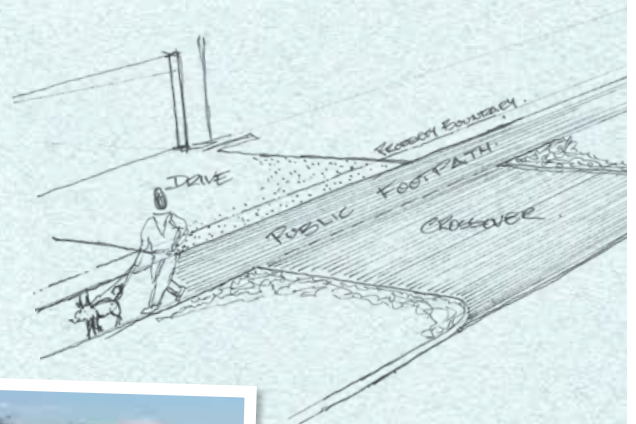
- Council stipulates specific clearances from street trees.
- Crossovers must be constructed to the City of Cockburn specifications.
- Council policy requires the footpath to remain and not be dissected by the drive or crossover
- A crossover that is dissected by a Council verge footpath should be installed to match the colour and finish of the footpath to the road side of the footpath. On the property side of the footpath the colour and finish of the crossover can match the driveway.

### NOTE:

IT IS RECOMMENDED AT LEAST ONE 90MM STORMWATER SLEEVE BE INSTALLED UNDER THE DRIVE FOR ANY FUTURE IRRIGATION OR OTHER SERVICE INSTALLATION.

### DRIVEWAY FINISHES

- Coloured concrete
- Exposed aggregate
- Paving – Colour selection/nomination
- Other finishes will be assessed on merit





## FINISHED LOT LEVELS & ESTATE WALLS

The finished level of the lot must not be altered without the expressed approval of the Developer.

No modification of any Estate walling is permitted without the expressed approval of the Developer.





## OTHER

### SERVICES & PLANT

- Solar Hot Water Systems and Solar Panels are encouraged and should be located to maximise their efficiency but not visible from public realm.
- TV Aerials – it is encouraged to connect to underground cables, however, aerials are permitted.
- All homes are NBN ready
- Air Conditioning Plant can only be located where it is not visible from public realm
- Gas and Electric Meter Boxes are not permitted on the Primary Elevation

### SECURITY SCREENS

Security screens to the front elevation (doors and windows) of all homes will only be permitted using a woven stainless steel mesh (Amplimesh SUPASCREEN, Crimsafe or similar). Aluminium security screens and security roller shutters are not permitted on the front elevation or where seen from the public realm

### DOWNPIPES & GUTTERS

Downpipes are not to be expressed and shall be concealed by painting to match the wall colour. Gutters are to match the predominant roof colour.

### TV AERIALS & SATELLITE DISHES

Aerials and dishes, if required to be mounted on roofs, must be located where it is concealed from public view. The location of satellite dishes must be approved by the Developer prior to installation.





### ANCILLARY WORKS

Outbuildings and sheds over 8m<sup>2</sup> must be built and finished in materials aligned to those used on the main dwelling, ie. not metal clad.

### AIR CONDITIONING

Any component of the air conditioning plant must be a colour to match the adjoining wall or roof surface and should be positioned where concealed from public view. Potential noise impact on neighbours should also be taken into consideration when determining the location of any mechanical plant.

### LANDSCAPING

All homes built in accordance with the Developer approved plans will receive a front yard landscaping and irrigation installation to the amount stipulated in the Contract of Sale. The design and installation will be coordinated in consultation with the Developer-appointed landscape architect working with low water usage plants and current landscape trends.

Landscaping works will be attended only following completion:

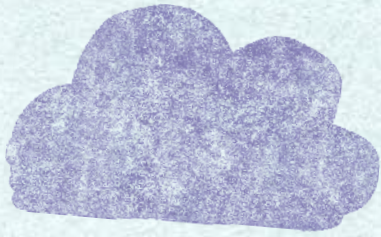
- Owner installed retaining walls and side fencing;
- Driveway, crossover and paths, and other hardstand areas; and
- Removal of excess soil and all builder debris and materials from front yard and verge

#### NOTE:

CONTACT THE DEVELOPER  
6 WEEKS PRIOR TO THE  
COMPLETION OF YOUR  
HOME TO ARRANGE YOUR  
LANDSCAPE ARCHITECTS  
CONSULTATION AND  
SCHEDULE INSTALLATION.







## ABOUT THE ESTATE

At Monument, we search for land that showcases the unique relationships between colours, landscape and lifestyle of Western Australia and Atop provides just that.

A Monument estate is true to the ground it's built on. We let the environment's natural topography, materials, rocks, trees and other plant-life guide the design plan. These features are not only incorporated into it, they become the centrepiece.

Atop will be no different with the large amount of public park space with existing Tuart trees we are saving and the reuse of other logs to create adventure play areas throughout those parklands. Not only will the open spaces be enjoyed by the likes of playful children there are also sheltered BBQ facilities and look-out spots to enjoy the ocean views.

Recycled aggregate, concrete and limestone are to be used throughout the Estate to complement colourful plants and flora providing a natural and inspirational place for your new home.

