



**BUILDING
A VIBRANT
COMMUNITY**

Design Guidelines

KADUNAPARK.COM.AU | 1300 KADUNA (1300 523 862)



KADUNA PARK VISION

Our development has been created to the highest standards within a unique residential setting offering an abundance of landscaped parkland and convenient amenities for your enjoyment.

Kaduna Park will become a community comprising high quality streetscapes, safe neighbourhoods with high levels of liveability and ensuring that sustainable practices are carried through all development aspects. With this vision, the Urban Development Institution of Australia (UDIA) EnviroDevelopment accreditation has been sought. EnviroDevelopment is designed to cover a broad spectrum of environmental and sustainability issues from the initial conceptual stages of development. There are six key elements of EnviroDevelopment, which include ecosystems, waste, energy, materials, water and community.

As a future resident we know you will be eager to create your new home in an estate where your own expectations of quality are reflected throughout your neighbourhood.

For this reason, the Design Guidelines have been created to achieve a consistent standard of built form and to ensure every house meets the same expectations that you have for your own home. They help you design your new home with high levels of amenity, privacy, sustainability and streetscape appeal and controls architectural form by building materials, colours and landscape treatments. Individuality is encouraged and the design of all new homes must reflect contemporary Australian design character.

We look forward to seeing your new home and trust you will enjoy your new lifestyle for many years to come at Kaduna Park.

DESIGN APPROVAL PROCESS AND SUBMISSION

Before a Building Permit is issued, or construction works started, the design and siting of a proposed dwelling at Kaduna Park must be approved by the Design Review Panel (DRP). The DRP is appointed by the developer to oversee and implement the objectives of the Design Guidelines.

In addition to the Design Guidelines, a Creation of Restriction (COR) will be registered on the Plan of Subdivision (POS) for your specific block. Building Envelopes have been defined for each allotment and you will find the one applicable to your block attached to your POS. The envelopes show the building setbacks concerning your allotment.

**It is a requirement of the relevant Town Planning Permit (issued by Cardinia Shire Council) that a COR must be included as part of each Plan of Subdivision*

STEP ONE DESIGN YOUR HOME

Design your home in accordance with the Kaduna Park Design Guidelines provided and relevant provisions of Rescode. Your Building Permit can only be approved if you comply with these requirements.

- ### STEP TWO SUBMIT PLANS FOR APPROVAL
- with the following:
- A siting plan of the home on the lot with dimensions and setbacks from all boundaries, proposed fencing and driveway location;
 - Floor plans that show the layout of the home (scaled) indicating all rooms, windows, external doors, external fixtures and nominated floor levels;
 - Full elevations indicating wall heights and all external finishes including garage door type;
 - Relevant cross sections showing roof pitches, eaves depth and height of walls along the boundaries;
 - A schedule with colour samples of all external finishes and materials or a colour photocopy in PDF format.
 - Front garden landscape plan.
 - Send submissions via mail or email

Design Review Panel (DRP) for Kaduna Park
PO Box 388, Officer VIC 3809
contactus@parklea.com

STEP THREE THE DRP WILL ASSESS THE PLANS

- Providing all documents have been submitted and meet compliance, allow approximately 10 workings days for approval.
- Plans not submitted in the manner requested or which do not meet the guidelines will need to be modified and resubmitted for approval.

Handy Hint: Incomplete submissions are the single greatest cause of delays in obtaining a Design Approval. Check that your submission includes all the required information. Complete and thorough submissions take the least time to process, review and approve.

Please Note: The final decision of all aspects of the Design Guidelines is at the discretion of the DRP.

Deviations to the Design Guidelines can be permitted in exceptional circumstances with the written consent of Cardinia Shire Council.

Once approval is provided, you or your builder can go ahead with obtaining necessary building permits to commence construction.

Design Approval with the Design Guidelines refers only to compliance with the applicable Building Design Guidelines. It does not refer to and should not be treated as compliance with the Laws or Regulations of Local, State or Federal Government, Statutory Authorities or any Building Codes or standards imposed or administered by them.

In the case of a conflict between these Design Guidelines and the relevant building codes/regulations, the Building Regulations and Planning Scheme objectives will prevail.

DEFINITIONS

For the purposes of these guidelines:

Public Realm is any land that is within the ownership of a public body, including Council and servicing authorities.

Building Envelope Plan means the Building Envelope detailed on the Plan of Subdivision for a particular lot.

A corner lot is any lot that has more than one boundary that abuts the public realm.

Natural Ground Level is the finished surface level of the lot shown on the preliminary Engineering Plans, as may be amended from time to time.

SUSTAINABILITY CONSIDERATIONS

The Design Guidelines recommend a range of design practices that will assist in achieving sustainable design solutions.

Visit <http://www.yourhome.gov.au/> to guide you through ideas and methods of building a more environmentally sustainable dwelling.

Factors to be considered include:

- Appropriate solar orientation
- Eaves
- Natural ventilation
- Dwellings are to achieve a minimum 6 star NatHERS rating
- Energy efficient lighting
- Finished surfaces with limited future maintenance
- Insulation and double glazing
- Permeable surfaces
- Plant species with low/no watering requirements
- Rain water harvesting
- Solar generated power and hot water
- Water efficient plumbing

All conventional lots within Kaduna Park are oriented within 15 degrees of North-South and East-West axis, maximising good solar amenity for dwellings, in particular habitable rooms and private open space.

ORIENTATION

Proper orientation of your home will help manage climate conditions and contribute to the creation of favourable microclimates within the home. Proper orientation is environmentally responsible, can save you energy running costs and increase your enjoyment of your home.

- Where permissible, the home design is encouraged to:
- Maximise the northern aspect of day time living areas and private open spaces (courtyards, patios etc) while sleeping and services spaces should be located to the south
 - Avoid prolonged exposure and unwanted heat loading to living areas during hot summers
 - Maximise natural light and solar access to living areas during cold winters

PRIVATE OPEN SPACE

Private open space areas should be well integrated with internal living areas and take advantage of the northerly aspect. They should be designed for privacy from adjacent buildings and provide low maintenance open space areas that facilitate opportunities for recreational and social activities, passive amenity and landscaping.

ENERGY

It is encouraged that dwellings are designed and built to achieve a 20% reduction in greenhouse gas emissions relative to statutory requirements.

To achieve this, the use of energy sustainable design features that aim to reduce greenhouse gas emissions and the ultimate running costs of the dwelling is encouraged. Careful and appropriate selections of energy sustainable features will have long-term benefits for homeowners and the environment. This can be achieved by adopting features outlined below.

- ### 1. Lighting
- Zoning
 - Incorporate maximum natural light
 - Introduce skylights
 - Dimmers and motion sensors
 - Timers
 - Energy efficient globes
- ### 2. Hot Water System
- Locate HWS close to bathroom, kitchen or laundry.
 - In design, cluster wet areas to reduce pipe run
 - Insulate hot water pipes.
 - Mandatory use of either gas hot water, heat pump or solar hot water in the design of the dwelling.

- ### 3. Heating and Cooling
- Passive solar design encapsulating Thermal Mass construction. Keeping an area cool during the day and releasing the heat during the night. Use of materials with high thermal mass such as concrete floors, masonry walls, stone, ceramic surfaces - will assist with the overall thermal efficiency of the building.
 - Use of minimum National Construction Code compliant levels of insulation. Further reading at: <http://www.yourhome.gov.au/passive-design/insulation>
 - Double glazing is strongly recommended
 - Cross natural ventilation with windows and door (passive ventilation)
 - Create Zones and compartments for heating and cooling to avoid unnecessary energy consumption for areas not in use
 - Thorough use of draught seals

Dwellings are encouraged to incorporate energy efficient heating and cooling appliances which have a minimum star rating as outlined below:

- Cooling Appliances <2kW = 4 Star.
- Cooling Appliances 2 – 4kW = 5 Star.
- Cooling Appliances 4 – 6kW = 4 Star.
- Cooling Appliances 6 – 7kW = 3.5 Star.
- An inverter system for split system air conditioners is desired.
- Reverse Cycle <2kW = 4 Star cooling and 4 Star heating.
- Central Ducted = 5 Star.
- A minimum duct insulation level of R1.5 when ducted heating is desired.
- Gas convection heater = 4 Star

4. Solar Panels

As orientation is vital for these panels to operate efficiently and effectively, the proposed positioning of your panels needs to be well considered. Without compromising maximum efficiency, solar panels should be discrete from the public realm and panel frames should be kept as close as possible to the colour of the roof material selected for the residence.

Kaduna Park supports Environmental Initiatives by offering a solar rebate incentive for 50% of the cost (up to \$2,000) for the installation of a 2kW unit (minimum) if installed within 6 months of the Occupancy Permit.

To achieve a 20% reduction you can choose any combination of the following initiatives that provide a 20% or better reduction in greenhouse gas emissions:

Energy Initiative	EnviroDevelopment Percentage Reduction
HEATING AND COOLING - FIRSTRATE ENERGY SCORES	
6 Star Energy - Efficient AC1 (EER ⁹ 3.5, COP 3.65)	2.4%
6 Star Home - Gas heating (80% efficient) and no AC (or Evaporative ceiling fans)	9.1%
6.5 Star - Efficient AC EER ³ .5, COP 3.65)	8.4%
6.5 Star - Gas Heating (80% efficient) and no AC	16.6%
7 Star - Efficient AC	11.6%
7 Star - Gas Heating (80% efficient)	18.6%
8 Star - Efficient AC	17.9%
8 Star - Gas Heating (80% efficient)	22.3%
9 Star - Efficient AC	23.8%
9 Star - Gas Heating (80% efficient)	25.9%
LIGHTING	
4W/m ² (LED ³ and Compact Fluro)	2.8%
3.5W/m ²	4.2%
3W/m ² (Ful LED Lighting)	5.0%
2.5W/m ² (Optimal Daylight and smart LED design	7.0%
EFFICIENT APPLIANCES	
Dishwasher	0.8%
No clothes dryer	2.1%
Washing Machine	3.6%
Refrigerator	1.4%
Gas oven	6.0%
SOLAR HOT WATER	
1kW@(2x250w Panels)	17.4%
1.5kW (6x250 Panels)	24.8%
2kW (8x250w Panels)	34.1%
3kW (12x250w Panels)	49.6%
SOLAR HOT WATER	
Solar Hot Water System (80% annual solar contribution) with Gas Boost ⁹	

AC = Air-Conditioning
COP = Co-Efficient of Performance

LED = Light Emitting Diode
EER = Energy Efficiency Rating

WATER CONSERVATION

All dwellings are to be connected to recycled water and plumbed in accordance with South East Water recommendations including a front and rear recycled water tap and connection to all toilets as a minimum.

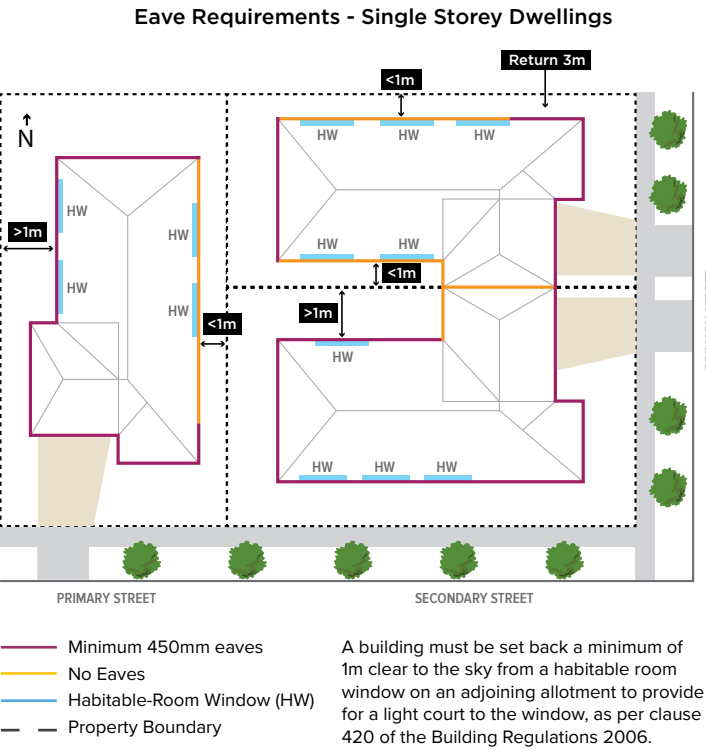
It is encouraged to install a rainwater tank to capture storm water from the roof for household irrigation of the landscaped areas. When installed, water tanks should be in colours that complement the dwelling and not be visible from the public realm.

Sustainability through water conservation will provide long term environmental and financial returns when implemented within the dwelling design. Further reading or details on water using products that carry a WELS rating label visit: <http://www.waterrating.gov.au>

SHADING

It is strongly encouraged to incorporate eaves to the perimeter of the building where practical to extend long enough to block out the summer sun but allow the winter sun to penetrate through the windows.

- Where permissible by the building regulations, pitched roofs must incorporate a minimum 450mm eave around the dwelling. Where this is not permissible, the extent of continuous eave is to be maximised as much as possible, in particular to the northern and western boundaries.
- At a minimum, eaves are required to all street frontages plus returns of 3m on each side of the dwelling. The eaves requirements do not apply to garage walls which are on boundary and exceptions may apply where they do not complement the architectural character of a home. They are an allowable encroachment into a setback as long as they don't encroach by more than 600mm.
- Double storey homes with a pitched roof must incorporate eaves to the entire upper level of the home.



CONNECTIVITY (BROADBAND - OPTICOMM)

Kaduna Park is an OptiComm Fibre Connected Community. This means that all homes will have access to the OptiComm high speed broadband network and a Fibre to the Home (FTTH) connection is mandatory. Some benefits of high speed broadband are:

- Distribution of digital free to air television.
- Ultra-high speed internet - even in high usage times and not affected by distance from an exchange.
- Pay TV - choice of providers.
- External aerials and satellite dishes are not required.
- Further information at: <http://www.opticomm.net.au>

WASTE MANAGEMENT

Waste management initiatives and practices are essential during the construction phase of the dwelling. Builders are to include recycling practices where possible, which include but are not limited to:

- The use of skips rather than cages
- Maintenance of waste records
- Use of contractors who transport waste to a licensed recycling centre
- Select materials and products which minimise and/or recycle packaging
- Maximise the use of standard sizes of materials wherever possible

YOUR HOME

It is important that your residence is sited on your property so that all homes and associated buildings achieve the overall desired outcomes for the estate.

TIMINGS OF WORK

12
MTHS

Construction of all dwellings must commence within 12 months of settlement and must be completed within 12 months of their commencement.

PRIOR

Boundary fencing must be completed prior to the dwelling being occupied.

3
MTHS

Landscaping of the front yard, including the nature strip, must be completed within three (3) months of the Certificate of Occupancy being issued.

30
DAYS

Driveways and internal window furnishings must be completed within thirty (30) days of the Certificate of Occupancy being issued.

Should any rebate be noted in the Contract of Sale, fencing, driveways, landscaping and window furnishings must all be completed in accordance with the descriptions provided prior to disbursement.

HOUSE SITE PLAN, SETBACKS AND LAYOUT

Only one dwelling may be built per lot, unless noted otherwise on the Building Envelope Plan.

The minimum size for each dwelling, measured at the external face of the external walls, and excluding garages and all unenclosed areas such as porticos, porches, verandahs, balconies, alfresco areas and the like, must be:

- 135m² for lots equal to and less than 400m²
- 149m² for lots greater than 400m² and less than 500m²
- 175m² for lots equal to and greater than 500m²

All dwellings must be setback:

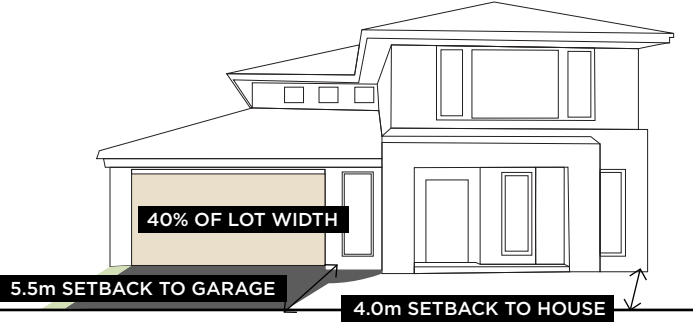
- From the street frontage by a minimum of 4m or as noted on the Building Envelope Plan.
- From the rear boundary by at least 3m.
- A minimum of 2m from the title boundary where a lot has a sideage to a public realm.
- A new building not on or within 200mm of a boundary should be set back from side or rear boundaries by 1m (3.6m maximum).

All dwellings must include 36 sqm of area for private open space and provision of a canopy tree.

GARAGES

- Must be set back:
- a minimum of 0.5m behind the dwelling.
 - 5.5m from the front boundary (primary street frontage).
 - Garages on rear loaded lots must have zero setbacks from rear boundaries.
 - Lots with a frontage of 12m or greater must be capable of accommodating a minimum of two vehicles unless otherwise approved by the DRP.
 - Carports are not permitted.
 - The width of a garage opening must not exceed 40% of the frontage width of an allotment unless the dwelling is a double storey where it can comprise up to 25% of facade area. Garage openings must not be grater than 6.5m. Triple car garages on frontages of 18m or greater will be considered on their individual merits, generally the third garage must be set back an additional 500mm from the adjacent garage.
 - Roller doors must not be used where they are visible from the public realm.

Garage Opening and Front Setback



Exceptions to the front setbacks include:

- Porches, porticos, pergolas and verandahs by not more than 2.5m with a maximum height of less than 4.5m above natural ground level.
- Balconies and architectural features up to 6.9m in height may encroach up to 1m.
- Eaves, fascia and gutter.
- Sunblinds and shade sails.
- Screens referred to in regulation 4.19 of the Building Regulations.
- Decks, steps or landings – less than 800mm in height.

Exceptions to the side and rear setback include:

- Porches, pergolas and verandahs
- Masonry chimneys
- Sunblinds
- Screens
- Flues and pipes
- Domestic water tanks
- Heating and cooling equipment and other services
- Pools and spas

Refer to the CoR for other built form items that may encroach into the specified setback distances. Pergolas and decking areas are permitted to encroach into these setbacks and will be considered on their individual merits by the DRP.

OVERLOOKING

- The siting of your dwelling should take into consideration the impact of potential overlooking (Overlooking Zone) where adjacent lots have not been built upon.
- If a habitable room window falls within the overlooking zone, any part of the window that is more than 3.6m above natural ground level must not allow direct view to an adjoining lot.
- Where a lot on an adjacent boundary has been built upon, the provisions of Part 4 Building Regulation shall apply to that boundary.

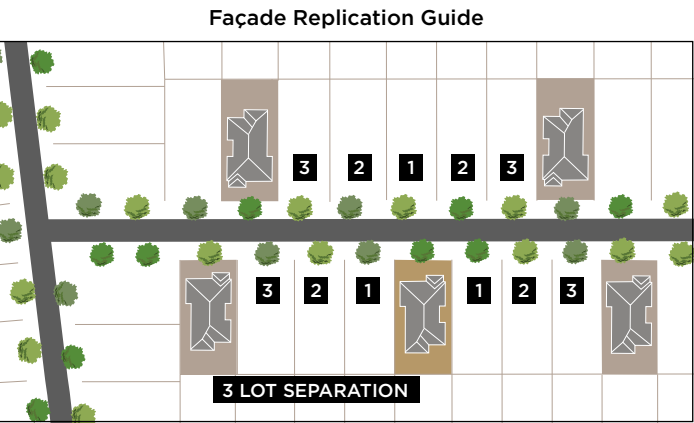
Refer to the relevant Building Regulations for a full description.

FAÇADE

The façade (front of your home) will determine the look and feel of your residence. If chosen and designed correctly, an attractive façade can give great value to your residence and will enhance the streetscape. The following items are required to be considered, or where applicable must be met as mandatory objectives:

The façade design of your residence must incorporate feature design elements such as articulation, feature brickwork, rendered sections, feature verandahs, porches, porticos and balconies to ensure the residence presents an appealing look from the street.

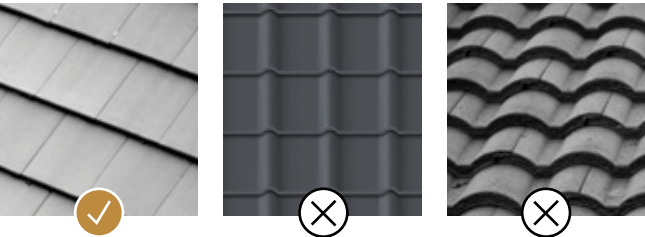
- Dwellings must be constructed from clay or masonry brick, painted weatherboard, rendered masonry block, rendered brick, rendered cement sheeting, or other material as agreed by DRP.
- It is encouraged to use feature windows and feature front doors to complement the façade design.
- All verandahs, porches, balconies and porticos should have a minimum depth of 1.0m and should have a minimum area of 3m². The roof structure should tie in with and complement the design of the main roof structure.
- A dwelling must avoid replicating an identical façade to another dwelling within 3 lots of each other.



ROOF DESIGN

Roof design and pitch play an important role in enhancing the look of your residence. It is important that when designing your residence that you consider the roof style and pitch to ensure it complements the style of your house.

- Pitched roofs are preferred, but flat and skillion roofs will be considered if they complement the architectural style of the dwelling. The use of raised porticos, gables, verandahs, dutch gables and balconies are also encouraged.
- Roof material must be low profile tiles or lightweight metal roofing in corrugated Colorbond or Zinalume (non-reflective). Red tones are not permitted unless dwelling is a Federation style.



- Roof pitches should not be in excess of 45 degrees. We encourage a roof pitch to be 25 degrees or less to enhance the look and appeal of your new residence.
- Garage roof sections should tie in with and complement the main roof structure of the residence.
- Additional items that will be on the roof should not be positioned in view from the street where possible, for example, evaporative cooling units, TV aerials etc (excluding solar panels).

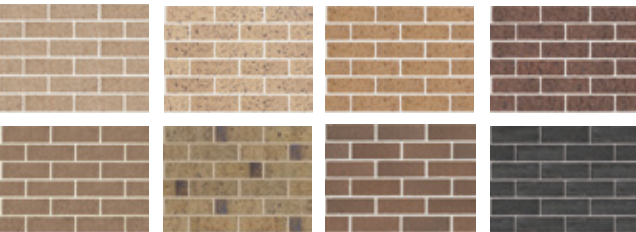
MATERIALS AND COLOURS

- Infill panels above garage and window openings on external walls must match or complement the materials that the wall is finished in. Compliance with this item is at the discretion of DRP.
- At least 2 different materials or colours must be used in the walls that address the public realm. Approved materials or finishes include, masonry and face brickwork, render or bagged finish, fibre cement wall cladding, weatherboards, timber cladding and other materials at the discretion of the DRP.
- Mono-finish facades will be considered by the DRP on an individual basis.
- One material or colour should not account for more than 70% of the front facade (excluding windows, garages and openings). Exceptions can be made at the discretion of the DRP when slimline bricks or other architectural elements are used.
- Colour schemes should adopt a palette of muted neutral tones. External finishes, materials and colours must be approved by the DRP. Whilst there are no mandatory colour requirements, an example of preferred external natural muted colours is shown below. Bright or fluorescent colours will not be approved.

- Masonry colour selection palette provides an indication only of acceptable brick colours. Selections are not limited to these bricks, however red toned bricks are not recommended (excluding Federation style dwellings).
- Roll down security shutters must not be visible from the public realm.



Example of Architectural Colour Palette



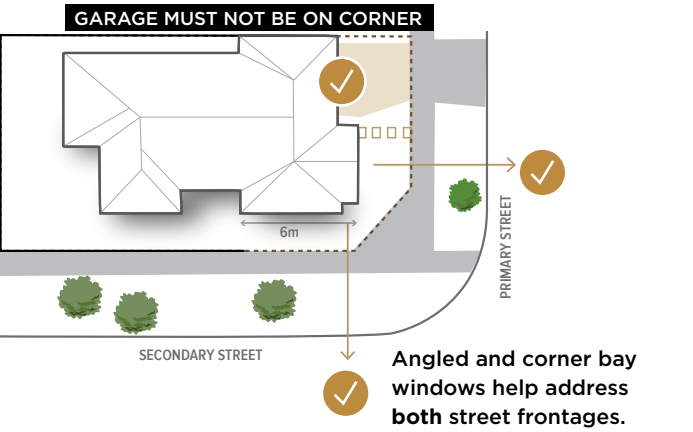
CORNER AND OPEN SPACE FRONTING ALLOTMENTS

For lots which have 2 street frontages or which abut public open space, the proposed residence must address both streets and public open space. Side street façade treatments are an important part of creating an attractive streetscape and reducing hard fencing in the estate. It also assists in creating good surveillance and street/ public open space interaction with all residences.

Dwellings on corner lots must be designed to have habitable room windows facing the longer frontage of the lot. Dwellings fronting public open space must present a habitable room window to this side.

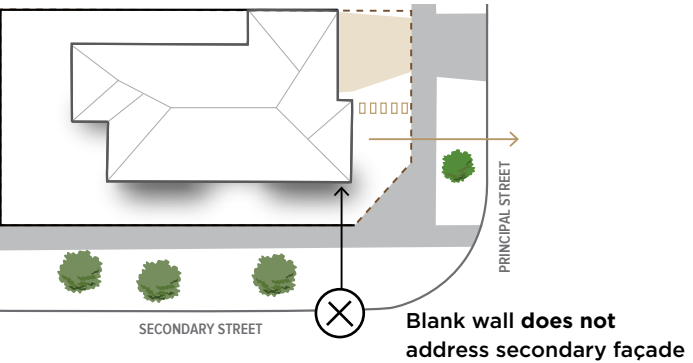
The following guidelines apply to these corner and open space allotments:

- Feature windows to match the façade.
- A house must be designed to include elements of the front façade for at least 6m of the façade facing the side street/public open space. On a double storey, the first floor will be assessed for the entire secondary frontage.
- It is essential that the dwelling addresses both street frontages or public open space with articulation of the built form including varying materials, window and door openings. It is important to provide an appropriate corner feature to your home that will ‘turn the corner’.



Blank walls on parts of your residence that can be viewed from front and side streets must be avoided. The following building elements could be incorporated into the design as a corner feature:

- Return pergolas, porticos, porches, verandas and balconies.
- Building materials from the façade to match the secondary frontage including any render and other decorative claddings.
- An articulated step out or setback, replicating the front portico.
- Roof elements such as feature gables.
- Where possible relocate meter box, HWS and other services away from street visibility.
- Garages must not be located on the corner section of the allotment facing 2 streets and must be located on or close to the side boundary that adjoins the neighbouring allotment.

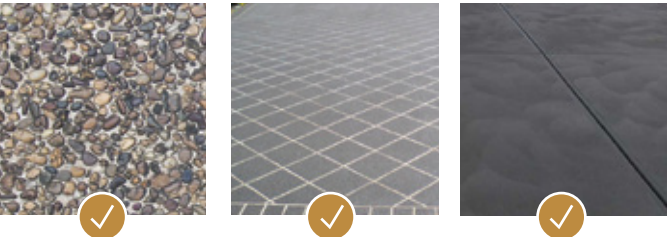


AROUND YOUR HOME

Driveway, path and landscape design are the finishing touches to your new residence and play an important role in creating a great looking home.

DRIVEWAY AND LANDSCAPE DESIGN

- Landscaping of the front yard, including the nature strip, must be completed within three (3) months of the Certificate of Occupancy being issued, unless this is during the summer period, in which case the garden must be installed by the 30th April.
- The driveway and paths must be constructed of either coloured concrete, exposed aggregate concrete or stenciled coloured concrete. Gravel or stone driveways and paths are not permitted.



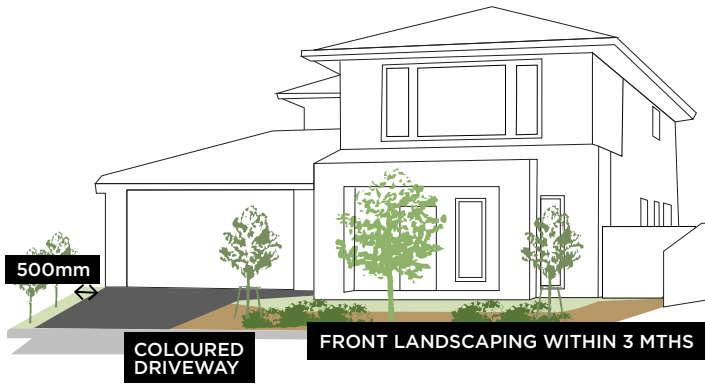
- A 500mm garden-planting strip between the driveway and a side boundary is required (a 300mm is allowed if the garage is on boundary).
- Driveway widths must match the width of the crossovers but may taper thereafter to align with garage widths.
- Landscaping should be well designed to suite the style of the residence. The use of drought tolerant plants is encouraged.
- At least 20% of the allotment should not be covered by impervious surfaces.
- One mature canopy tree must be used within the front garden design which will grow to around 4m, also implement features such as shrubs, ground cover, rocks, pebbles and tan bark. This will give a greener, softer, lush appeal to the streetscape and bring value and character to your home.
- Synthetic grass options and large areas of white pebbles are not permitted to the front landscaped areas.

If eligible for a rebate (as noted in Contract of Sale), front landscaping should feature:

- At least one mature canopy tree to be installed at a height of 2m or from a 45 litre minimum pot size. Tree shall have a minimum caliper of 25-30mm.
- 6 shrubs with a minimum pot size of no less than 200mm.
- 20 small shrubs with a minimum pot size of no less than 150mm.
- Completion of fencing, driveway, nature strip and internal window furnishings.

The front landscaping should incorporate architectural elements including (but not limited to) decorative retaining walls and paving, water features, art sculptures, feature decking and planter boxes. Sculptures and statues need to be approved by the DRP.

Landscaping plans not meeting these guidelines, but with architectural merit, may be considered for approval by the DRP at their discretion.



LETTERBOXES

Letterboxes must complement the dwelling in terms of materials, colour and style.

- Single post-supported letterboxes are not permitted.



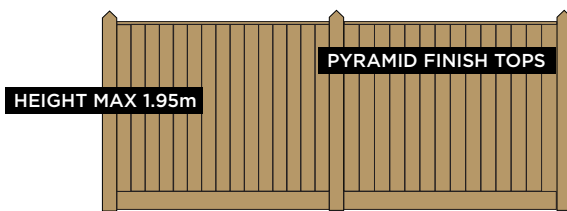
FENCE DESIGN

Fence design, location and setbacks are very important in creating a pleasant and appealing streetscape.

All fencing within the estate must meet the following guidelines.

- All side fencing between properties must terminate a minimum of 1m behind the dwelling line. This uniform setback will create an open and soft looking streetscape and enhance the landscaping of the estate.
- All fences between properties must be a timber paling fence (maximum of 1.95m high) and should include capping with 100 x 100mm exposed posts, with exception to corner fencing.
- Posts should have pyramid finish to tops and finish 50-100mm above capping; railings should face into the property and not be visible from the street.

Timber Capped Fence



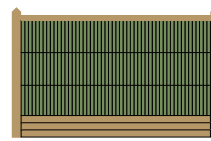
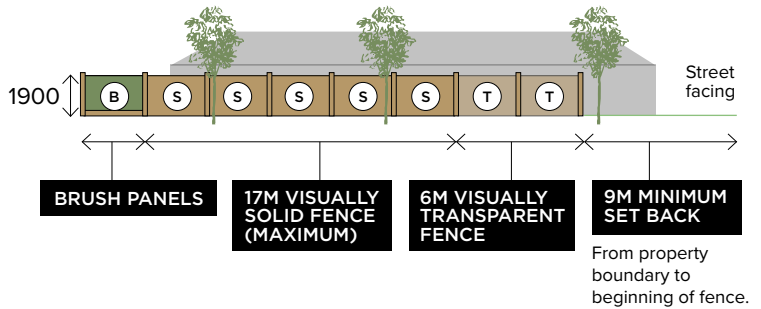
- Front boundary fencing is not permitted.

Where a lot is exposed to the public realm:

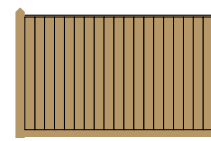
- Fencing that is greater than 1m in height from the footpath must start a minimum of 9m from the front boundary line projection or a minimum 6m measured from the corner splay, whichever is greater. This will expose the front section of the house and enable the residence to address both street frontages.
- Report and Consent of the Municipal Building Surveyor must be obtained for a fence within 9m of a point of intersection of street alignments and exceeding 1m in height.

- Fencing is to terminate a minimum of 6m behind the dwelling line, on the secondary frontage.
- The length of the side fence is to be minimised with no more than 65% of the length of the lot having a solid fence or wall.

Corner fencing



(B) (Brush Panels)



(S) (Solid Panels)

70mm width pailings without gap



(T) (Transparent)

Alternating 150mm width and 75mm width vertical planks with 400mm gap

GENERAL

ANCILLARY STRUCTURES AND SERVICE EQUIPMENT

Ancillary structures and elements must be located so that they are not readily visible from the public realm. This includes items such as:

- Rubbish bin storage areas.
- Washing lines
- Hot water systems
- Any water storage tanks
- Swimming pools
- Spa equipment
- External plumbing other than that for rain water (excluding solar panels).
- Satellite dishes and TV aerials.

SERVICE EQUIPMENT (HEATING AND COOLING UNITS)

Heating and cooling units must be:

- Located towards the rear of the dwelling.
- If roof mounted, positioned below the ridge line.
- If roof mounted, coloured to match the roof as far as practical. The units shall be of low profile type and wherever appropriate, be fitted with noise baffles (noise attenuated).