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INTRODUCTION AND VISION

The Robinson Grove Estate is a new community of 300 homes located next to the Helena River in Bellevue, Midland. The development is carefully planned to create:

- A centrepiece Homestead Heritage Precinct of single residential lots in the vicinity of the historic brick Homestead built in 1887.
- An attractive residential neighbourhood with different lot sizes and housing types.

Inspiration for these Homestead Heritage Precinct Design Guidelines comes from elements that exists in Bellevue; surrounding landscape colours; characteristics of both the heritage buildings in the area and newer residential design principles. The idea is not to slavishly replicate the heritage of the area, but to encourage designs that take cues from the context and, therefore, develops an identifiable character and timelessness.

The Vision for the dwellings at the Homestead Heritage Precinct is to reflect:

- A contemporary and respectful interpretation of traditional architecture in Bellevue and the surrounding area.
- A cohesive village feel developed through the designs of single-storey and two-storey homes with frontages that are articulated by at least one substantial feature, such as a projecting veranda, balcony or bay window, and a sharing of a palette of selected materials and colours.
- Open and attractive landscaped streetscapes. Vehicular access to car bays on the lot and the location of services (such as meters and bin collection) are predominantly at the rear of the lot.
- A close integration between the front garden design and streetscape.

1.0 GENERAL

This section provides information on the intent of the Design Guidelines, a set of design objectives, and the process for an Applicant to follow to ensure a residential proposal receives Developer Approval.

1.1 AREA COVERED BY THE DESIGN GUIDELINES

These Design Guidelines are applicable to all new residential development on the R30 coded lots in the area defined as the Homestead Heritage Precinct of the Robinson Grove Estate. (refer *Appendix 6.1 Heritage Precinct Plan*).

1.2 DEVELOPMENT CONTROL CONTEXT

Applicants shall submit their design proposals for consideration for Developer Approval before an application to Council for statutory planning approval or building licence.

These Design Guidelines form part of the Contract of Sale and are administered by the Developer. The Design Guidelines complement and shall be read in conjunction with all other relevant statutory planning and building construction requirements.

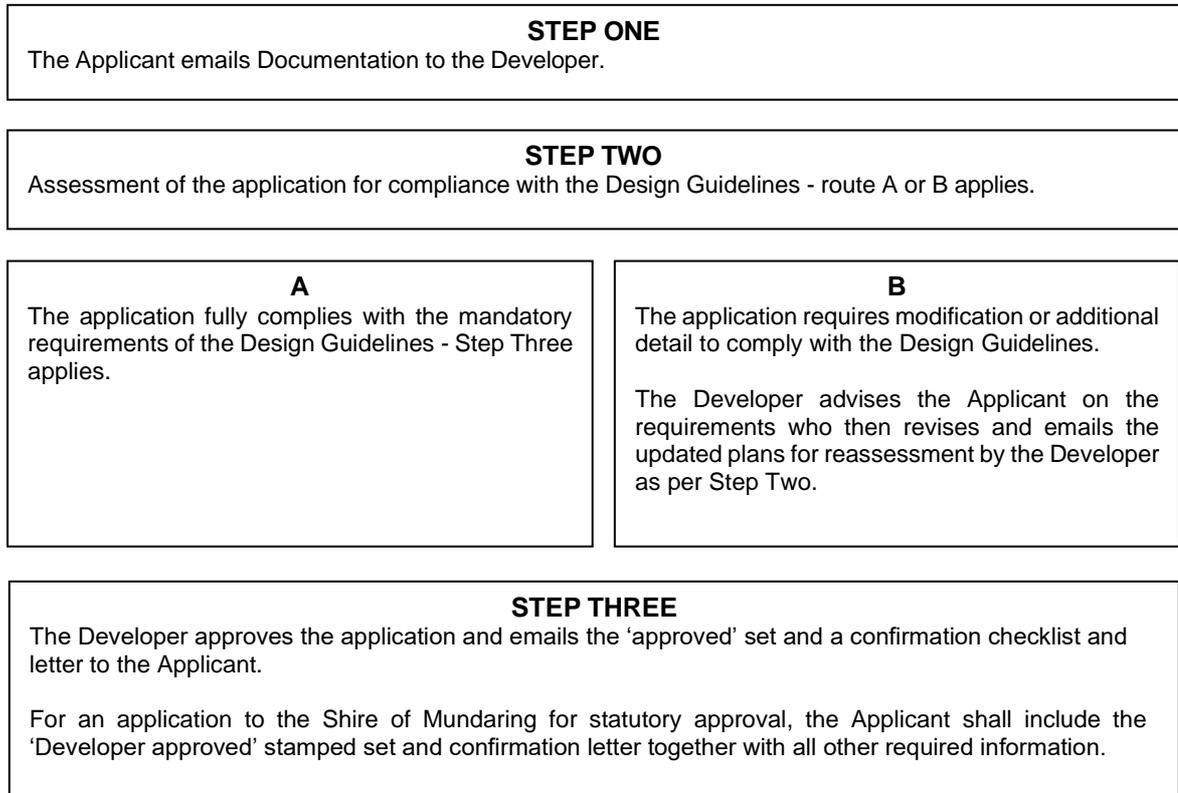
The Applicant shall meet the mandatory requirements of these Design Guidelines and consider incorporating the recommendations (*refer Appendix 7.3 Checklist of Design Guidelines mandatory requirements*).

The Developer *may* consider an application that varies from the specific requirements of the Design Guidelines if, in its opinion, the design has architectural merit; supports the objectives for the development (*as noted in section 1.2 above*); and a written justification is provided. Approval of a variation shall be deemed not to set precedence.

A Local Development Plan (LDP) applies to all lots within the Homestead Heritage Precinct, which defines a particular site planning and built form outcome to guide the design of any building plan (refer section 2.0). Whilst the Estate Architect assesses compliance with the Design Guidelines, the Shire of Mundaring assesses compliance with the LDP.

1.4 DEVELOPER'S APPROVAL PROCESS

The following flow chart explains the steps the Applicant shall take in the Developer's Approval process, which will ensure the design complies with the Design Guidelines.



IMPORTANT NOTE:

The Developer's Approval of a building design shall **not** imply or guarantee a statutory development approval by the Shire of Mundaring. The Shire of Mundaring will consider the Developer's approval of a building design as supporting advice included in the statutory approval process.

Any improvements to a Lot that are not in accordance with the approved design shall be removed upon notification or rectified at the expense of the Lot owner.

1.5 DOCUMENTATION

The Applicant shall email the following information to the Developer for assessment against the mandatory requirements of the Design Guidelines (*refer Appendix 7.3 for the Checklist and email address for an application*):

- Site plan, 1:200 minimum scale (showing levels; location of dwelling and garage; boundary setback dimensions; location of services such as the drying yard, meters, any solar panels and air conditioner compressor unit; any other structures). The plan shall include a north point and annotation.
- Floor plans, 1:100 scale
- Elevations, 1:100 scale
- Indicative materials and colours schedule

2.0 SITE PLANNING

The site planning compliance with the relevant provisions of the R-Codes and the relevant Detailed Area Plan.

3.0 DESIGN CHARACTER

3.1 SCALE

One-storey or two-storey development is permitted. For a two-storey dwelling, any upper floor shall be setback from the ground floor by a minimum of 1.5m where the dwelling faces the primary street.

The ground floor shall have a minimum 2.65m floor-to-ceiling height for any ground floor rooms facing the primary street.

3.2 ELEVATION FEATURES

The front elevation shall be articulated through the inclusion of at least one substantial projecting feature such as a veranda, balcony, porch or a ground level bay window.

Any balcony shall include a solid or open rail balustrade. Glass balustrades are not permitted.

A dwelling's elevations on a corner lot shall address both streets with openings and the same quality of design and detailing on both publicly visible elevations. The building corner adjacent to the intersection shall be articulated by means of a wraparound veranda, balcony, bay window or, subject to design, a substantial feature material.

3.3 ROOF

The dwelling roof shall be pitched and may include a mix of gable ends and hipped roofs. Skillion roofs are not permitted other than for ancillary roofs such as verandas and canopies.

The main roof of the dwelling shall feature:

- 24-degree minimum roof pitch, other than for a veranda. Attached ancillary roofs, such as verandas and canopies shall have a minimum roof pitch of 10 degrees.
- 450mm minimum width roof eaves.
- 300mm minimum overhang to gables.

3.4 DETAILS

Any architectural details, such as window surrounds, corbels and fretwork shall be consistent in style and contribute to the design without over-cluttering the dwelling's appearance.

3.5 OPENINGS

The front elevation shall include at least two major openings to at least two habitable rooms located at the front of the dwelling.

Openings visible from an adjacent street or public open space shall be of a vertical proportion, consistent in shape and style, and clear glazed.

For a dwelling on a corner lot, the front 3m of the side elevation to the secondary street shall be treated the same as the front elevation and include an opening to a habitable room.

Horizontal hi-light openings are not permitted on the elevation facing the primary street.

3.6 GARAGE OR CARPORT

Vehicular access shall be from a rear lane or battle-axe leg where such access is available.

3.7 MATERIALS AND COLOURS

Traditional load bearing construction is encouraged at ground level. All materials should be durable and weather well. Natural materials are strongly encouraged. Colours shall be darker to reflect the inland landscape context of Robinson Grove.

Where selected, heavier materials (such as face brick or rendered and painted masonry) shall form a solid "base" below lighter materials (such as weatherboard).

Where selected, darker colours shall form a "base" below lighter colours.

Permitted Colorbond metal roof colours

Surfmist Shale Grey, Dune, Windspray, and Wallaby.

Roof tile profile and colours

Flat or shingle style interlocking tiles in a tonal range of light grey to mid-grey.

Main walls

For walls visible from adjacent streets and public open space, the main wall finish shall be:

- Face brick in a red/brown colour
- Rendered and painted masonry in a warm light to mid-tone
- Painted brick or blockwork in a warm light to mid-tone
- Self-finished masonry such as stone or rammed earth.

Wall features

For walls visible from adjacent streets and public open space, any secondary wall finish shall be:

- Painted / stained timber
- Self-finished masonry such as stone or rammed earth.
- Face brick
- Metal cladding

Colours for secondary wall elements shall complement the main wall colour. Bright or dark colours are not permitted.

Approval of other materials and colours are subject to the Developer's discretion.

Architectural details (such as posts, frames of openings or attachments like window surrounds) shall be white or a colour complementary to the wall finishes. Bright colours are not permitted.

4.0 BUILDING SERVICES AND OUTBUILDINGS

All pipes, wired services, clothes drying areas, hot water storage tanks, solar hot water systems, TV antennae and satellite dishes, air conditioning units and other such service items shall be screened from adjacent streets or public open spaces.

Electricity and gas meter boxes shall be located where they are visually unobtrusive from the public realm yet accessible for readings. The best location is usually on the side wall of the dwelling with the boxes matching the wall colour.

PV cells shall not be located on a roof pitch facing the primary street.

Any publicly visible outbuilding more than 2m in height (i.e. 0.2m above a permitted boundary fence) or greater than 16sqm in footprint shall match the materials, colours and style of the residence.

5.0 LANDSCAPE

5.1 PRIMARY STREET SETBACK

Landscape in the primary street setback shall consist of a minimum of 65% vegetated area.

Paving materials visible from adjacent streets and public open space shall compliment the materials of the building on the lot.

Landscape in the front setback area shall be generously planted, and the extensive use of lawns should be avoided.

5.2 FENCES**Front boundary fence**

Front boundary fencing will be provided by the developer to a standard design. Any modifications to the provided fencing will require approval from the developer.

Side boundary fence for a corner lot

In the case of a corner lot with a boundary to a secondary street or public open space, the fence/wall will be provided by the developer to a standard design. Any modifications to the provided fencing will require approval from the developer.

Rear lane fence

Unless otherwise provided by the developer, fencing to a laneway shall either be masonry or metal fencing finished in Colorbond Woodland Grey and no more than 1.8m high.

Dividing fence

Dividing fences shall be the specified standard fence for the estate/precinct, finished in Colorbond Woodland Grey.

Fencing to the Homestead lot

All fencing to the Homestead lot shall be visually permeable to maintain a strong visual connection between the Homestead and the Stables, and to maintain an outlook to the hills and the river floodplain from the Homestead.

6.2 CHECKLIST OF DESIGN GUIDELINES MANDATORY REQUIREMENTS

| Design Guidelines section and summary of requirement | | Compl es Tick ✓ |
|---|--|--------------------------------|
| See relevant section in the Design Guidelines for an explanation of the mandatory requirements. | | |
| 3.0 Design character | | |
| 3.1 Scale | For a two-storey dwelling facing the primary and any secondary street, the upper floor wall shall be setback 1.5m minimum from the ground floor wall. | |
| | Ground floor 2.65m min. floor to ceiling height for habitable rooms facing the primary street. | |
| 3.2 Elevation features | Front elevation includes one substantial feature such as a balcony, porch, bay window or a veranda with a min. 1.5m min. depth. | |
| | Elevations of a corner house address both streets with openings and the same quality of design and detailing, and the corner articulated with a feature. | |
| 3.3 Roof | Roof pitched, using either gable ends and hipped roofs, or both. | |
| | 24 degrees min. roof pitch. | |
| | 450mm min. eaves. | |
| | 300mm min. gable overhang. | |
| | 10 degrees min. attached roof for ancillary roof such as a veranda. | |
| 3.4 Details | Details to be consistent in style and contribute to the design. | |
| 3.5 Openings | Minimum of two major openings for two habitable rooms to the primary frontage. | |
| | Openings on both walls of a corner ground floor habitable room | |
| | Openings vertical proportion, consistent in shape and style. | |
| | No curved, dark tinted or mirror glass to the primary frontage. | |
| 3.6 Garage or carport | Vehicle access from a rear lane or battle-axe leg where available. | |
| 3.7 Materials and Colours | Materials, Colours and Profiles complies with Design Guidelines. | |
| 4.0 Building Services | | |
| 4.1 Services | All services and mechanical plant screened from view from adjacent streets or public open space. | |
| | Utility meter boxes in least visually obtrusive location when viewed from adjacent streets or public open space. | |
| | PV cells shall not be located on a roof pitch facing the primary street. | |
| 4.2 Outbuilding | Publicly visible outbuilding > 2m height or > 16sqm area to match dwelling materials, colours and style. | |
| 5.0 Landscape | | |
| 5.1 Primary street setback | Minimum of 65% vegetated landscape and generously planted. | |
| 5.2 Fences | No alterations to fencing provided by the developer without developer's approval. | |
| | Any fencing not provided by the developer to be Colorbond 'Woodland Grey' or otherwise complement the dwelling. | |
| | Visually permeable fencing to the Homestead lot. | |

The Applicant shall email drawings/schedules (*refer section 1.5 Documentation*) for Developer Approval to: info@mackayurbandesign.com.au