



T H E V I E W S
- B U L L S B R O O K -

RESIDENTIAL DESIGN GUIDELINES

VERSION 1.0 | JULY 2018

TABLE OF CONTENTS

1.	INTRODUCTION	1
2.	STRUCTURE & PURPOSE OF DESIGN GUIDELINES	2
2.1.	Purpose	2
2.2.	Structure and Use	2
2.3.	Restrictive covenant	2
3.	APPROVAL PROCESS	3
3.1.	Approval Overview	3
3.2.	Submission Requirements	3
3.3.	Neighbour Consultation	3
4.	YOUR NEIGHBOURHOOD	4
4.1.	Background Character	4
4.2.	Desired Character	4
5.	YOUR HOME	5
5.1.	Built Form Character	5
5.2.	Building Height, External Walls & Finishes	5
5.3.	Porches / Front Verandahs and Porticos	6
5.4.	Elevations	6
5.5.	Roof Design	7
5.6.	Crossovers, Access and Driveways	8
5.7.	Garages & Car Parking	8
5.8.	External Finishes & Colours	9
6.	YOUR GARDEN	11
6.1.	Landscaping	11
6.2.	Fencing	12
7.	Checklist(s)	13
8.	Contact Information	14

1. INTRODUCTION

The Views Estate, located in the City of Swan, provides zoned land for new residential development, in the growing north-eastern suburb of Bullsbrook, approximately 15km north of Ellenbrook and 37km from the Perth CBD.

The estate is situated to the east of Chittering Road, just north of Hurd Road, and is bounded by Burley Road, with the site being within walking distance to the local amenities of both Bullsbrook College and Lowery park.

These Design Guidelines seek to achieve a Built form that helps to create a balance between creating a wonderful sense of place, purpose, community and integrity, whilst respecting affordability in the construction of the home.

Vision

“To create an outdoor retreat on the city’s doorstep, providing a residential development community, that residents will be proud to call home, offering a diversity of larger lot sizes and consistency of dwelling quality.”



2. STRUCTURE & PURPOSE OF DESIGN GUIDELINES

2.1. PURPOSE

These Design Guidelines apply to all residential lots within The Views Bullsbrook (The Estate). The Design Guidelines will ensure that developments respect and enhance the friendly streetscape and enable residents to enjoy the natural environment.

The guidelines will also help you or your builder to design a home, which contributes to a pleasant and safe streetscape. Specifically, this document promotes:

- Livability;
- Safety and surveillance; and,
- Visual interest

2.2. STRUCTURE AND USE

The Views Bullsbrook's Design Guidelines have been structured in three parts to assist proponents in preparing their designs and applications, being Design Objectives, Mandatory Criteria and Design Guidance:

Design Objectives

The Design Objectives outline the design intent underpinning the Mandatory criteria and explain the desired outcomes.

Mandatory Criteria

The Mandatory Criteria of the Design Guidelines must be met in the design for all residential development proposals. They will collectively ensure that the Design Objectives are met and are also noted in the appended approvals checklist.

Design Guidance

The Design Guidance notes (where provided) recommend some additional measures by which a home can achieve a higher level of sustainable design, community interaction and/or design character.

2.3. RESTRICTIVE COVENANT

In addition to these design guidelines, the Developer may create a Deed of Restrictive Covenant (DRC) for each stage of Subdivision Plan(s) and/or Deposited Plan(s) lodged with the associated surveyed lot titles. Pursuant to section 136D of the Transfer of Land Act 1893, the restrictive covenant(s) will be a covenant on each lot the subject of the relevant Deposited Plan other than any lots specifically identified on the relevant Deposited Plan ("the Lot" or "the Lots" as the context requires), for the benefit of the Lots.

The Deed of Restrictive Covenant may identify requirements including but not limited to:

- Mandatory garage locations, parking capacity, area and/or specification,
- Vehicle access and egress,
- Minimum building dimensions/areas and/or permitted construction materials,
- Required and/or excluded building design features/elements,
- Excluded external fixtures and appurtenances,
- Uniform fencing, fencing erected on property boundaries and/or fencing forward of the front building façade,
- Building orientation, indicative building envelopes and/or minimum setbacks.

All developments will be assessed against the requirements and intent of the DRC. Where there is inconsistency between the R-Codes and the DRC, the requirements of the DRC shall prevail, except where determined otherwise by the City of Swan or other relevant approval authority, such authority having been made aware of the intended requirements of the DRC.

3. APPROVAL PROCESS

3.1. APPROVAL OVERVIEW

To assist in helping your new home building project to comply with these Guidelines and DRC, it is a requirement of your contract of sale that you submit your preliminary concept design to the The Views Bullsbrook's 'Design Representative' prior to lodging an application for Development Approval and/or Building Permit with the City of Swan.

Your preliminary concept design submission must include:

- An Application for Design Guidelines / DRC Approval form;
- A completed Design Guidelines Checklist; and
- An electronic copy and two full hard copy sets of all appropriate drawings as outlined in the Application Form.

Should the estate's Design Representative consider that the plans do NOT substantially achieve any one of the Mandatory Design Criteria; the estate's Design Representative will either return the documents with a written explanation of required changes or schedule a mandatory review workshop to discuss acceptable options. There will be no avenue for appeal on any of the Design Representative's decisions.

Once the estate's Design Representative deems the plans to satisfactorily address the Design Guidelines and DRC, the plans will then be endorsed and one full set returned so that the endorsed plans can then be lodged with City of Swan as part of the development application process.

If a re-assessment is needed once the plans have been stamped as approved by estate's Design Representative, a \$500 fee will apply to have the drawings re-assessed.

Note: It is the purchaser's responsibility to inform your builder of the requirements of these Design Guidelines and the Deed of Restrictive Covenant (DRC). The Views Bullsbrook will not be held liable for any costs for work or re-work associated with a purchaser or their builder achieving the necessary requirements.

In line with the Building Code of Australia, the final step before any earthworks or construction may commence is to acquire a Building Licence from the City of Swan Building Services Department. Submission requirements are available from the City of Swan.

3.2. SUBMISSION REQUIREMENTS

To ensure that applications can be fully assessed, it is essential that the following information be submitted with each Application for Design Guidelines Approval:

Plans and documents indicating:

- Floor plans for all buildings
 - Windows, door openings, extent of eaves, and outdoor living areas;
 - Elevations for all buildings detailing the external materials / finishes;
 - The proposed levels and other significant site features such as street poles and pit lids;
 - The location of vehicle parking/storage;
 - The location and design of all proposed buildings, access, driveways, paths, walls, screens, fences, all roofed areas, outdoor cooking facilities, outbuildings, clothes drying facilities and all mechanical equipment;
 - Front Fencing plans (if applicable) including the materials / finishes;
 - Schedule of external material colours including all wall elevations, roofs, fascia's, gutters and front fencing (if applicable).
- Note: A draft pre-start schedule in the Builder's Standard Format succinctly describing the exterior colour selections may be utilized.

3.3. NEIGHBOUR CONSULTATION

Given the residential quality targeted in The Views Bullsbrook, consideration of the siting of your home in context to neighbouring dwellings (particularly garage setbacks and details) is important. Owners/designers are encouraged to contact adjoining neighbours to ensure that dwelling designs complement each other through the collective streetscape.



4. YOUR NEIGHBOURHOOD

4.1. BACKGROUND CHARACTER

The Views Estate is an extension of the expanding development front of north-eastern Bullsbrook, and as such, the majority of the surrounding housing comprises current and contemporary styled, recently built homes, comprising single-storey double-brick construction with standard pitched roofs (~24degree) comprised of colorbond or tile.

4.2. DESIRED CHARACTER

The desired character for The Views Estate is to reflect a contemporary urban development where the built form, streetscapes and public realm enhance the sense of place and identity of the Estate.

To maintain the design character of the Estate, only one home is permitted per allotment unless otherwise noted in the Deed of Restrictive Covenants. Ancillary accommodation (“Granny Flats”), such as studio or lofts over garages, may be permissible in certain locations (i.e. those that promote safety and surveillance of laneways, if applicable) and the provision of a diverse range of housing options. *NOTE: This is a separate process requiring specific application and planning approval from the City of Swan.*

Grouped and Multiple dwellings (if any) will be strictly limited to specific allotments where this type of use is identified on an approved Detailed Area Plan and in general compliance with these Design Guidelines.

Design Objective:

- Diversity in lot/built form housing product;
- Delivery of quality affordable lots/built form;
- The houses should add to the diversity and variation of the streetscape both in style, type and form;
- Engagement with the street and public open space (if applicable).

5. YOUR HOME

5.1. BUILT FORM CHARACTER

The form and shape of your house will contribute to the overall quality and appearance of The Views Bullsbrook estate and can have significant impact on the environmental performance of the home. This section outlines climate responsive design principles to positively contribute to the value of your neighbourhood and minimise energy use by thoughtful design.

Home owners are encouraged to carefully design their houses to minimise the bulk of the building and maintain solar access to adjacent properties, open space and key living zones. Any specific setbacks nominated in the restrictive covenant (if any) and/or outlined within the R-Codes must be complied with.

Design Objective:

- To ensure that the design of all houses within The Views Estate enhance the visual amenity of the development.

Mandatory Criteria:

- Developments shall comply with any design and orientation requirements outlined in a Deed of Restrictive Covenant.
- Blank facades must not be visible from the public realm.
- Front entries must be clearly identifiable from the street through expressed elements such as entry porticos and obvious front doors.
- Front doors must not be accessed from within the carport or garage.
- All houses must provide at least one major opening (e.g. window) facing each frontage to the public realm, including streets and public open spaces. Lots required by the Restrictive Covenants to address front and rear sides must provide at least one major opening (e.g. window) on each elevation facing the public realm.
- Developments on corner lots must address both the primary and secondary streets. The secondary street elevation is to be articulated and detailed consistent with that of a primary street elevation for a minimum length of 3m.

- Building elevations must be articulated to provide visual interest. Elements that contribute to visual interest include:
 - The application of changes in materials and finishes (including alternative brickwork).
 - The use of colour and texture on wall finishes.
 - The use of elements such as verandahs, balconies, gables and openings.

5.2. BUILDING HEIGHT, EXTERNAL WALLS & FINISHES

The landowner may choose whether to erect a single or double storey dwelling; noting this will impact on access and garaging arrangements. The construction of double storey dwellings is strongly encouraged.

Design Objective:

- The Design Guidelines will ensure the development of a desirable, enhanced and visually pleasing streetscape.

Mandatory Criteria:

Prescribed ceiling and building heights include:

- Internal floor to ceiling heights – Ground Floor: 2.4m (minimum)
- Two Storey building heights: 9.5m (maximum) – measured from ground floor level to ridge height.
- Two Storey boundary walls wall heights: 6.6m (maximum)

All external walls visible from the public realm must be finished in either:

- Painted sand finish cement render or acrylic render;
- Horizontal weatherboard (Linea or Newport profiles)
- Face-brick may be used sparingly as a feature or highlight

Note: Alternative textures may be deemed acceptable by the The Views Bullsbrook Design Representative and may be submitted for approval provided they can be demonstrated to meet the guideline objectives. Compliance with the mandatory criteria on the above textures will take primacy and the discretionary variation by the Design Representative will be applied sparingly and only in extenuating circumstances.

5.3. PORCHES / FRONT VERANDAHS AND PORTICOS

All homes shall incorporate a portico and/or front verandah as a means of both promoting community interaction and ensuring the creation of an attractive and interesting streetscape.

Design Objective:

- To ensure that the design of all houses within The Views Estate provide a porch / front verandah as a means of both promoting community interaction and ensuring the creation of an attractive and interesting streetscape.

Mandatory Criteria:

- a minimum depth of 1.4 metres for a front portico / verandah;
- an extension of minimum 2.4 metres across the building frontage where a verandah is utilised. 1.4 minimum width is required for a portico.

5.4. ELEVATIONS

Articulation is required on those parts of the home seen from the street. The Design Guidelines ensure that the fronts or corners of housing visible from the street require distribution of building elements to create interest. To achieve the above outcome, the front elevation should include at least one of the following elements to complement either the verandah or portico prescribed

- side blade wall;
- front feature wall; or
- entry statement to dwelling.

Other design elements encouraged include:

- balconies;
- Gable roof
- window shades and/or awnings;
- variation to the horizontal and vertical setback of the building; and
- combination of building finishes, textures and materials.

Entry statements and feature wall elements shall be finished in a material or colour that is different but complementary to the walls of the main house. As an exception, traditional red face brick may be used as a feature wall material on front facades. Arches, mock historical styles, reproduction, ornate and overly decorative features are not permitted. Additionally, side-blades, feature-walls and entry-statements should form a material function to the design of the home, and not be applied as a 'faux' appendage or sit proud of the building line.

Homes constructed on corner allotments must be designed to address both street frontages. This may be achieved via the use of wrap around verandahs, feature windows and detailing that complements the front elevation. Lots siding onto laneways are not considered to be 'corner lots' for the purpose of this Design Element.

Design Objective:

- The Design Guidelines ensure that the fronts or corners of housing visible from the street require distribution of building elements to create interest.

Mandatory Criteria:

- To achieve the above outcome; the front elevation should include at least one of the front elevation elements as prescribed in the Design Guidelines.



5.5. ROOF DESIGN

Roof style and colours are an important consideration in the design of your new neighbourhood. Roof materials within The Views Bullsbrook shall be 'Colorbond custom orb' (or similar metal profile) or roof-tiles (alternative materials require The Views Bullsbrook Design Representative's approval). Colorbond Roof colours must be chosen from the Colours and Materials Palette included in these guidelines and submitted for approval with your home design. Where roof tiles are adopted, only dark and light grey tones may be used without specific approval from The Views Estate. Roof tiles in hues of blue, red, green or other strong colours will not be permitted.

Only one single roof sheeting or tile profile and colour shall be used on each individual house. Gutters shall match/complement the roof colour. Down pipes shall have a round or rectangular profile and shall match the gutter colour and/or the colour of the walls they are attached to.

Roofs shall be clean and simple roof forms such as pitched, skillion, lean-to or flat; and shall provide the following pitch, being;

- Primary pitched roofs 25 to 32 degrees only.
 - Pitched gables are generally not permitted: however pitched roofs between 27-32 degrees are permitted a hipped feature gable to the front elevation,
 - Gable width of 5m (maximum) for a single-storey dwelling
 - Gable width of 6.5m (maximum) for a two-storey dwelling
- Primary skillion roofs: 10 – 15 degrees pitch (except reverse skillion roofs falling away from the road to have a 5 degree minimum pitch).

Roofs shall not be curved, wavy or triangular (i.e. no odd projections).

It is recommended that Eaves be 300 - 450mm wide to assist a building's thermal performance.

The minimum eave/gutter height shall be 2400mm above the finished floor level to the front elevation of the dwelling and a minimum of 2100mm elsewhere.

Design Objective:

- Ensure that the Roof Design creates interest and is visually pleasing.

Mandatory Criteria:

The roof design is required to be:

- Primary pitched roofs 25 to 32 degrees only.
- Pitched gables are generally not permitted: however pitched roofs between 27-32 degrees are permitted a hipped feature gable to the front elevation, subject to
 - Gable width of 5m (maximum) for a single storey dwelling
 - Gable width of 6.5m (maximum) for a two storey dwelling
- Primary skillion roofs are to have a minimum 10 degrees to a maximum of 15 degrees pitch (except reverse skillion roofs that fall away from the road to have a minimum pitch of 5 degrees)
- Eaves be a minimum of 300 up to a maximum of 450mm wide
- The minimum eave height shall be 2400mm above the finished floor level to the front elevation of the dwelling and a minimum of 2100mm elsewhere.

5.6. CROSSOVERS, ACCESS AND DRIVEWAYS

Vehicle entrance locations should be designed to allow maximum visibility for pedestrian safety from incoming and outgoing cars and allow visitors to easily identify the entrance to a house from the street.

The design of your driveway plays an important role in the appearance of your home and appeal of the street environment. To assist in the achievement of attractive, pedestrian friendly environments, driveway crossovers are to be limited in width in the following manner:

Design Objective:

- To ensure crossover and garage locations do not detract from the safety of the street.

Mandatory Criteria:

- Crossovers and access locations as per the approved DRC (where annotated).
- The driveway has a minimum width of 4 metres and a maximum width of 6 metres.
- The driveway is no less than 0.3 metres from any side boundary;
- Separate vehicle and pedestrian access is required for all lots.
- The crossover is to match the driveway. Plain concrete is not permitted.
- Crossovers are not to exceed 7m in width at the road splay. The maximum crossover width excludes any standard crossover tapers as required by Council where the crossover directly abuts the road.

5.7. GARAGES & CAR PARKING

Garage doors shall be only Sectional/Panelift-type. Garage doors shall be made from one material, e.g. *Colorbond* steel (or similar) or tongue & grooved ('T&G') panels of Cedar or Australian Hardwood. Roller doors are not permitted to front streets but may be used fronting laneways.

External garage finishes must be chosen from the '*Materials and Colour Palette*' included in these guidelines, and submitted for approval with the home design

To encourage efficient use of space it is highly recommended that garages incorporate additional space for storage in their design. This can be used in a number of ways such as a work space area, shelving for storage and recesses for bins and recyclables. The provision of an internal store is a specific requirement for lots directly abutting public open space.

Design Objective:

- To ensure garage and carparking do not detract from the amenity or the safety of the street.

Mandatory Criteria:

- Where the siting of a garage results in it being built to the boundary, and if the neighbouring building is not abutting this boundary wall, the boundary wall must be finished in colours and materials to match the front of the garage. Note: This requirement includes where two adjacent garages do abut each other, with any extent of the garage that extends beyond the other (both to the forward and rear) to be finished in the same manner.

5.8. EXTERNAL FINISHES & COLOURS

All external finishes and colours (visible from the public realm) must be chosen from the palette included in these Design Guidelines and must be submitted for approval with your home design.

Alternative palettes may be acceptable by The Views Bullsbrook Design Representative provided they can be demonstrated to meet the guideline objectives. Compliance with the *mandatory criteria* on external finishes and colours will take primacy and discretion will be used sparingly.

Please note that there is no obligation to select products from the suppliers/manufacturers listed in the Colour Matrix Reference. However, colours and materials are required to closely match those shown in the 'Colours and Materials Palette'.

Choosing a Colour Palette

The palette for the The Views Bullsbrook has been derived from the local flora and natural landscape. When choosing a colour for your house, consider the way local nature presents colour as a guide to proportion and combination. Bold colours are mostly seen as small elements upon a backdrop of natural, more subdued colours; warm against relatively cooler hues. There is a balance of temperature within these natural palettes. Landowners are encouraged to create whole schemes from within these affinities or add variation through the use of contrasting materials.

Design Objective:

- The Design Guidelines will ensure the development of a desirable, enhanced and visually pleasing streetscape

Mandatory Criteria:

- All external finishes and colours (visible from the public realm) must be chosen from the palette included in these Design Guidelines,
- Highlights are permitted, provided they do not dominate the primary finishes and colours. Assessment of this criterion will be to the discretion of The Views Bullsbrook Design Representative.

Design Guidance Notes:

- All bricks can be substituted to a similar Brikmakers product.
- All brands of paint can be substituted to Solver Paints – Colours are to remain the same.
- Half or Quarter strengths of nominated colours may be used for 'trim' elements (i.e. fascias, timber-work etc.)
- Window frames should be carefully chosen to complement/accent exterior wall colour choices.
- Colorbond Roof colours must be chosen from the Colours and Materials Palette included in these guidelines.
- Where roof tiles are adopted, only dark and light grey tones may be used without specific approval from The Views Bullsbrook Design Representative. Roof tiles in hues of blue, red, green or other strong colours will not be permitted.

Roof Colour Palette:

Supplier/Product Colour,

- Colorbond Roofing Surfmist,
- Colorbond Roofing Dune,
- Colorbond Roofing Shale Grey,
- Colorbond Roofing Windspray,

External Wall Colour Palette:



Colour Matrix Reference

No. | Supplier | Name | Colour Code

01 | Dulux Paint | Shutter Blue P40.B5

02 Dulux Paint Juvenile PG1.E7

03 Dulux Paint Clay Dust P13.D4

04 Dulux Paint Bottle Green PG1.E6

05 Dulux Paint Rattle Snake P14.B6

06 Dulux Paint Sago Quarter Str. P13.C1Q

07 Dulux Paint Calf Skin P14.B3

08 Dulux Paint Water Reed P17.D4

09 Dulux Paint White Duck S16.B1

10 Dulux Paint Domino PG1.A8

11 Dulux Paint Rottnest Island PN2.E2

12 Dulux Paint Balsa Stone P15.D3

13 Dulux Paint Ambit PG1.A6

14 Dulux Paint Limed Half White P15.B1H

15 Dulux Paint Mangrove P17.A6

16 Dulux Paint Drive Time PG1.A6

17 Dulux Paint Beige Royal P14.B6

18 Dulux Paint Blue Quarry PCW.C6

19 Dulux Paint Bogart P17.A6

20 Dulux Paint Rich Biscuit PG1.E7

21 Dulux Paint Self Destruct P14.D3

22 Dulux Paint Lexicon SW1.E3

23 Dulux Paint Antique White USA SW1.H7

24 Dulux Paint Bushland Grey P18.D7

25 Dulux Paint Seed Pearl PCW.C6

26 Dulux Paint Raku PG2.C7

27 Dulux Paint Timeless Grey P15.B4

28 Dulux Paint Carriage P13.B7

29 Dulux Paint Hildegard P10.B7

30 Dulux Paint Namadji PG1.F8

31 Dulux Paint Vintage Green P13.B7

32 Dulux Paint Tambo Tank P18.D7

33 Dulux Paint Vicarious Violet P48.B7

34 Dulux Paint Fiji Sands P15.D2

35 Dulux Paint Barnfloor P15.B4

36 Dulux Paint Columbia P10.B7

Note: Half or Quarter strengths of nominated colours may be used for 'trim' elements (i.e. fascias, timber-work etc.)

6. YOUR GARDEN

6.1. LANDSCAPING

Residential gardens can make a significant contribution to the look and feel of the area. As such the front gardens must contribute positively to the streetscape and amenity of Estate. The landscape design for the development is aimed at creating a pleasant environment through climate responsive solutions that combine shade and water efficiency.

Landscaping will provide immediate visual improvement to the streetscapes of Bullsbrook, while providing a consistent standard of development for each individual landowner's front gardens and verge. The development of all landscape and irrigation works will be in accordance with Watercorp's environmentally friendly waterwise scheme. The aim of the scheme is to reduce water consumption particularly on gardens while providing an attractive landscaped treatment. This can be achieved through the use of specific plant types using dripper irrigation and thick mulch layers.

Design Objective:

- To achieve landscape design that creates a pleasant environment through climate responsive solutions combining shade and water efficiency.

Mandatory Criteria:

- All landscaped areas must be designed for high water efficiency by complying with the Water Corporation's Water Wise planting list.
- The entire verge immediately adjoining the property shall be landscaped and maintained.

Optional Front-Landscaping Package

At the Developer's sole discretion, the Developer may offer a front landscape package to residential land purchasers who buy within The Views Bullsbrook residential subdivision. Where included in a purchaser's contract of sale, Developer provided front landscaping (if any) will be subject to continuing contractual performance by the purchaser and compliance with the design guidelines.

Landscape Package Requirements/ Process

The front-landscape package (if any) will be managed by a nominated landscape contractor who will be your first point of contact.

To qualify for the front-landscape package the purchaser must undertake the following prior to The Views Bullsbrook approving landscape works:

- Purchase residential land within the estate from The Views Estate.
- Complete building construction, including driveways and paths as approved by the City of Swan, within 24 months of the date of settlement. This best allows the landscape and irrigation works to be carried out unimpeded.
- Install nominated metered water and power services to the front of the lot specifically for the landscape works. All pipe work shall be accurately located for future reference on site by the builder or owner. Landowners shall also have their builder install an external weatherproof power point to the front of the building for the irrigation controller. The land owner's plumber shall install a 20mm Water Authority approved gate valve one metre from the lot water meter.
- Install a 150mm or two 90mm diameter PVC irrigation ducts under the driveway within the private lot (not within the verge). This allows irrigation to occur to landscape areas on both sides of your driveway. The duct must be accurately located on site by the landowner for the landscape contractor to locate it at a later date.

Upon completion of the above requirements landowners will then contact the nominated Landscape Contractor to organise the works. Further details on the landscaping package and process will be provided to purchasers upon settlement.

Note: Landowners who wish to incorporate landscape elements within their gardens other than those provided by the Developer (if any) may do so at their own expense. The landscape contractor will only provide elements approved by the Developer.

6.2. FENCING

Front fencing should be constructed to complement the design of the home and its purpose is to provide a uniform low edge defining the private and public space.

Two in-fill options are permitted for houses that have vehicle access from the front being horizontal and vertical painted battens (pickets) and natural vegetation in the form of hedges.

The fence batten colour shall be selected from the enclosed *Material and Colour Palette* numbers 06, 09, 11, 14, 17, 22, 23, 25, or quarter/half strengths there-of.

All house numbering shall be stainless steel with a brushed finish or metal painted black to achieve a uniform appearance throughout the estate.

Front gates forward of the front building line shall be of the same height and material as the chosen infill fencing. The configuration of the front fencing varies depending principally on how vehicular access is gained to each property.

Any Estate-Fencing within The Views Bullsbrook (where erected by the Developer, if any) where lots abut public open space, must not be altered, removed or modified in any way, without prior written approval from the City of Swan.

Note. For the purpose of this clause Lots siding onto laneways of 6m or less are not considered to be 'corner lots'.

Laneway fencing (if any) is to be a maximum height of 1.8m. Visual permeability is encouraged.

Design Objective:

- Ensure front fencing enhances the amenity and safety of the street.

Mandatory Criteria:

Front fencing should be constructed to complement the design of the home and provide a uniform low edge defining the private and public space.

- horizontal and vertical painted battens (pickets) and natural vegetation in the form of hedges are permitted
- The fence batten colour shall be selected from the enclosed *Material and Colour Palette* numbers 06, 09, 11, 14, 17, 22, 23, 25, or quarter/half strengths there-of.
- House numbering shall be stainless steel with a brushed finish or metal painted black
- Front fencing (if any) is to be a maximum height of 1.2m.
- Laneway and Side fencing is to be a maximum height of 1.8m.

Fence Colour Palette:

Supplier/Product Colour,

- Colorbond Fencing Grey Ridge,

7. CHECKLIST(S)

Mark Yes/No (Y/N) in the Mandatory DTC (deemed to comply) column below.

5.0	YOUR HOME	DTC (Y/N)
5.1	Built Form Character	
	Developments shall comply with Deed of Restrictive Covenant (DRC) design and orientation requirements.	
	Blank facades must not be visible from the public realm.	
	Front entries must be clearly identifiable from the street through expressed elements such as entry porticos, obvious front doors.	
	Front doors must not be accessed from within the carport or garage.	
	House provides at least one major opening (e.g. window) facing each frontage to the public realm, including streets and public open spaces. Lots required by the Restrictive Covenants to address front and rear sides must provide at least one major opening (e.g. window) on each elevation facing the public realm.	
	Developments on corner lots must address both the primary and secondary streets. The secondary street elevation is to be articulated and detailed consistent with that of a primary street elevation for a minimum length of 3m.	
	Building elevations must be articulated to provide visual interest. Elements that contribute to visual interest include: <ul style="list-style-type: none"> - The application of changes in materials and finishes (including alternative brickwork). - The use of colour and texture on wall finishes. - The use of elements such as verandahs, balconies, gables and openings. 	
5.2	Building Height and External Walls	
	Prescribed ceiling and building heights include: <ul style="list-style-type: none"> • Internal floor to ceiling heights – Ground Floor: 2.4m (minimum) • Two Storey building heights: 9.5m (maximum) – measured from ground floor level to ridge height. • Two Storey boundary walls wall heights: 6.6m (maximum) 	
	All external walls visible from the public realm finished in either: <ul style="list-style-type: none"> • painted sand finish cement render or acrylic render; • Horizontal weatherboard (Linea or Newport profiles) • Face-brick may be used sparingly as a feature or highlight 	

		DTC (Y/N)
5.3	Porches / Front Verandahs	
	Provide a front portico or verandah achieving: <ul style="list-style-type: none"> • a minimum depth of 1.4 metres; • an extension of minimum 2.4 metres across the building frontage for verandah, or 1.4metres for a portico. 	
5.4	Elevations	
	Provide the front elevation should include at least one of the front elevation elements as prescribed in the Design Guidelines.	
5.5	Roof Design	
	Roof Design is required to be: <ul style="list-style-type: none"> • Primary pitched roofs 25 to 32 degrees only. • Pitched gables are generally not permitted: however pitched roofs between 27-32 degrees are permitted a hipped feature gable to the front elevation, subject to <ul style="list-style-type: none"> - Gable width of 5m (max) for a single storey dwelling - Gable width of 6.5m (max) for a two storey dwelling • Primary skillion roofs are to have a 10 degrees (min) to a 15 degrees (max) pitch, (except reverse skillion roofs falling away from the road to have a 5 degree minimum pitch) 	
	Eaves be a minimum of 300 up to 450mm wide	
	The minimum eave height shall be 2400mm above the finished floor level to the front elevation of the dwelling and a minimum of 2100mm elsewhere.	
	Roof materials and colours to be in accordance with the requirements set-out in these Design Guidelines.	
5.6	Crossovers, Access and Driveways	
	Crossovers and access locations as per the approved DRC (where annotated).	
	The driveway has a minimum width of 4 metres and a maximum width of 6 metres.	
	The driveway is no less than 0.3 metres from any side boundary;	
	Separate vehicle and pedestrian access is required for all lots	

		DTC (Y/N)
	The crossover is to match the driveway and shall be block or brick paved. Plain concrete is not permitted.	
	Crossovers are not to exceed 7m in width at the road splay. The maximum crossover width excludes any standard crossover tapers as required by Council where the crossover directly abuts the road.	
5.7	Garages and Car Parking	
	Where the siting of a garage results in it being built to the boundary, and if the neighbouring building is not abutting this boundary wall, the boundary wall must be finished in colours and materials to match the front of the garage. This provision includes any portion that extends beyond two abutting walls.	
5.8	External finishes and Colours	
	All external finishes and colours (visible from the public realm) must be chosen from the palette included in these Design Guidelines,	
	Highlights are permitted, provided they do not dominate the primary finishes and colours.	
6.0	YOUR GARDEN	
6.1	Landscaping	
	All landscaped areas must be designed for high water efficiency, complying with the Water Corp's Water Wise planting list.	
	The entire verge immediately adjoining the property shall be landscaped and maintained.	
6.2	Fencing	
	All fencing areas must be designed and constructed in accordance with The Views Bullsbrook's Fencing criteria.	

8. CONTACT INFORMATION

DESIGN REPRESENTATIVE – THE VIEWS BULLSBROOK (@JULY 2018):

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THE VIEWS

- BULLSBROOK -

