



Kerani

Heights

Design Guidelines

To maintain a standard of presentation whilst allowing individuality that is consistent with the natural surroundings

- The front of the house must face the main street and the entrance easily identifiable.
- Front façade 30/70 – 2 contrasting colours or materials. Full face brick is not permitted.
- Colour scheme – natural earthy tone.
- Corner treatments – encouraged.
- Eaves – encouraged.
- A minimum roof pitch has not been specified to allow diversity of design.
- Two detached dwellings of the same front façade shall not be built within 3 allotments of each other in any direction or across the street.
- Dwellings constructed on allotments less than 300m² must comply with the Small Lot Housing Code. Refer to the Plan of Subdivision.
- Only one dwelling is permitted per allotment.
- Landscaping, including driveway to be complete within 3 months of issuing the occupancy permit.
- Letter boxes - where there is a front fence letterboxes must be incorporated into the fence design and compliment the dwelling. Free standing letterboxes must be of a robust and contemporary design.
- Driveway must be constructed in one of the following materials. Plain, coloured, stamped or stenciled concrete. Exposed aggregate is also acceptable. Concrete to cover no more than 40% of the front yard.
- To avoid garage dominance, the garage should be integrated into the house structure. Preferably the garage should be set behind the house structure min 500mm. Side garage boundary walls facing the front boundary are not permitted unless treated with windows that complement the front façade. No carports allowed.
- Front fencing is acceptable so long as the colour and materials are incorporated into the design of the dwelling and have a minimum transparency of 35% and a maximum height of 1.5m.
- Fencing must be completed prior to occupancy of the dwelling, be constructed of timber, be 1.8 metres in height above the natural surface level of the lot and finish 1.0 metres behind the front façade. Corner lots to have exposed post to the public realm.
- Air-conditioning, rainwater tanks and solar panels should not be visible to the street/public realm.
- Outbuilding not attached to the dwelling incl. sheds, workshops and storage sheds should not be visible to the public realm.
- External plumbing and fixtures such as clothes lines should be positioned away from public realm.
- External TV antenna including satellite dishes should be located to the rear of the dwelling.
- NBN connection (please consult your builder).
- All dwellings over 300m² must include a rainwater tank of minimum capacity 2,000 Ltr and plumbed for toilets and passive irrigation purposes.