1 INTRODUCTION

THE BLACKMORE PRIMARY SCHOOL SITE, LOCATED IN THE CITY OF WANNEROO, PROVIDES 4.105 HECTARES OF CLEARED LAND IN THE ESTABLISHED, NORTHERN RESIDENTIAL SUBURB OF GIRRAWHEEN, APPROXIMATELY 12KM NORTH OF PERTH.

THE SITE IS SITUATED AT THE INTERSECTION OF ALLINSON DRIVE AND INNES PLACE AND DIRECTLY ABUTS BLACKMORE RESERVE, AN ATTRACTIVE AND WELL MAINTAINED PUBLIC OPEN SPACE AREA PROVIDING ACTIVE AND PASSIVE RECREATIONAL FACILITIES.

1.1 Vision

“The vision is to create a residential development that offers a diversity of lot and dwelling types to achieve affordable housing and affordable living.”

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.
2.1 Purpose
These Design Guidelines apply to all residential lots within the Blackmore Park Estate Girrawheen. 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 Blackmore Park Estate’s Design Guidelines have been structured in the following three parts to assist proponents in preparing their designs and applications.

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

2.2.2 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 approvals checklist in Appendix 1.

2.2.3 Design Guidance
The Design Guidance section recommends some additional measures by which a home can achieve a higher level of sustainable design, community interaction and/or design character.
2.3 DAP

In addition to these Design Guidelines, a Detailed Area Plan (DAP) has been developed.

The Detailed Area Plan identifies:

- Mandatory Garage Location
- Uniform Fencing
- Vehicle Access
- Building Orientation
- Indicative Building Envelopes
- Minimum Setbacks

All developments will be assessed against the requirements and intent of the DAP. Where there is inconsistency between the R-Codes and the DAP, the requirements of the DAP shall prevail, as the DAP sets out permissible variations to the R-Codes that have been adopted by the City of Wanneroo.
3 APPROVAL PROCESS

To help your project to comply with these Guidelines and DAP, it is a requirement of your contract of sale that you submit your preliminary concept design to the Blackmore Park Estate's Town Planner prior to lodging an application for Development Approval and/or Building Permit with the City of Wanneroo.

An owner, or their architect or builder, must submit to the Blackmore Park Estate’s Town Planner:

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

Should the Estate Town Planner consider that the plans do NOT substantially achieve any one of the Mandatory Design Criteria; the Estate Town Planner 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 Estate Town Planner’s decisions.

Once the Estate’s Town Planner deems the plans to substantially achieve ALL the Mandatory Design Criteria (as per the checklist), the plans will then be endorsed and one full set returned so that the endorsed plans can then be lodged with the City of Wanneroo as part of the development application process.

If a re-assessment is needed after the plans have been stamped as approved by the Blackmore Estate’s Town Planner, a $500 fee will apply to have the drawings re-assessed. The City of Wanneroo will not process any plans unless they are stamped approved and are accompanied with a stamped checklist.

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 Wanneroo Building Services Department. Submission requirements are available from the City of Wanneroo.
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:

- Site plan to an appropriate scale;
- Floor plans for all buildings to an appropriate scale;
- Window and door openings (including use of any louvres), extent of eaves, and outdoor living areas;
- Elevations for all buildings to an appropriate scale detailing the external materials, finishes and colours. The elevations are to be accurately related to existing and finished ground levels;
- 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;
- Landscape plan depicting any proposed landscaping for the allotment including tree, shrub, groundcover and lawn species, and reticulation systems;
- Front Fencing plans including the materials, finishes and colours; and
- Completed Application Form and Guidelines Checklist.

HOUSE AND LAND PACKAGES

House and Land Packages
BGC Residential and Now Living designs have been pre-approved.

Submit to City of Wanneroo for Approval

LANDCORP SOLD LOTS

Step 1 Familiarise
Step 2 Design
Step 3 Submission
Step 4 Assessment
Plans assessed to comply with DGs Approved by Estate Town Planner
Step 5 Approved

Designs do not comply. Need to modify design (go back to step 2)
Being a Good Neighbour

Given the residential density in Blackmore Park Estate, consideration of your neighbour during the design phase is extremely important. Building character, overshadowing and location of air conditioners are a few of the elements that, when handled correctly in both design and implementation, add to the liveability and attractiveness of a local community.

Owners and designers are therefore strongly encouraged to contact direct neighbours as soon as possible to ensure that dwelling designs do not detract from the amenity of neighbours.
4.1 Background Character

The majority of the surrounding housing stock dates to the original development of the locality (1970-1980’s) and therefore comprises brick and tile single storey construction with low pitched roofs, on lots of approximately 700m². The exception is a medium density Department of Housing apartment building adjacent to the site on Seaton Place.

4.2 Desired Character

The desired character for the Blackmore Park 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 depicted on Detailed Area Plans. Ancillary accommodation (“Granny Flats”), such as studio or lofts over garages, may be permissible in locations that promote safety and surveillance of laneways and the provision of a diverse range of housing options. This is a separate process requiring specific application and planning approval from the City of Wanneroo.

Grouped and multiple dwellings 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.

Objectives:

• Diversity in lot/built form housing product;
• Delivery of 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.
This section outlines climate responsive design principles to minimise energy use by thoughtfully orientating and designing your home. The form and shape of your house will contribute to the overall appearance of the development and can have a significant positive impact on the environmental performance of the building.

5.1 Built Form Character

The built form of the Blackmore Park Estate will contribute greatly to the success of the project both visually and from a sustainability perspective. To facilitate this, the setbacks shown on the DAP must be complied with or where setbacks are not specified in the DAP, setback requirements of the Residential Design Codes must be complied with.

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.

Objective:
- To ensure that the design of all houses within Blackmore Park Estate enhance the visual amenity of the development.

Mandatory Criteria:
- Developments should comply with DAP 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 and sidelight glazing.
- Front doors must not be accessed from within the carport or garage.
- To provide visual interest, 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 4m.
- Lots required by the DAP to address front and rear sides must provide at least one major opening (e.g. window) on each elevation facing the public realm, including streets, laneways and public open spaces.
- 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 balconies, gables and openings.
5.2 Porticos / Porches / Front Verandas

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

Objectives:

- To ensure that the design of all houses within Blackmore Park Estate provide a portico / porch / front veranda.

- This element seeks to promote community interaction and ensure the creation of an attractive and interesting streetscape.

Mandatory Criteria:

- a minimum depth of 1.4 metres for a front portico / porch / veranda;

- an extension of minimum 4 metres or 50% (whichever is the greater length) across the building frontage; and

- a corner articulation with minimum 4.8 metres return where lots abut a secondary street (laneways excluded).

5.3 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 accepted by LandCorp provided they can be demonstrated to meet the Guideline objectives. Compliance with the mandatory criteria on external finishes and colours will take primacy and LandCorp’s discretion will only be applied in extenuating circumstances.

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 Blackmore Park Estate has been derived from the local flora and natural landscape. When choosing a colour for your dwelling you are encouraged to 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.

Each colour has been positioned within the grid to be compatible with the eight adjacent colours and three colours immediately above and below. Landowners are encouraged to create whole schemes from within these affinities or add variation through the use of contrasting materials.

Colour Matrix Reference

<table>
<thead>
<tr>
<th>No.</th>
<th>Supplier</th>
<th>Colour Code</th>
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</thead>
<tbody>
<tr>
<td>01</td>
<td>Dulux Paint</td>
<td>Shutter Blue P40.B5</td>
</tr>
<tr>
<td>02</td>
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<tr>
<td>03</td>
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<tr>
<td>04</td>
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<tr>
<td>05</td>
<td>Dulux Paint</td>
<td>Rattle Snake P14.B6</td>
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<tr>
<td>06</td>
<td>Dulux Paint</td>
<td>Sago Quarter Str. P13.C1Q</td>
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<td>07</td>
<td>Dulux Paint</td>
<td>Calf Skin P14.B3</td>
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<tr>
<td>08</td>
<td>Dulux Paint</td>
<td>Water Reed P17.D4</td>
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<tr>
<td>09</td>
<td>Dulux Paint</td>
<td>Hereford Bull P05.C8</td>
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<tr>
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<td>Domino PG1.A8</td>
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<td>11</td>
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<td>Stilted Stalks P17.D5</td>
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<td>12</td>
<td>Dulux Paint</td>
<td>Balsa Stone P15.D3</td>
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<td>Dulux Paint</td>
<td>Ambit PG1.A6</td>
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<td>35</td>
<td>Dulux Paint</td>
<td>Barnfloor P15.B4</td>
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<td>36</td>
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<td>Columbia P10.B7</td>
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Roof and Fence Colour Palette:

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<td>Roofing Dune</td>
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<td>Colorbond</td>
<td>Roofing Shale Grey</td>
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<tr>
<td>Colorbond</td>
<td>Roofing Windspray</td>
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<tr>
<td>Colorbond</td>
<td>Fencing Grey Ridge</td>
</tr>
</tbody>
</table>

* All brands of paint can be substituted to Solver Paints – Colours are to remain the same.
* All bricks can be substituted to a similar Brikmakers product.

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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 at the discretion of LandCorp.
5.4 Building Height and External Walls

Landowners may choose whether to erect a single or double storey dwelling; noting this will impact on access and garaging arrangements outlined in these guidelines. The construction of double storey dwellings is strongly encouraged for lots 36-42.

Objective:

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

Mandatory Criteria:

Prescribed ceiling and building heights include:

a) Internal floor to ceiling heights – Ground Floor: 2.4m (minimum).

b) Two storey building heights: 9.5m (maximum) – measured from ground floor level to ridge height.

c) Two storey boundary 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.

Alternative textures may be accepted by LandCorp 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 LandCorp’s discretion will only be applied in extenuating circumstances.
5.5 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 have 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 veranda or portico prescribed:

- Side blade wall;
- Front feature wall; or
- Entry statement to dwelling.

Other design elements encouraged include:

- Balconies;
- Gable roof
- Window shades;
- 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.

Homes constructed on corner allotments must be designed to address both street frontages. This may be achieved via the use of wrap around verandas, feature windows and detailing that complements the front elevation. Lots siding onto laneways of 6m or less are not considered to be ‘corner lots’ for the purpose of this Design Element.

Objective:

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

Mandatory Criteria:

- In addition to the portico / porch / veranda, the front elevation should include at a minimum, a side blade wall, front feature wall or entry statement to the dwelling.
Roof Design

Roof style and colours are an important consideration in the design of your new neighbourhood. Roof materials within Blackmore Park Estate shall be ‘Colorbond’ or similar metal profile (alternative materials require LandCorp approval). Roof colours must be chosen from the Colours and Materials Palette included in these Guidelines, and submitted for approval with your home design.

Only one single roof sheeting profile and colour shall be used on each individual house. Gutters shall match the roof colour. Down pipes shall have a round or rectangular profile and shall match the roof 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:

a) Primary pitched roofs 25 to 35 degrees only.
   • Pitched gables are generally not permitted: however pitched roofs between 32-35 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

b) Primary skillion roofs: 10 – 15 degrees pitch (except reverse skillion roofs that fall away from the road to have a minimum pitch of 5 degrees)

Roofs shall not be curved, wavy or triangular (i.e. no odd projections). It is recommended that front feature gables correlate to a roof pitch of 32 degrees (minimum).

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

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.

Objective:

• The Design Guidelines ensure that the roof design creates interest and is visually pleasing.
Mandatory Criteria:

To achieve the above outcome; roof design is required to be:

- Primary pitched roofs 25 to 35 degrees only.
- Pitched gables are generally not permitted, however pitched roofs between 32-35 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 500mm 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:

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 DAP (where annotated).
- The driveway has a minimum width of 4 metres and a maximum width of 6 metres, unless the garage has a tandem design, in which case a minimum width of 2.6 metres is required.
- 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 8m 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.
Garages & Car Parking

Garage doors shall be only Panelift-type and in B&D Seville or Turino profiles (or similar). Garage doors shall be made from one material, e.g. Colorbond steel (or similar) or tongue & groove ('T&G') panels of Cedar or Australian Hardwood. Roller doors are not permitted in the 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.

Objective:

- To ensure garage and car parking 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.

5.7 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 visually permeable 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, 14, 17, 25.

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.

Estate boundary fencing erected by LandCorp where lots abut public open space, must not be altered, removed or modified in any way, without prior written approval from the City of Wanneroo.
NB. For the purpose of this clause lots siding onto laneways of 6m or less are not considered to be ‘corner lots’.

Laneway fencing is to be a maximum height of 1.8m. Visual permeability is encouraged.

Objective:
- To 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.
- Visually permeable 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, 14, 17, 25
- House numbering shall be stainless steel with a brushed finish or metal painted black
- Front fencing is to be a maximum height of 1.2m.
- Laneway and Side fencing is to be a maximum height of 1.8m.
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 the Estate. The landscape design for the development is aimed at creating a pleasant environment through climate responsive solutions that combine shade and water efficiency.

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.

Optional Landscaping Package

LandCorp is offering a front landscape package to residential land purchasers who buy within the Blackmore Park Estate residential subdivision. This offer is a continuing demonstration of LandCorp’s commitment to its purchasers and the development of quality residential estates.

Landscaping will provide immediate visual improvement to the streetscapes of Girrawheen, while providing a basic level of development for each individual landowner’s front garden and verge. The landscape package will be managed by a nominated landscape contractor who will be your first point of contact.

The elements within the front landscape package will be defined as part of the Landscaping requirements.

Landowners who wish to incorporate other elements within their gardens may do so at their own expense. The landscape contractor will only provide elements outlined in this system.

The development of the landscape and irrigation works will be in accordance with Water Corporation’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.
The landscaping package typically consists of installation of an irrigation dripper system and controller, tube stock sized ground covers and low shrubs, mulch and a mature front street tree. See Appendix – The Primary Front Garden Tree Plan.

Requirements / Process

To qualify for the landscape package the purchaser must undertake the following prior to LandCorp approving the start of the landscape works.

1. Purchase residential land within the estate from LandCorp.

2. Complete building construction, including driveways and paths as approved by the City of Wanneroo, within 30 months of the date of settlement. This best allows the landscape and irrigation works to be carried out unimpeded.

3. 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.

4. 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.
Mark y (yes) in the DTC (deemed to comply) column below.

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<th>DTC</th>
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<tr>
<td>5.0</td>
<td><strong>YOUR HOME</strong></td>
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<td>5.1</td>
<td><strong>Built Form Character</strong></td>
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<td></td>
<td>Developments should comply with DAP design and orientation requirements</td>
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<tr>
<td></td>
<td>Blank facades must not be visible from the public realm.</td>
</tr>
<tr>
<td></td>
<td>Front entries must be clearly identifiable from the street through expressed elements such as entry porticos, obvious front doors and sidelight glazing.</td>
</tr>
<tr>
<td></td>
<td>Front doors must not be accessed from within the carport or garage.</td>
</tr>
<tr>
<td></td>
<td>To provide visual interest, 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 4m.</td>
</tr>
<tr>
<td></td>
<td>Lots required by the DAP to address front and rear sides must provide at least one major opening (e.g. window) on each elevation facing the public realm, including streets, laneways and public open spaces.</td>
</tr>
<tr>
<td></td>
<td>Building elevations must be articulated to provide visual interest. Elements that contribute to visual interest include:</td>
</tr>
<tr>
<td></td>
<td>- The application of changes in materials and finishes (including alternative brickwork).</td>
</tr>
<tr>
<td></td>
<td>- The use of colour and texture on wall finishes.</td>
</tr>
<tr>
<td></td>
<td>- The use of elements such as balconies, gables and openings.</td>
</tr>
<tr>
<td>5.2</td>
<td><strong>Porches / Front Verandas</strong></td>
</tr>
<tr>
<td></td>
<td>A minimum depth of 1.4 metres for a front portico / porch / veranda;</td>
</tr>
<tr>
<td></td>
<td>An extension of minimum 4 metres or 50% (whichever is the greater length) across the building frontage; and</td>
</tr>
<tr>
<td></td>
<td>A corner articulation with minimum 4.8 metres return where lots abut a secondary street (laneways excluded).</td>
</tr>
<tr>
<td>5.3</td>
<td><strong>External Finishes and Colours</strong></td>
</tr>
<tr>
<td></td>
<td>All external finishes and colours (visible from the public realm) must be chosen from the palette included in these Design Guidelines,</td>
</tr>
<tr>
<td></td>
<td>Highlights are permitted.</td>
</tr>
<tr>
<td>5.4</td>
<td><strong>Building Height and External Walls</strong></td>
</tr>
<tr>
<td></td>
<td>Prescribed ceiling and building heights include:</td>
</tr>
<tr>
<td></td>
<td>a) Internal floor to ceiling heights – Ground Floor: 2.4m [minimum]</td>
</tr>
<tr>
<td></td>
<td>b) Two storey building heights: 9.5m [maximum] – measured from ground floor level to ridge height.</td>
</tr>
<tr>
<td></td>
<td>c) Two storey boundary wall heights: 6.6m [maximum]</td>
</tr>
<tr>
<td></td>
<td>All external walls visible from the public realm must be finished in either:</td>
</tr>
<tr>
<td></td>
<td>• Painted sand finish cement render or acrylic render;</td>
</tr>
<tr>
<td></td>
<td>• Horizontal weatherboard (Linea or Newport profiles);</td>
</tr>
<tr>
<td></td>
<td>• Face brick may be used sparingly as a feature or highlight.</td>
</tr>
</tbody>
</table>
### 5.5 Elevations

In addition to the portico / porch / veranda, the front elevation should include at least one of the front elevations as prescribed in the Design Guidelines.

#### Roof Design

Roof Design is required to be:

- Primary pitched roofs 25 to 35 degrees only.
- Pitched gables are generally not permitted, however pitched roofs between 32-35 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 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

- Crossovers and access locations as per the approved DAP (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 and shall be block or brick paved. Plain concrete is not permitted.
- Crossovers are not to exceed 8m 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.

### 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.

### 6 Fencing

All fencing areas must be designed and complying with LandCorp’s Fencing criteria

### 7 Landscaping

All landscaped areas must be designed for high water efficiency by complying with the Water Corporation’s Water Wise planting list.
Appendix 2 - Application Form

Application for Design Guidelines / Detail Area Plan
Blackmore Park Estate

To: LandCorp

1 Owner/s of the land proposed to be developed
   Surname (or company name) ...........................................................................................................
   Other names .................................................................................................................................
   Address .....................................................................................................................................
   ...............................................................................................................................................

   Surname (or company name) ...........................................................................................................
   Other names .................................................................................................................................
   Address .....................................................................................................................................
   ...............................................................................................................................................

2 Applicant’s name in full .................................................................................................................
   (if owner put ‘owner’)

3 Address for correspondence ..........................................................................................................
   ..................................................................................................................................................
   Telephone no/s ............................................................................................................................

4 Address of land where development is proposed ........................................................................
   ..................................................................................................................................................

5 Nearest road junction or intersection ..........................................................................................

6 Formal description of the land
   Lot no/s .............Location no ...............Deposited plan/diagram no .............
   Certificate of title vol...........................................folio ..................................................
   Lot no/s .............Location no ...............Deposited plan/diagram no .............
   Certificate of title vol...........................................folio ..................................................

7 Purpose for which the land is currently being used .................................................................
   ..................................................................................................................................................

8 Description of existing buildings on the land ............................................................................
   ..................................................................................................................................................
   ..................................................................................................................................................
   ..................................................................................................................................................

Turn over to complete and sign
9 Description of proposed development .................................................................
..............................................................................................................................
..............................................................................................................................
..............................................................................................................................
..............................................................................................................................
..............................................................................................................................

10 Material and colour to be used on external surfaces (including the roof) and any paved
areas of the development ..............................................................................................
..............................................................................................................................
..............................................................................................................................
..............................................................................................................................
..............................................................................................................................
..............................................................................................................................
..............................................................................................................................

11 Estimated cost of the development $ ........................................................................

12 Estimated completion date of the development...........................................................

Signature/s of owner/s of the land
.............................................................................................................................. Date ..........................................................
.............................................................................................................................. Date ..........................................................

Signature/s of applicant/s
.............................................................................................................................. Date ..........................................................
.............................................................................................................................. Date ..........................................................

If signing on behalf of a company state how authorised to sign
........................................................................................................................................
........................................................................................................................................

Note: This application must be accompanied by two hard copies of the plan/s as well as one
electronic copy and specifications for the development and the prescribed fee (if applicable).
Appendix 3 – Front Landscaping Design

**TRADITIONAL LOTS**

**LANDSCAPE IDEAS**

1. Lay retic duct (90mm PVC) prior to driveway.
2. Low or Medium mixed planting here provides fence screening and allows you to talk to your neighbours.
3. Possible position for your verge tree. Your tree will be on a set alignment from the front lot line.
4. This part of your verge will include underground utilities. Low planting is allowed on this part of the verge.
5. Paths such as steppers and gravel here allow for easy access to side gate.
6. Edging between turf and garden beds/gravel improves the look and allows ongoing maintenance of your garden.
7. Consideration should be given to the letter box complimenting the architecture.

**INFORMAL GARDEN STYLE**

**DESIGN** An Australian garden using colourful native plants and grasses in mixed planting and informal, non-geometric, organic layouts. Both the layout and the plants are largely soft. Lawn is kept to a minimum and informal gravel pavements often take its place. Suits both modern and traditional home designs. This style suits sunny front gardens, and lends itself to any sized lot.

**MAINTENANCE** Once established, this garden will require minimal maintenance and improve with age. You may wish to consider creating a low water (xeriscape) garden (with minimal turf and mostly gravel) and be the envy of your neighbours when you relax on weekends.

**HARDSCAPING HELP** Obtain simple garden paving slabs and incorporate them into your design (but not in a straight line) to provide access through your areas of planting and to the sides of your home.

**CONTEMPORARY GARDEN STYLE**

**DESIGN** A minimal garden to suit the many modern homes on the market today. The layout is clean and linear and the plants are striking, architectural and planted in groups. Both the layout and the plants are largely soft. Lawn is kept to a minimum and informal gravel pavements often take its place. Suits both modern and traditional home designs. This style suits sunny front gardens, and lends itself to any sized lot.

**MAINTENANCE** Easy care due to the simplicity of design and minimal use of differing materials; however, does require cleanliness and weeding in order to maintain integrity and impact.

**HARDSCAPING HELP** Ask your builder to incorporate a feature wall or letterbox within your property line to provide a place for your minimalistic plants to complement the architecture of your home. Even better, include outdoor lighting to this feature. Perhaps incorporate a feature pot, garden art piece, front steps or central wall into the geometry of the design.

**RATIOS**

The following ratios have been prepared for you in order for your garden to result and present with the best possible proportions and aesthetic.

<table>
<thead>
<tr>
<th>MATERIAL</th>
<th>RATIO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hardscaping / Paving</td>
<td>Max 30%</td>
</tr>
<tr>
<td>Softscaping</td>
<td></td>
</tr>
<tr>
<td>Turf / Garden bed and gravel</td>
<td>Min 70%</td>
</tr>
</tbody>
</table>

**EXAMPLE**

<table>
<thead>
<tr>
<th>MATERIAL</th>
<th>m²</th>
<th>RATIO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hardscaping / Paving</td>
<td>4.5m²</td>
<td>Max 30%</td>
</tr>
<tr>
<td>Softscaping</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Turf / Garden / Gravels</td>
<td>5.2m²</td>
<td>Max 35%</td>
</tr>
<tr>
<td>Min 35%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL FRONT GARDEN AREA**

| MATERIAL | 30m² incl. verge | 100% |

**GENERAL NOTE**

- Keep hardscaping in general to a maximum (30% of the front garden) i.e. just what’s necessary, or your garden won’t have a cooling effect.
- Consider hardscaping the bones of your garden and install it up-front. It gives you levels and edges to work your softscaping around and provides a trafficable surface.
- Keep turf to a minimum (<50% of the soft space of your garden).

**LEGEND**

- Turf
- Concrete
- Gravel and Concrete Stepping Stones
- Strappy plants
- Low or medium mass planting
- Medium or tall mass planting
- Concrete edging
- Medium shrubs
LANEWAY LOTS

LANDSCAPE IDEAS

Lay retic duct (90mm PVC) prior to driveway.

Trenching and installation of a reticulation main line (90mm PVC) down one side of your dwelling to the rear is by the owner. Paving the side must occur after the installation of this pipe.

Possible position for your verge tree. Your trees will be on a set alignment from the front lot line.

Keep this area clear to allow for postman access [TURF only]. Plus your verge will include underground utilities so it’s best to avoid extra trees and digging.

Paving here would allow you to access side gates.

Paths such as steppers and gravel here allow for easy access.

Edging between turf and garden beds / gravel improves the look and allows ongoing maintenance of your garden.

Consideration should be given to the letter box complementing the architecture.

Keep this area clear of landscaping to allow a safe passage for foot traffic and for vehicles to temporarily park clear of the road when a breakdown occurs (1.5m back from road kerb). Refer to City of Wanneroo “Nature Strip Verge Treatment” brochure.

Possible position for your verge tree. Your trees will be on a set alignment from the front lot line.

Keep this area clear to allow for postman access [TURF only]. Plus your verge will include underground utilities so it’s best to avoid extra trees and digging.

Paving here would allow you to access side gates.

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MAINTENANCE Once established, this garden will require minimal maintenance and improve with age. You may wish to consider creating a low water (xeriscape) garden with minimal turf and mostly gravel and be the envy of your neighbours when you relax on weekends.

HARDSCAPING HELP Obtain simple garden paving slabs and incorporate them into your design (but not in a straight line) to provide access through your areas of planting and to the sides of your home.

INFORMAL GARDEN STYLE

DESIGN An Australian garden using colourful native plants and grasses in mixed planting and informal, non-geometric, organic layouts. Both the layout and the plants are largely soft. Lawn is kept to a minimum and informal gravel pavements often take its place. Suits both modern and traditional home designs. This style suits sunny front gardens, and lends itself to any sized lot (but especially suits smaller cottage lots well).

MAINTENANCE A feature tree, a grouping of strappy plants and lawn.

HARDSCAPING HELP A feature pot, garden art piece, front steps or central wall into the architecture.

Edges between turf and gravel here allow for easy access.

Incorporate them into your design (but not in a straight line) to provide access through your areas of planting and to the sides of your home.

CONTEMPORARY GARDEN STYLE

DESIGN A minimal garden to suit the many modern homes on the market today. The layout is clean and linear, and the plants are striking and architectural and planted in groups. This is for the more traditional home owner due to a return to classic, geometric design, but using native waterwise plants that respond to pruning or have a naturally compact shape. It may be as simple as a feature tree, a evergreen, or a naturally compact shape. It may be as simple as a feature tree, a grouped of strappy plants and lawn.

MAINTENANCE Easy care due to the simplicity of design and minimal use of differing materials, however does require cleanliness and weeding in order to maintain integrity and impact.

HARDSCAPING HELP Ask your builder to incorporate a feature wall or letterbox within your property line to provide a place for your minimalistic plants to complement the architecture of your home. Even better, include outdoor lighting to this feature. Perhaps incorporate a feature pot, garden art piece, front steps or central wall into the geometry of the design.

RATIOS

The following ratios have been prepared for you in order for your garden to result and present with the best possible proportions and aesthetics.

<table>
<thead>
<tr>
<th>MATERIAL</th>
<th>RATIO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hardscaping / Paving E.g. Driveway, Porch, Front Path</td>
<td>Max 30%</td>
</tr>
<tr>
<td>Softscaping E.g. Turf, Garden bed and gravel</td>
<td>Min 70%</td>
</tr>
</tbody>
</table>

TOTAL FRONT GARDEN AREA 100%

EXAMPLE

<table>
<thead>
<tr>
<th>MATERIAL</th>
<th>m²</th>
<th>RATIO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hardscaping / Paving</td>
<td>12m²</td>
<td>Max 30%</td>
</tr>
<tr>
<td>Softscaping Turf, Garden / Gravel</td>
<td>14m²</td>
<td>Max 35%</td>
</tr>
<tr>
<td>Softscaping Turf, Garden / Gravel</td>
<td>14m²</td>
<td>Min 35%</td>
</tr>
</tbody>
</table>

TOTAL FRONT GARDEN AREA 40m² (incl. verge) Total 100%

GENERAL NOTE

- Keep hardscaping in general to a maximum (30% of the front garden) i.e. just what’s necessary, or your garden won’t have a cooling effect.
- Consider hardscaping the bones of your garden and install it upfront. It gives you levels and edges to work your softscaping around and provides a trafficable surface.
- Keep turf to a minimum (50% of the soft space of your garden).

LEGEND

- Turf
- Concrete
- Gravel and Concrete Stepping Stones
- Medium strappy plants
- Low or medium mass planting
- Ground cover planting
- Concrete edging
- Medium shrubs
INFORMAL GARDEN STYLE

DESIGN: An Australian garden using colourful native plants and grasses in mixed planting and informal, non-geometric, organic layouts. Both the layout and the plants are largely soft. Lawn is kept to a minimum and informal gravel pavements often take its place. Suits both modern and traditional home designs. This style suits sunny front gardens, and lends itself to any sized lot.

MAINTENANCE: Once established, this garden will require minimal maintenance and improve with age. You may wish to consider creating a low water (xeriscape) garden (with minimal turf and mostly gravel) and be the envy of your neighbours when you relax on weekends.

HARDSCAPING HELP: Obtain simple garden paving slabs and incorporate them into your design (but not in a straight line) to provide access through your areas of planting and to the sides of your home.

CONTEMPORARY GARDEN STYLE

DESIGN: A minimal garden to suit the many modern homes on the market today. The layout is clean and linear and the plants are striking, architectural and planted in groups. This is for the more traditional home owner due to a return to classic, geometric design, but using native water-wise plants that respond to pruning or have a naturally compact shape. It may be as simple as a feature tree, a grouping of strappy plants and lawn.

MAINTENANCE: Easy care due to the simplicity of design and minimal use of differing materials, however does require cleanliness and weeding in order to maintain integrity and impact.

HARDSCAPING HELP: Ask your builder to incorporate a feature wall or letterbox within your property line to provide a place for your minimalistic plants to complement the architecture of your home. Even better, include outdoor lighting to this feature. Perhaps incorporate a feature pot, garden art piece, front steps or central wall into the geometry of the design.

RATIOS

The following ratios have been prepared for you in order for your garden to result and present with the best possible proportions and aesthetic.

MATERIAL | RATIO
---|---
Hardscaping / Paving | E.g. Driveway, Porch, Front Path | Max 30%
Softscaping | E.g. Turf, Garden bed and gravel | Min 70%
TOTAL FRONT GARDEN AREA | 100%

EXAMPLE

MATERIAL | m² | RATIO
---|---|---
Hardscaping / Paving | 45 m² | Max 30%
Softscaping | Turf | Garden beds and gravel | 52.5 m² | Max 35%
TOTAL FRONT GARDEN AREA | 150 m² | (incl. verge) Total 100%

GENERAL NOTE

- Keep hardscaping in general to a maximum (30% of the front garden) i.e. just what's necessary, or your garden won't have a cooling effect.
- Consider hardscaping the bones of your garden and install it upfront. It gives you levels and edges to work your softscaping around and provides a trafficable surface.
- Keep turf to a minimum (<35% of the soft space of your garden).

LEGEND

- Turf
- Concrete
- Gravel and Concrete Stepping Stones
- Strappy plants
- Low or medium mass planting
- Medium or tall mass planting
- Concrete edging
- Medium shrubs

BLACKM ORE PARK ESTATE
RETICULATION:
Ensure your builder includes a 90mm PVC pipe/duct under your driveway before paving your driveway. This will allow reticulation to both sides of your front garden, especially if the water meter is on the skinny side of the driveway!
You are entitled to rear landscaping and a free gate, if you set your rear fence back 1.0m. If you are opting for rear landscaping, it’s imperative that you organise the trenching and installation of a reticulation main line (90mm PVC) down one side of your dwelling to the rear. Paving the side must occur after the installation of this pipe.
Ensure your reticulation includes your verge too. Take pride in your verge, it’s part of your garden and the way your house presents to the street creates first impressions.

HARD LANDSCAPING:
Aim to ensure there is a hard edging between turf and garden beds/mulch, whether it be concrete kerbing, timber edge or metal.
Your letterbox should match your home and be integrated within your garden. Your letterbox is to be located just inside your boundary line.

SOFT LANDSCAPING:
Ensure finished levels ready for garden beds/turf are set 25mm below adjoining hard surfaces like paving. The finished mulch level will be about 25mm below the paving or kerbing.
The turf species you will receive is Wintergreen Couch. If you wish to upgrade to a Soft Leaf Buffalo, discuss this with your landscape contractor.
Turfing your verge is highly encouraged to create uniformity down your streets.

PLANTING:
Keep tree planting on your verge to a minimum as there are underground services there and you might be blocking sight lines for drivers in the street. And keep verge shrub planting below 0.5m to maintain sightlines.
Check your local government bylaws before considering hardscaping on your verge as local governments are adverse to paths, gravels and rocks etc on the verge.
The plant species list has been carefully prepared for you. Your landscape contractor will be using this list. The plants chosen suit the environment, will thrive and require minimal maintenance. Aim to keep exotic/non-native plants to a minimum.

GENERAL RULES:
• The front garden layout should be influenced by the direction it faces the sun.
• The direction of the sun should guide the plants selected so that they will thrive.
• The type and location of trees should be selected depending on the amount of shade.
• Tree roots grow the same width as the canopy so check the plant tag and ensure it’s not planted too close to structures.
**Notes:**
- Tree species can be substituted subject to the discretion of Landcorp
- Trees to be 100L stock (minimum)

**Proposed tree plantings**

**Existing mature trees**

**Public Trees**

**Streetscape character tree**
- Chinese Elm - N/S streets - Activity Way, Allinson Drive
- Claret Ash - Internal Loop Road - Strive Loop
- Fruiting trees - Laneways - Legacy Lane and Esteem Lane
- Landscaped areas - Predominantly native trees and shrubs

**DECIDUOUS TREES**
- **Sapium sebiferum** - Chinese Tallow
  - Mature Size: 10m x 6m
- **Fraxinus raywoodii** - Claret Ash
  - Mature Size: 10m x 6m

**FRUITING TREES**
- **Olea europaea** - Kalamata Olive
  - Mature Size: 6m x 3m
- **Citrus limon “Eureka”** - Eureka Lemon
  - Mature Size: 5m x 4m

**OPTIONAL AUSTRALIAN NATIVE TREE**
- **Eucalyptus leucoxylon rosea** - White Iron Bark
  - Mature Size: 7m x 5m
Appendix 4 – Front Fencing Plan