



# Design Guidelines

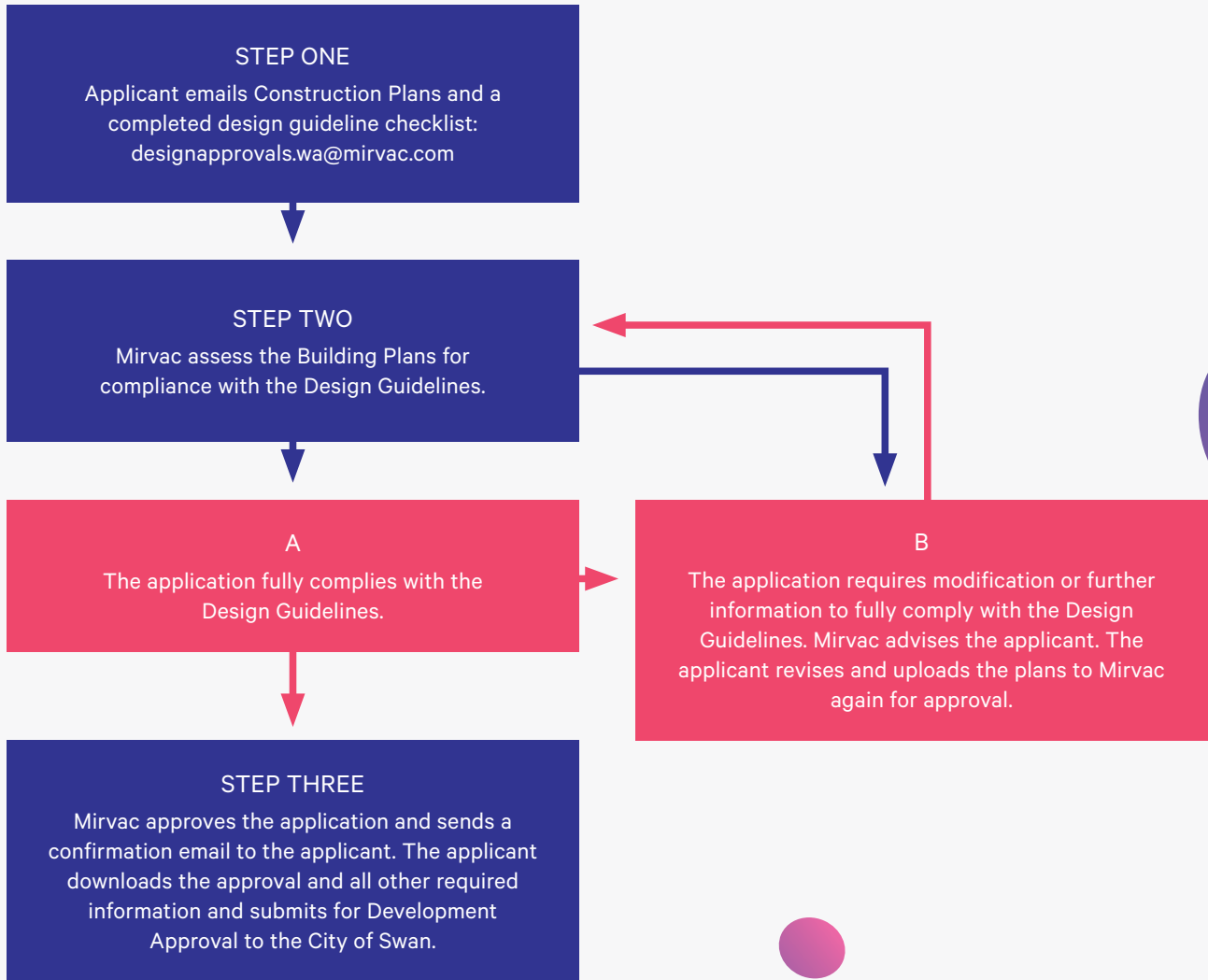
# The Vision

Welcome to your vibrant new community. A modern and sustainable private estate superbly connected to Perth's most exciting and convenient surrounds. From the City to the Valley, illuminate your life.

Experience contemporary urban living at its brightest, where stylish homes reside amongst open streets, picturesque landscapes and vibrant communal spaces. Where modern design and urban planning combine to deliver a playful and exceptional community. Engage in a community where residents stroll freely with loved ones, through linked green spaces, past lively community events and lush, spacious parkland. Where a healthy lifestyle is brought to light through safe, open boulevards, sporting facilities and a well-connected network of walking and cycling paths.

Discover culture in your own backyard. The traditional custodians, the Noongar (Wadjuk) people, have held deep connections with this land for over 40,000 years, and speak of a country "all in place" – a land in perfect balance. Embrace a community that is a beacon for others; built on the closeness to family, culture, entertainment and amenities. Be part of Perth's most vibrant new community, and secure your home between the City and the Valley.

# Mirvac's approval process



The applicant (or appointed representative such as builder or architect) should email copies of plans and completed the design guidelines checklist schedule to: designapprovals.wa@mirvac.com for approval. The applicant must ensure that the mandatory requirements of the Design Guidelines contained in this document plus all relevant

and current statutory planning and building constructions requirements are met. The flow chart above explains the steps in Mirvac's Building Approval Process which is a requirement prior to the statutory planning approval process.

## IMPORTANT NOTE

Mirvac's approval of a building design does not imply or guarantee a statutory development approval by the City of Swan. The City of Swan will consider Mirvac's approval of a building design as supporting advice included in the statutory planning process.

Any improvements to a Lot which are not in accordance with the approved development plans must be removed upon notification or rectified at the expense of a lot owner.

Compliance with these Design Guidelines forms a contractual requirement of purchasing land within Iluma Private Estate. Approval regarding your compliance to these Design Guidelines, must be sought from Mirvac prior to applying for any council approvals and/or building your home.

These Design Guidelines are separate from, and additional to, any application made to obtain a Building Permit from the City of Swan.

Further provisions of the Building and Construction Codes, Residential Design Codes, Local Structure Plan, Detailed Area Plans, Local Development Plans or other Statutory Planning Documents may apply in addition to these requirements. All of which are subject to the interpretation and approval of The City of Swan / others.

Where definitions are not provided in this document the definition in the current Residential Design Codes will apply.

### IMPORTANT NOTICE:

The content of this brochure was produced prior to commencement of construction. The information, images and artists' impressions including nearby amenities, public areas, streetscapes contained in this brochure are intended as a guide only and are not to be relied on as representative of the product. The information provided herein is believed to be correct but is not guaranteed and does not form part of any offer or contract for sale. Mirvac WA Pty Limited ABN 81 095 901 769; and Mirvac Real Estate Pty Ltd ABN 65 003 342 452. Correct as at 01/03/2017 V1.

# Design Elements

## 1.1. For lots which have a single street frontage, the following will need to be addressed:

1.1.1. The main entry door or defined entry structure and approach, must be clearly visible from the street.

1.1.2. Homes shall incorporate at least one habitable room window overlooking the primary street and/or public reserve where identified by the seller.

1.1.3. The elevation must be articulated through the inclusion of a minimum of one of the following integrated feature elements:

- veranda with a separate roof and supporting posts, pillars or piers;
- entry feature such as a portico (min 1 pier/post), masonry gateway wall or entry pergola;
- balcony;
- projecting blade wall (minimum 500mm in width projecting at least 300mm above the eaves);
- built-in planter box (at least 1m in length) minimum 2 courses above finished floor level;
- roof feature such as a gambrel, end gable, panel clad spandrel to a skillion roof; and/or
- window hood/canopy.

1.1.4. Main windows must be of a square or vertical proportion and consistent in shape and style. Minor horizontal windows can be used in feature or minor wall sections only.

## 1.2. For lots located on a corner, the following applies:

1.2.1. Primary elevation materials/colours must continue to the return fence location to provide consistency in street front elevation appearance.

1.2.2. Provide passive surveillance of all street front boundaries by including a window opening to a habitable room that has a clear view of the street.

1.2.3. Where designs utilise the secondary street as the primary frontage (subject to The City of Swan approval), by locating both the vehicular and pedestrian access points on the secondary street, both of the street front elevations will be required to meet the design guideline requirements for houses with a single street frontage.

1.2.4. Where designs locate the pedestrian access point on the primary street and the vehicular access point on the secondary street (or vice versa) (subject to the City of Swan approval), both of the street front elevations will be required to meet the design guideline requirements for houses with a single street frontage.

## 1.3. Garages, Driveways & Storage

1.3.1. An enclosed car space/s must be provided.

1.3.2. Carports are permitted however shall be fitted with a remote controlled sectional door facing the street and set back 0.5m behind the main dwelling.

1.3.3. Garages/carports are to be constructed 'under the main roof in construction materials consistent with the dwelling.

1.3.4. Driveways and crossovers may not be constructed of gravel, asphalt or grey concrete.

1.3.5. Driveways and footpath crossovers shall be constructed prior to occupancy.

1.3.6. The removal of street trees to install driveways and crossovers is not permitted.

1.3.7. A 90mm diameter storm water pipe must be provided under the driveway to allow for future irrigation.

1.3.8. For any lot fronting Coast Road, the width of the crossover is to be no wider than 6 metres measured at the lot front boundary.

1.3.9. Bin storage areas are to be provided, and must be concealed from public view. This can be achieved by either adding suitable storage areas within garages whilst maintaining the minimum vehicle parking requirements or providing usable access to a screened area either behind the garage or the wing fence either side of the dwelling.

## 1.4. Roofs

- 1.4.1. Pitched roofs 24.5° minimum roof pitch (minor integrated roofs such as verandas may be lower).
- 1.4.2. Skillion roofs 5° minimum roof pitch.
- 1.4.3. Sections of flat roofs are permitted provided that the roof and gutter are concealed behind a parapet wall or other façade element.
- 1.4.4. Minimum 350mm overhanging eaves must be provided to all elevations (garages, carports and open structures such as alfresco's are exempt). Exclusions may also be permitted for zero lot walls, feature walls with/without minor window openings, non-habitable rooms, elevations facing south (excluding primary elevations) and walls which do not include windows.

## 1.5. Fencing (all heights measured above Natural Ground Level)

- 1.5.1. Front fencing as viewed from the street or a public space must not be higher than 0.9m and must be at least 50% visually permeable above 300mm high. Materials and colours must be consistent or complementary to the primary street elevation's finishes.
- 1.5.2. Side fencing (on common boundaries) forward of dividing fences is only permitted if accompanied by front fencing and must be no higher than 0.9m and at least 50% visually permeable above 300mm high. Materials and colours must be consistent with or complementary to the primary street elevation's finishes.
- 1.5.3. Return and dividing fences (side and rear) must commence 0.5m minimum behind the building line and must be Colorbond colour Dune.
- 1.5.4. Fences on the secondary street boundary of a corner lot must commence 0.5m behind the primary street setback, constructed of Colorbond colour Dune (unless otherwise approved by Mirvac) and be a maximum of 1.8m high.
- 1.5.5. Existing feature estate fencing on any lot installed by Mirvac cannot be altered without Mirvac's prior permission.

## 2. Colours and Materials - (façade)

- 2.1. Two colours and two materials must be used on the primary elevation (excludes colours and materials used on the roof, windows and any doors).
- 2.2. Light/neutral base colours are encouraged to be used on the primary elevation. Bright or primary colours may be used but not as the dominant colour. Mirvac reserves the right to not approve the use of these bright or primary colours if their use is not in keeping with the balance of the estate.

## 3. Miscellaneous

- 3.1. Outbuildings are not to be visible from the street/s unless screened or designed to complement the dwelling.
- 3.2. Drying areas, rainwater tanks, air conditioning units, solar hot water systems, satellite dishes, TV antennae and radio masts are not to be visible from the street/s. Photovoltaic panels due to their orientation requirements are exempt.
- 3.3. Meter boxes are not to be visible from the street/s unless they are painted to match the adjacent wall colour.

# Design Guideline Checklist

This document is to be completed and submitted to [designapprovals.wa@mirvac.com](mailto:designapprovals.wa@mirvac.com) along with your construction plans.

## Design Elements

Main entry door clearly visible from the street

YES	NO	COMMENTS
<input type="checkbox"/>	<input type="checkbox"/>	_____

One habitable room window overlooking the primary street

<input type="checkbox"/>	<input type="checkbox"/>	_____
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Elevation includes the following feature element:

- feature elements included \_\_\_\_\_

Main windows - square, vertical proportion and consistent in shape and style

<input type="checkbox"/>	<input type="checkbox"/>	_____
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(Corner lot if applicable) primary elevation materials/colours continued to the return fence location

<input type="checkbox"/>	<input type="checkbox"/>	_____
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(Corner lot if applicable) window opening is provided to a habitable room with clear view of the street

<input type="checkbox"/>	<input type="checkbox"/>	_____
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(Corner Lot if applicable) Where designs that utilise the secondary street as the primary frontage, both street front elevations meet design guidelines for primary elevations

<input type="checkbox"/>	<input type="checkbox"/>	_____
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## Garage, Driveways and Storage

Enclosed car space/s have been provided

<input type="checkbox"/>	<input type="checkbox"/>	_____
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Carport is fitted with a remote controlled sectional door that is facing the street

<input type="checkbox"/>	<input type="checkbox"/>	_____
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Garage/carport is constructed under the main roof

<input type="checkbox"/>	<input type="checkbox"/>	_____
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Driveway finish is not constructed of gravel, asphalt or grey concrete

<input type="checkbox"/>	<input type="checkbox"/>	_____
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Driveway to be constructed prior to occupancy

<input type="checkbox"/>	<input type="checkbox"/>	_____
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90mm diameter storm water pipe is provided under the driveway

<input type="checkbox"/>	<input type="checkbox"/>	_____
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Bin storage area is concealed from public view

<input type="checkbox"/>	<input type="checkbox"/>	_____
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## Roofs

Pitched roof is minimum 24.5° or skillion roof is minimum 5°

<input type="checkbox"/>	<input type="checkbox"/>	_____
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Overhanging eaves have been provided to all elevations

<input type="checkbox"/>	<input type="checkbox"/>	_____
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## Fencing

Fencing viewed from the street is no higher than 0.9m and is at least 50% visually permeable above 300mm high

<input type="checkbox"/>	<input type="checkbox"/>	_____
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Fencing materials and colours are consistent or complementary to primary street elevation's finishes

<input type="checkbox"/>	<input type="checkbox"/>	_____
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No side fencing (on common boundaries) forward of dividing fences unless it is accompanied by front fencing, no higher than 0.9m and at least 50% visually permeable

<input type="checkbox"/>	<input type="checkbox"/>	_____
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Return and dividing fences (side and rear) commence 0.5m minimum behind the building line and are colorbond colour Dune

<input type="checkbox"/>	<input type="checkbox"/>	_____
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Fence on secondary street boundary of a corner lot must commence 0.5m behind the primary street setback and is constructed of colorbond colour Dune.

<input type="checkbox"/>	<input type="checkbox"/>	_____
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## Colours and Materials - (façade)

Two colours and two materials are used on the primary elevation (excludes roof, windows and any doors)

- Colour 1. \_\_\_\_\_ Colour 2. \_\_\_\_\_
- Material 1. \_\_\_\_\_ Material 2. \_\_\_\_\_

Bright and primary colours are not used as the dominant colour

<input type="checkbox"/>	<input type="checkbox"/>	_____
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## Miscellaneous

Outbuilding/s not visible from the street

<input type="checkbox"/>	<input type="checkbox"/>	_____
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Drying areas, rainwater tanks, air conditioning units, solar hot water systems, satellite dishes, TV antennae etc are not visible from the street

<input type="checkbox"/>	<input type="checkbox"/>	_____
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Meter boxes are not visible from the street and match the adjacent wall colour

<input type="checkbox"/>	<input type="checkbox"/>	_____
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[iluma.mirvac.com](http://iluma.mirvac.com)

**Sales & Information Centre**

Marshall Rd (next to Slate Café, corner Dulwich St)  
Bennett Springs, WA 6063

**Opening Times**

Saturday to Wednesday 1pm – 5pm

Call (+61) 8 9424 9989

