



# DESIGN GUIDELINES.



---

1. THE VISION	3
2. ABOUT THE DEVELOPMENT	4
3. COMPLIANCE	5
4. HOUSE DESIGN AND APPEARANCE	6
Site Planning	6
Building Height	7
Style and Character	7
Architectural Elements	8
External Finishes	9
Roofs	10
Garages	11
5. OUTSIDE THE HOME	12
Fences	12
Retaining Walls	13
Finished Levels	13
Driveways	13
Ancillary Structures	13
Plant and Equipment	14
Verge Landscape	15
6. CHECKLIST	16
7. DEFINITIONS	18

---

THE VISION

## AN EXCLUSIVE LAND DEVELOPMENT ON LAND ONCE HOME TO CHANNEL 7 STUDIOS.

JUST 10 MINUTES FROM THE CBD IN  
DIANELLA, SEVEN HILLS TAKES THE  
GLIMMER OF CITY LIGHTS AND THE  
BEST A COMMUNITY LIFESTYLE CAN  
OFFER TO CREATE A LITTLE POCKET  
OF LUXURY. HERE, A PIECE OF PERTH'S  
TREASURED HISTORY BECOMES YOUR  
BRIGHT FUTURE.



### SOMETHING FOR EVERYONE

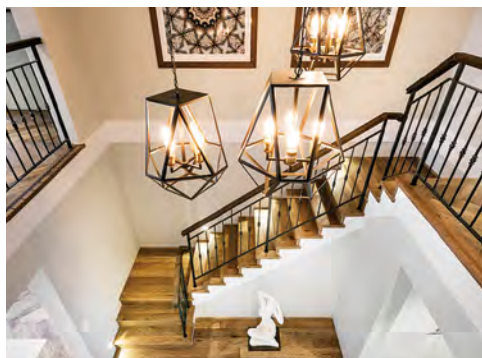
Seven Hills will offer sites from 280sqm through  
to 589sqm with frontages up to 30m deep;  
perfect for those looking to settle in somewhere after  
the kids have left home, or those who are looking  
for somewhere to raise a family.

### ONCE IN A LIFETIME

The boutique-sized development provides an exclusive  
appeal that will create a close-knit collective of  
like-minded residents. Here, homes will form a fresh,  
contemporary community that balances city life with  
a more relaxed environment.







# ABOUT THE DEVELOPMENT.

HOUSING PLAYS A MAJOR ROLE IN THE APPEARANCE AND VALUE OF YOUR COMMUNITY. SEVEN HILLS PROMOTES CONTEMPORARY ARCHITECTURE. MODERN, SOPHISTICATED HOUSING SHOULD RESPOND TO THE SITE'S QUALITIES AND REFLECT THE BEST OF WESTERN AUSTRALIA'S RESIDENTIAL DESIGNERS AND CRAFTSMEN.

This guide presents a framework for design decisions.

The information provides for;

- A cohesive community;
- Attractive streetscapes;
- Quality housing design;
- Appropriate architectural styles;
- Individuality;
- Community safety and security;
- Climate responsive design; and
- Confidence in relation to your investment.

Helpful design advice will assist homeowners, designers and builders understand the Seven Hills vision.

Mandatory design requirements ensure all new homes make positive contributions to the community.

# COMPLIANCE.

Developer Approval is required prior to lodging plans for statutory approval with the City of Stirling. Compliance with mandatory design measures (Design Requirements) is a contractual obligation.

Individuality, architectural expression and innovation are promoted. Alternative designs will be considered where the Seven Hills vision is maintained. Approval of an alternative design does not set a precedent.

The Design Guidelines must be read in conjunction with the Seven Hills Local Development Plan, City of Stirling Town Planning Scheme No. 3, Local Laws and Policies, the Residential Design Codes of Western Australia (R Codes) and other statutory requirements. Satterley does not warrant the City of Stirling will approve a house plan if it satisfies these Design Guidelines.

## STEP 1: FAMILIARIZE

Read and make sure your designer and builder understand the Design Guidelines.

## STEP 2: DESIGN

Be inspired and design your dream home.

## STEP 3: SUBMISSION

Submit your design drawings to Satterley for assessment.

## STEP 4: DEVELOPER APPROVAL

Satterley will assess your drawings for compliance and provide a written response (generally within ten working days).

## STEP 5: STATUTORY APPROVAL

Submit your drawings to the City of Stirling for approval.

Applicants must provide the following documents for assessment. Plans should be lodged electronically in PDF format to [plans@satterley.com.au](mailto:plans@satterley.com.au)

### SITE PLAN

Include levels, location of dwelling and garage, boundary setbacks, all dividing fences and any front fence and side boundary fence if a corner lot, as well as any retaining walls and other outbuildings or structures.

### FLOOR PLAN

The agreed house design and layout, including window and door locations, alfresco areas, etc.

### ELEVATIONS

To indicate materials and colours schedule for walls, the roof and trims. Ceiling height of front rooms (if single storey).

The Design Requirements and other mandatory items are incorporated in Restrictive Covenants tied to the Certificate of Title for each lot.

Land owners are responsible for checking site conditions prior to design work, particularly the location and design of any existing infrastructure such as retaining walls, fences and utilities.



# HOUSE DESIGN AND APPEARANCE.

## SITE PLANNING

DESIGNING YOUR HOME TO SUIT THE LOT AND LOCAL CONDITIONS WILL ENHANCE COMFORT AND REDUCE RELIANCE ON MECHANICAL HEATING AND COOLING. LOWER CONSUMPTION LIGHTENS HOUSEHOLD ENERGY AND WATER COSTS AND PROVIDES LONG TERM ENVIRONMENTAL BENEFITS.

Lot orientation within Seven Hills provides good access to natural light, views and cooling breezes. Clever site responses will allow you to maximize use and enjoyment of your land.

- Consider how you can take advantage of views, placing living rooms, windows and outdoor spaces to benefit from the site's elevation.
- Glazing within north facing walls will harness light and warmth during winter.
- Protect north and west facing rooms from summer sun though shading devices, deep balconies, awnings, performance glazing or similar.
- Garages and parapet walls located on the western boundary can block summer sun.
- Arrange your floor plan, openings and outdoor living areas to capture cooling breezes in summer.
- Discuss house, window, door and outdoor living areas with your neighbours to refine ideal locations.
- Consider the location of services and retaining walls to ensure access and usable space is not compromised.

Additional sustainable design information can be sourced at:

[water.wa.gov.au](http://water.wa.gov.au)

[yourhome.gov.au](http://yourhome.gov.au)





## BUILDING HEIGHT

The location and potential for panoramic views suggests most homeowners will seek two-storey homes. Tall built form, street trees and landscaping create attractive, vertically proportioned streetscapes conveying a sense of prestige.

Maximum building height and issues including privacy and overshadowing are controlled and protected through the Seven Hills Local Development Plan and the R-Codes.

Acknowledging buyer diversity, the Seven Hills Local Development Plan allows for single-storey housing in several locations. Generous eave widths and increased height within front facades will ensure single level homes relate to taller surrounding buildings, improve aesthetics and allow more light into rooms.

## DESIGN REQUIREMENTS

- A greater portion of the front elevation eaves shall have a minimum course height of 32 vertical brick courses or 2.7m (excludes garage).
- Eaves must be at least 450mm wide where visible from public view.



## STYLE AND CHARACTER

Seven Hills represents a contemporary development set within an existing neighbourhood. Public art, parkland amenities and streetscape elements reference the site's history and draw from the bushland setting to create a sense of local place.

Housing should be aspirational, sophisticated and reflect the suburban and surrounding bushland context. Contemporary trends and sound environmental practices are promoted.

A variety of architectural styles will be endorsed provided they relate to the established vernacular and contribute to the Seven Hills vision.

“

*Here, a piece of Perth's  
treasured history becomes  
your bright future.*

”





## ARCHITECTURAL ELEMENTS

Primary street façades must incorporate a combination of architectural elements and a level of design quality commensurate with Seven Hills premium positioning.

Features including verandas, balconies, entry structures and window awnings create interest, particularly when used in conjunction with complementary colours, building materials and textures.

Shadow effects created through projections and indentations in the floor plan and roof line reduce visual bulk and improve appeal. Blank, featureless expanses will not be approved.

Great flexibility is allowed in terms of how homes will look. A minimum number of elements ensure new homes strengthen street appeal and express individuality.

Distinct architectural features may include, but are not limited to:

- An entrance feature such as a gatehouse, portico, arbor or pergola;
- A practically sized veranda and/or balcony;
- Window elements such as awnings, enhanced vertical proportions or projecting sill courses;
- Wall feature such as increased plate wall height, cantilevers and protrusions;
- Roof features such as overhangs, gambrels, gable ends or dormer windows;
- Complementary elements such as decorative screens, plinths or borders; and
- Garden features such as planter boxes or piers.

Secondary street elevations must represent an extension of the primary elevation in terms of architectural expression.

The prominence of corner lots and lots directly abutting parklands require architectural features from the primary elevation to be replicated. Continuation of design elements to all public interfaces enhances visual integration and aesthetic value.

## DESIGN REQUIREMENTS

- Primary street elevations must contain at least one indentation or projection in the floor plan, also mirrored in the roof plan. The projection or indentation must be at least 450mm deep (excludes garages).
- Primary street elevations must contain at least two distinct architectural elements visible from the street (excludes finishes).
- Secondary street elevations must maintain a consistent level of design quality, including architectural elements, back from the corner at least 4m, or to a logical indentation or projection.
- Secondary elevations to parklands must maintain a consistent level of design quality, including architectural elements where visible from public view.
- Variations in façade treatments are required where two or more dwellings are constructed by the same buyer side by side.





## EXTERNAL WALL FINISHES

A contemporary aesthetic shall be expressed through quality wall treatments and finishes.

Feature materials including stonework and cladding are to be used to compliment rendered masonry. Varying site levels increase the visibility of homes therefore all side and rear elevations must comprise rendered masonry.

Simplicity and balance should apply to the use of feature materials. Features should complement and provide interest, be in-context and not over-used. Referencing materials and colours used in Seven Hill's parklands and streets is encouraged to provide continuity.

Variations in colour and texture are promoted. Colour palette is not restricted however tones should be complimentary, take cues from the local landscape and express individuality through carefully chosen accents. Avoid the use of primary and vivid colours and reflective surfaces.

The use of lighter tones is promoted. Bold and dark colours are best used in small sections against a neutral or subdued backdrop.



## DESIGN REQUIREMENTS

- Rendered masonry must be used as the primary or base finish on all elevations.
- All elevations visible to the public must contain at least two colour and two material variations (excludes garage door and windows).
- Feature materials shall not comprise more than 30% of the primary street elevation, unless prior approval is issued.
- Primary colours and reflective metallic surfaces are not permitted.



## ROOFS

Roofs make a significant contribution to neighbourhood appearance. Roof scale, form, colour and materials should reflect contemporary trends.

Simple forms with articulation to provide interest and allow for natural light, winter sun and summer protection are encouraged.

Pitched, skillion and flat roof forms are permitted and their profiles generally not restricted. Flat roofs must be screened from public view by a parapet wall.

Generous eave overhangs are promoted to shade windows. Gutters and downpipes should complement and integrate with the design of the home.

The local roofscape comprises an array of construction materials and colours. Pre-finished corrugated metal sheeting and low profile roof tiles are encouraged.

Seven Hills sloping topography will result in many homes looking over the roofline of others therefore reflective materials will not be supported.

Roof colours should take cues from surrounding bushland and local characteristics. A modern palette and light tones to reduce heat absorption are encouraged.



## DESIGN REQUIREMENTS

- Sections of flat roof and associated gutters must be concealed behind parapet walls.
- Curved, wavy and domed roofs are not permitted.
- Red and terracotta coloured roofs are not permitted.
- Zinalume metal roof sheeting is not permitted.



## GARAGES

Safe and attractive streetscapes are created when the prominence of garage structures is minimised. Garage doors set behind the main building line reduce dominance and allow clear views to the front door and windows.

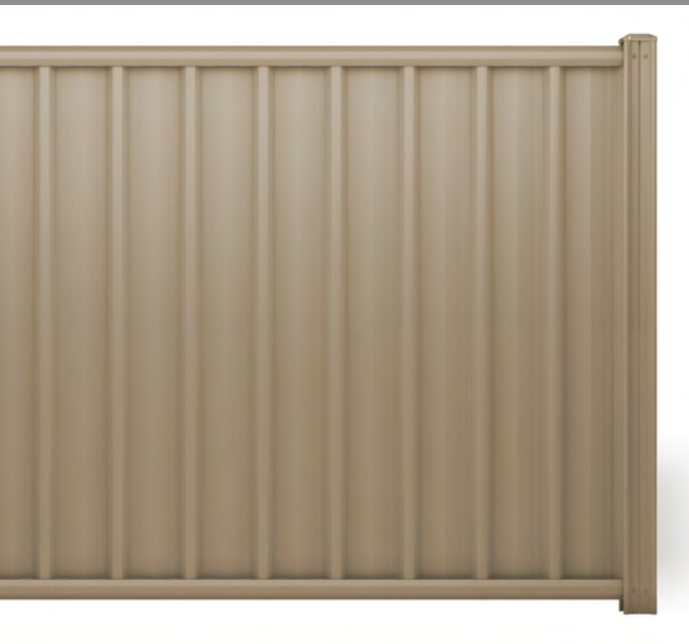
Garage positions are generally set by the Seven Hills Local Development Plan as the sloping site and retaining walls dictate location in most instances.

Garages should be designed as an integral component of a home with colours, materials and roofline complimentary to the house. Providing an internal store can eliminate the need for a separate structure or shed.

Enclosed parking for two cars side-by-side, and sectional remote control doors will ensure a basic level of consistency. Doors should relate to the aesthetics of the elevation and must be installed prior to occupation of the home.

## DESIGN REQUIREMENTS

- Garage doors must not protrude more than 1m forward of the main building line. This may be extended by 500mm where a significant architectural element projects forward of the garage.
- Garages must be capable of accommodating two cars parked side-by-side. Triple side-by-side garages are not permitted.
- Sectional garage doors must be installed prior to occupation.



Lysaght Neetascreen in Riversand colour.

# OUTSIDE THE HOME.

MANDATORY ITEMS ARE SET OUT WITHIN THE ACCOMPANYING RESTRICTIVE COVENANT.

## FENCES

Feature masonry walls and attractive open style fencing provided on most corner lots as part of estate works shall not be modified.

Low, open style fences forward of the building line allow for passive surveillance and definition of public and private spaces. Solid sections up to 900mm are permitted. Other than piers, additional fencing up to 1.5m must be visually permeable (as defined by the R-Codes).

Any new fencing along corner truncations and secondary streets must also be low and open style for at least 6m from the front of the lot. Open corner treatments allow architectural elements to be fully appreciated.



Front or secondary street fencing introduced by homeowners shall complement the home or relate to feature fences and walls in terms of colour, materials and style.

Dividing fences between properties must be Lysaght Neetascreen in Riversand colour.

All proposed fencing is to be shown on plans submitted for Developer Approval to ensure cohesion and quality.



## RETAINING WALLS

Seven Hills natural topography required retaining walls to be constructed as part of estate works. Retaining walls must not be altered or removed without prior written approval of Satterley and the City of Stirling to ensure structural integrity is not compromised.

Development on, or adjacent to, existing retaining walls is to be certified by a suitably qualified engineer to ensure additional loads can be supported.



## FINISHED LEVELS

Site levels completed as part of estate works shall generally be maintained. Finished lot levels must not be modified by more than 200mm.

## DRIVEWAYS

To maintain a premium aesthetic, driveways and crossover materials must comprise of quality materials and compliment the home. Plain grey concrete, asphalt and loose stone surfaces will not be supported.

Reduced hard-stand areas increase space for soft landscaping and create cooler microclimates. Distinct pedestrian access to front door is welcoming.

## ANCILLARY STRUCTURES

Sheds and other enclosures should be considered when planning your site to minimize impact on outdoor living spaces and visual amenity. Sheds and storage areas must not be positioned be in clear view of public spaces.





## PLANT AND EQUIPMENT

Photo-voltaic panels are encouraged to reduce demand on traditional electricity generation. Where possible place solar collectors so they're not clearly visible from streets or parklands. Panels should align to the roof profile, be frameless and avoid protrusions. Associated storage tanks should be concealed within roof spaces or located at ground level and must not be positioned in clear view of public spaces.

TV antenna and satellite dishes should be located at the rear of dwellings to minimize visual impact and must not be positioned in clear view of public spaces.

Placement of air conditioners should have regard to the amenity of neighbours and be screened or reduced in prominence. Air conditioning units must not be positioned in clear view of public spaces.



Pipes and wired site services should be concealed or treated to not detract from the appearance of homes. Downpipes in primary street, secondary street or parkland elevations should match wall colours or be designed as an architectural element. Similarly, meter boxes should match the wall colour or be located discreetly.

Clothes lines and drying areas should be placed to take advantage of winter sun and drying breezes, with screening used where necessary. Clothes drying must not be positioned in clear view of public spaces.

Rubbish bins should be appropriately located or screened and must not be positioned in clear view of public spaces.



## VERGE LANDSCAPE

Well designed external spaces improve the way your home presents to the street and increase comfort levels. Attractive outdoor spaces may comprise a paved courtyard, timber deck, lawn and garden areas. Landscape design should respond to the local climate and minimize water use.

Reticulation must be provided to verge areas and maintenance of lawn and garden areas shall be ongoing. Landscaped areas visible from public spaces must be substantially completed prior to occupation.

“

*Satterley aspires to create communities that take cues from nature, while weaving in details that make for stylish and comfortable neighbourhoods.*

”

# DESIGN REQUIREMENTS

## CHECKLIST.

### TWO-STOREY DEVELOPMENT MUST

- ☐ Present to all primary streets (and secondary streets and parklands where relevant), unless specified.

### SINGLE-STOREY DEVELOPMENT MUST

- ☐ Present 32 course eaves for the majority of the primary street elevation.

### PRIMARY STREET ELEVATIONS MUST

- ☐ Contain articulation of at least 450mm in the floor plan, mirrored in the roof plan.
- ☐ Comprise rendered masonry as the base finish (feature materials limited to 30% unless approved).
- ☐ Present at least two distinct architectural elements.
- ☐ Present at least two colour and two material variations.
- ☐ Not include primary colours or reflective surfaces.

### SECONDARY STREET ELEVATIONS MUST

- ☐ Continue architectural elements around the corner for at least 4m (or to a logical indentation/projection).
- ☐ Continue the primary elevation colours and materials where visible to the public.

### SECONDARY ELEVATIONS TO PARKLANDS MUST

- ☐ Present an architectural element where visible to the public.
- ☐ Present at least two colour and two material variations where visible to the public.

### ALL ELEVATIONS MUST

- ☐ Comprise rendered masonry as a primary finish to all external walls including visible boundary walls.

FAÇADE VARIATIONS ARE REQUIRED WHERE  
TWO OR MORE SIMILAR DWELLINGS ARE  
CONSTRUCTED SIDE BY SIDE





## ROOFS

- ☐ Flat sections and gutters must be concealed behind parapet walls.
- ☐ Curved, wavy and domed roofs are not permitted.
- ☐ Red and terracotta roof colours are not permitted.
- ☐ Zincolume roof sheeting is not permitted.

## GARAGES AND DRIVEWAYS MUST

- ☐ Not protrude more than 1m forward of the main building line (500mm extension may be permitted if design criteria achieved).
- ☐ Be capable of accommodating two cars parked side-by-side (triple side-by-side not permitted).
- ☐ Not comprise plain grey concrete, asphalt and loose stone surface material.

## FENCES MUST

- ☐ Be low and open style forward of the building line, and extend to 6m on corner lots (max. 900mm if solid, visually permeable up to 1.5m).
- ☐ Compliment the home or relate to feature walls and fences on corners and secondary streets.
- ☐ Comprise Lysaght Neetascreen in Riversand colour when used for dividing fences.

## RETAINING WALLS AND LEVELS MUST

- ☐ Not be modified without prior written approval.
- ☐ Ensure independent advice and certification to ensure loads can be supported.
- ☐ Not modified by more than 200mm from the finished site level.

## PLANT AND EQUIPMENT (AND STORES) MUST

- ☐ Be concealed and/or treated to minimize impact where visible to the public.
- ☐ Refer Design Guidelines document and Restrictive Covenants for detail.

# DEFINITIONS.

ARCHITECTURAL ELEMENT	A design element incorporated as a separate, identifiable part of a building that adds visual interest to a façade.
ARTICULATED FAÇADE	Variations to the elevation through projections and indentations in the floor plan.
AWNING	A roof structure supported by a frame and located over a window to provide shade.
CORNER LOT	A lot with more than one street front boundary.
CORNER TRUNCATION	The angular portion of a street front boundary.
DIVIDING FENCE	The fence on a cadastral boundary between adjoining properties.
EAVES	A roof overhang that provides shading to a wall face.
ELEVATION	An external wall of any part of a dwelling facing a boundary.
ESTATE WORKS	Structures and works undertaken as part of subdivision construction.
FAÇADE	The face of a building, typically the primary street elevation showing its most prominent architectural features.
FRONT FENCING	All fencing forward of the main building line.
GABLE	A triangular top section of a wall on a building with a pitched roof.
GAMBREL	A triangular feature within the roof structure typically finished with timber or weatherboard cladding.
HABITABLE ROOM	All living rooms, kitchens, bedrooms, activity rooms and studies.
MAIN BUILDING LINE	Is measured from the front most habitable room on the primary street elevation, not the projection of a feature.
PORCH	An overhanging area of roof created through an indentation in the floor plan, usually where a door is located.
PORTICO	An entry feature with a separate roof and supported by posts, pillars or piers.
PRIMARY STREET	The street providing main pedestrian access to the dwelling.
PUBLIC VIEW	An area in view from common spaces such as parkland or streets.
RETURN FENCE	A fence connecting the side of a dwelling to either side boundary.

Photographs in this brochure are intended to be a visual aid only and do not necessarily depict the actual development of the project described. Readers are invited to inspect the project described or make further enquiries of the developer in relation to the same.

The publisher gives no warranty and makes no representation as to the truth, accuracy or sufficiency of any description, photography or statement contained in this brochure. The publisher accepts no liability for any loss which may be suffered by any person who relies either wholly or in part upon any description, photograph or statement contained herein. This document is subject to ongoing revision and may be updated from time to time.

Please contact the Seven Hills Sales and Information Centre to confirm the current version of the Seven Hills Design Guidelines, or visit [www.sevenhillspertth.com.au](http://www.sevenhillspertth.com.au)



