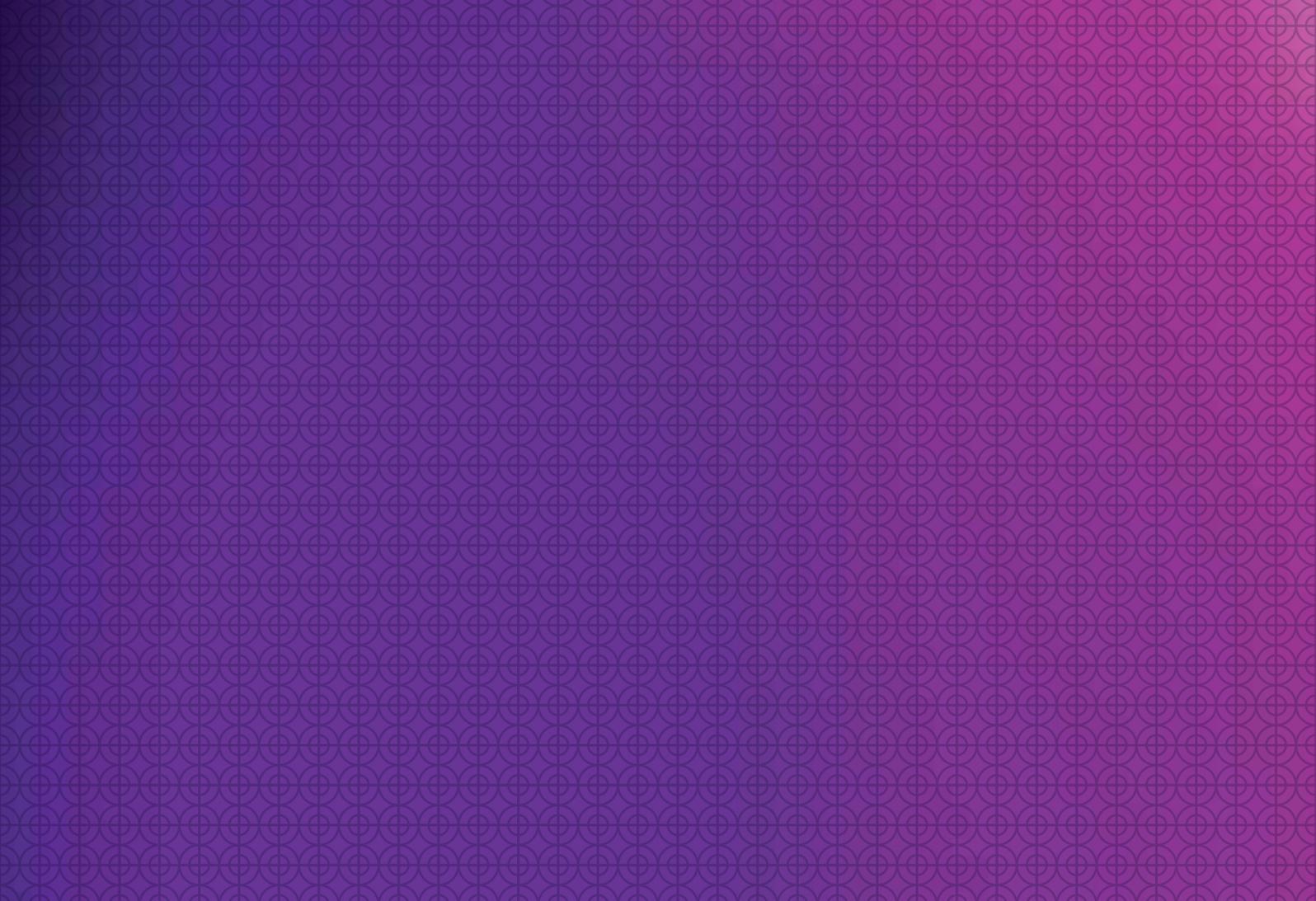


# DESIGN GUIDELINES

ONE

71

BALDIVIS



## **THE VISION.**

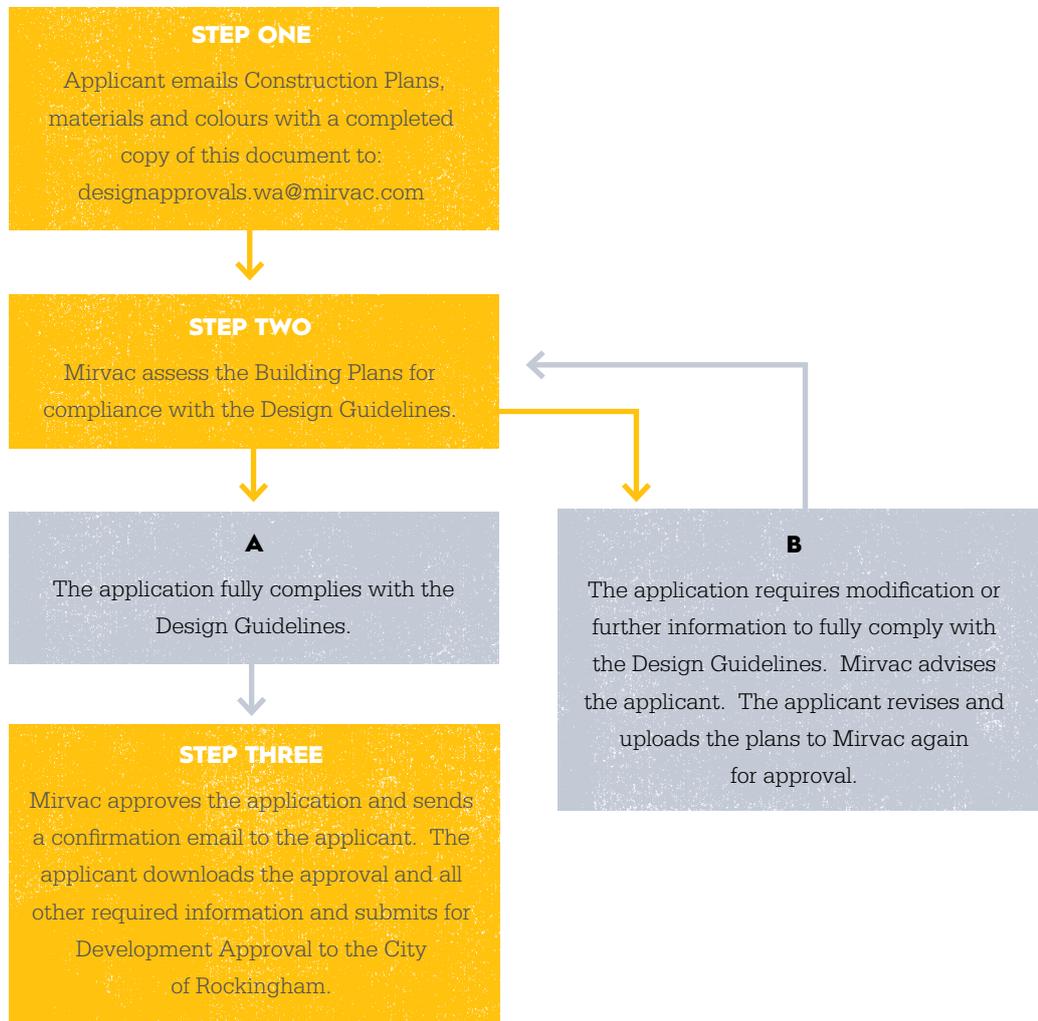
**ONE71 BALDIVIS  
WILL BE AN URBAN,  
CONTEMPORARY  
NEIGHBOURHOOD  
INSPIRED BY AN  
ELECTRIC LAYERING  
OF DIFFERENT ERAS  
AND STYLES. FROM  
RETRO 60S BREEZE  
BLOCKS TO THE  
CLEAN LINES OF  
MODERN DESIGN.**

These design guidelines will ensure a high quality appearance in built form and streetscapes with simple forms, a unified colour palette, and splashes of unexpected materials. One71 will be a place with a unique identity and strong sense of character that the new Baldvian will be proud to call home.

These Design Guidelines apply to all residential development at One71 Baldivis. The Design Guidelines must be read in conjunction with and comply with, all other relevant statutory planning and building construction documents.

Mirvac may consider an application that varies from the specific requirements of the Design Guidelines if, in its opinion, the design supports the objectives for development and a justification is provided. Approval of a variation does not, however, set precedence.

# MIRVAC'S APPROVAL PROCESS



The applicant (or appointed representative such as builder or architect) should email copies of plans and materials and colour schedule to: designapprovals.wa@mirvac.com for approval. The applicant must ensure that the mandatory requirements of the Design Guidelines contained in this document plus all relevant and current statutory planning and building constructions requirements are met.

The flow chart above explains the steps in Mirvac's Building Approval Process which is a requirement prior to the statutory planning approval process.

## IMPORTANT NOTE

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

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

# CHECKLIST

This document is to be printed and completed by inserting a Tick  next to each of the requirement before the document and house plans are submitted to: designapprovals.wa@mirvac.com

## ORIENTATION

- Unless varied by a Local Development Plan, homes are required to provide at least one liveable area with solar access to north-north-east or eastern sun. Exceptions may be granted for homes facing north.

## STREETSCAPE

- Homes shall incorporate at least one habitable room window overlooking the primary street and/or public reserve where the public reserve is deemed the primary elevation.
- All elevations or portions of elevations visible from public view shall be finished in the same manner as the primary elevation and include the key elements of the primary elevation (ie colours, materials and other features such as windows or verandahs if applicable).

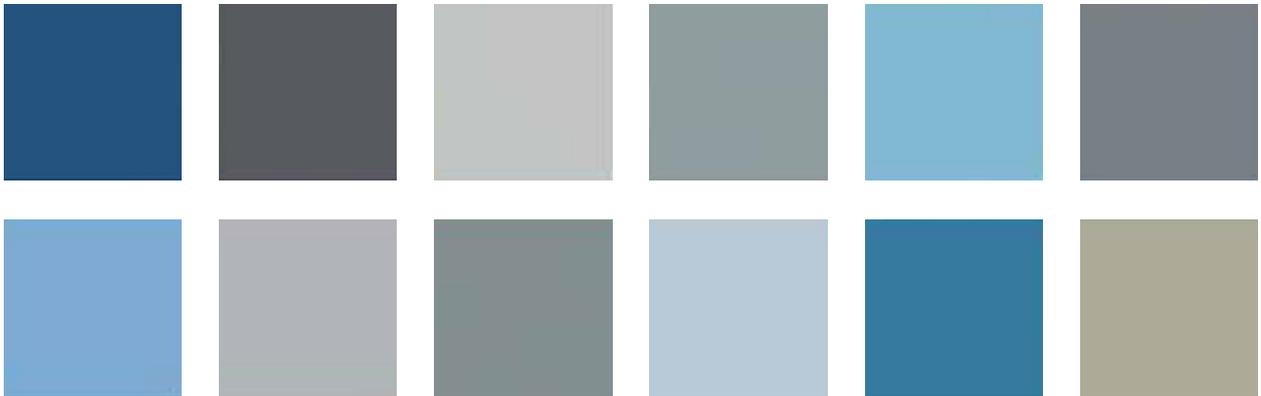
## ELEVATIONS

- 350mm overhanging eaves must be provided to all elevations (garages are exempt). Exclusions are permitted for zero lot walls, non habitable rooms, elevations facing south (excluding primary elevations) and walls which do not include windows (excluding primary elevations).
- Publicly visible elevations must be articulated through the inclusion of a minimum of one integrated feature element. Acceptable feature elements include:
  - verandah with a separate roof and supporting posts, pillars or piers, or
  - entry feature such as a portico, masonry gateway wall or entry pergola, or
  - balcony, or
  - projecting blade wall in a feature colour/material (minimum 500mm in width projecting at least 300mm above the eaves), or
  - built-in planter box (at least 1m in length), or
  - roof feature such as a gambrel or end gable, or
  - window hood.

## COLOURS & MATERIALS

- Two colours and/or materials must be used in the primary elevation (excludes windows and doors).
- One colour must be selected from the One71 Baldivis Accent Colour Palette. The second colour can be of the purchaser's choice and must complement the accent colour. Light/neutral base colours are encouraged.
- Roof colours must be selected from one of the 4 approved colours from the One71 Baldivis Roof Colour Palette.
- Main wall material (publicly visible areas) must be masonry with painted render. Visible face brickwork is not permitted other than as a feature.
- Secondary feature materials are encouraged and may include:
  - Besser Block Screen Wall in Starlight pattern
  - Brick (red or terracotta bricks not permitted)
  - Weathered timber
  - Stone
  - Treated metal with a rust-like appearance
  - Any other cladding approved by Mirvac.

**WALL ACCENT COLOUR PALETTE**



**ROOF COLOUR PALETTE**



**MATERIAL PALETTE**



## ELEVATIONS

- The main entry door must be clearly visible from the street.
- Openings and glazing generally must be of a vertical proportion and consistent in shape and style. Horizontal and square windows may be acceptable if integral to the overall design.
- Any visible parapet wall on the neighbour's side must be finished to match the quality of the main elevation.

## GARAGES

- Two side-by-side enclosed car spaces must be provided.
- Carports may be permitted however shall be fitted with a remote controlled sectional door and shall be set back 1 metre behind the building line.
- The roof and design features of garages and carports must be consistent with the main dwelling.

## ROOFS

- 24.5 degree minimum roof pitch (minor integrated roofs such as for verandahs may be lower).
- Skillion roofs are permitted but with a 5 degree minimum roof pitch.
- Sections of flat roofs are permitted provided that the roof and gutter are concealed behind the parapet walls.

## FENCING

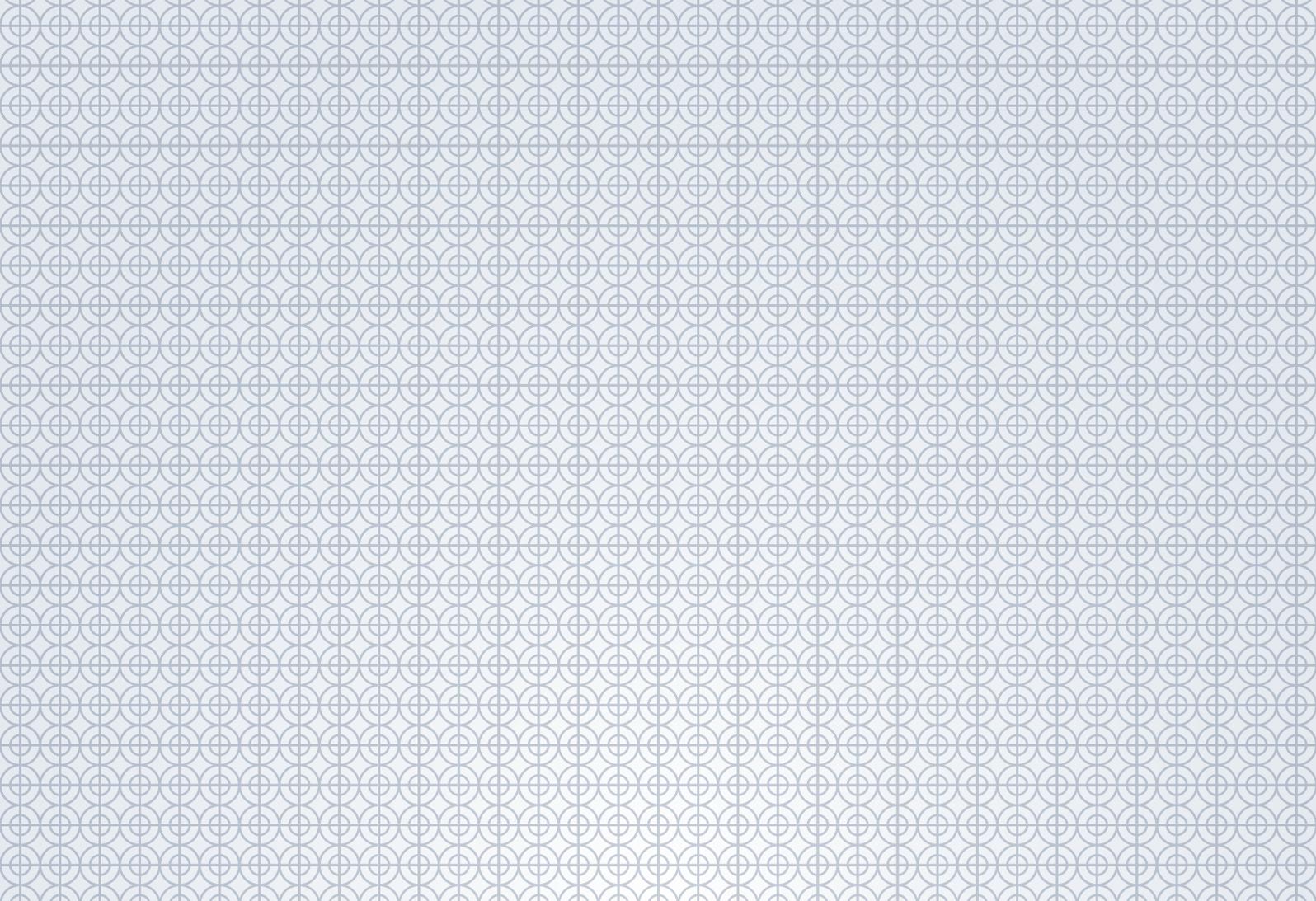
- Front fencing as viewed from the street or a public space must not be higher than 1.0m and must be at least 50% visually permeable above 300mm high. Materials and colours must be consistent or complementary to the primary street elevation's finishes.
- Side fencing forward of the building line is only permitted if accompanied by front fencing and must be no higher than 1.0m and must be at least 50% visually permeable above 300mm high. Materials and colours must be consistent or complementary to the primary street elevation's finishes.
- Return and dividing fences (side and rear) must commence 0.5m minimum behind the building line and must be Colourbond colour Basalt.
- Fences on the secondary street boundary of a corner lot must commence 0.5m behind the primary street setback, constructed of Colorbond colour Basalt (unless otherwise approved by Mirvac) and be a maximum of 1.8m high. Certain corner lots will have a feature estate fence installed by Mirvac. This cannot be altered without Mirvac's prior permission.

## DRIVEWAYS

- Driveways and crossovers may not be constructed of gravel, asphalt or grey concrete.
- Driveways and footpath crossovers shall be constructed prior to occupancy and shall be coloured to complement the dwelling.
- All crossovers in verges that contain trees installed by Mirvac shall be constructed so that the trees are not damaged or removed.
- A 90mm diameter stormwater pipe must be provided under the driveway to allow for future irrigation by Mirvac.

## LETTERBOXES

- For any lot that has the benefit of a letterbox installed by Mirvac, these must not be removed or altered in anyway.



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**[one71baldivis.mirvac.com](http://one71baldivis.mirvac.com)**

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