



# FAIRHAVEN WELLARD

*fresh* START, →  
← *forever* YOURS

DESIGN GUIDELINES



## *Building* **TOGETHER**

Individual house design plays a major role in the appearance and value of your community. While wishing to create a community that offers an affordable entry point for first home buyers, we are mindful about creating lasting value for your investment. Fairhaven Wellard is a blank canvas. An opportunity for everyone to start fresh and build new. This guide presents a framework for design decisions working toward a common goal of:

- A cohesive community;
- Attractive streetscapes;
- Quality housing design;
- Appropriate architectural styles;
- Community safety and security;
- Lasting value for the community and your investment.

Helpful design advice will assist homeowners, designers and builders understand the Fairhaven Wellard Estate vision.



# BUILDING FORM GUIDLINES

## BUILDING APPEARANCE AND STREETScape

The front of the home must have a two tone colour scheme.

Front of the house landscaping must be completed with 3 months of practical completion of the home.

There is to be no sheeting that covers the glazed windows such as cardboard or foil. Windows must be curtains or suitable blinds or shutters.

There will be no cars allowed on the front yard of any lots without wheels on them. Also, all cars must be parked in garages or on sealed driveways.



## ARTICULATION

Street façades are to be articulated through the provision of projections and indentations in the floor plans with corresponding roof elements.

**A suitable level of articulation at street elevations shall include:**

- A portico at the front door
- Two dimensional break in the front facade

## FENCING

Fencing general – Fences erected by Yolk Property Group or its contractors are approved fences.

Wire woven, chain mesh, barbed, cyclone or similar fencing are not permitted.

Fences that return and are visible from the street must be made from green Colorbond and complement the front façade. Return fencing must be a minimum of 840mm behind the front building line.

Side fencing must remain 840mm behind the front building line green Colorbond fencing is the approved colour.

Front Fencing - To avoid narrowing the appearance of the street and creating a physical barrier between each home and the community, fencing to the front of dwellings is not permitted, except where the side boundary forms the rear boundary of an adjacent lot.



# FAIRHAVEN WELLARD

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