



BERRIMAN

ESTATE - SINAGRA

DESIGN GUIDELINES

The Vision

Berriman Vision

Berriman Estate is a place where families enjoy the peace and tranquillity of the Australian bushland at their doorstep

Residents will live surrounded by nature, with mature trees retained to give the community an established feel.

The 'Berriman Vision' is to create a residential estate with diverse housing products that addresses local context and supports community interaction.

The Process

Approval Process

- Prepare building plans along with Colours & Materials Schedule in accordance with the Design Guidelines and submit to Developer for approval.
- Developer will review the submitted documents.
- If any issues are identified, changes will need to be made and amended building plans and documents will need to be resubmitted to Developer.
- If building plans and documents are approved by the Developer, an application to the City of Wanneroo for building approval will then be required.
- Start building your new home in Berriman Estate, Wanneroo!

1

Design your home

2

Submit design

3

Design review

4

Building permit

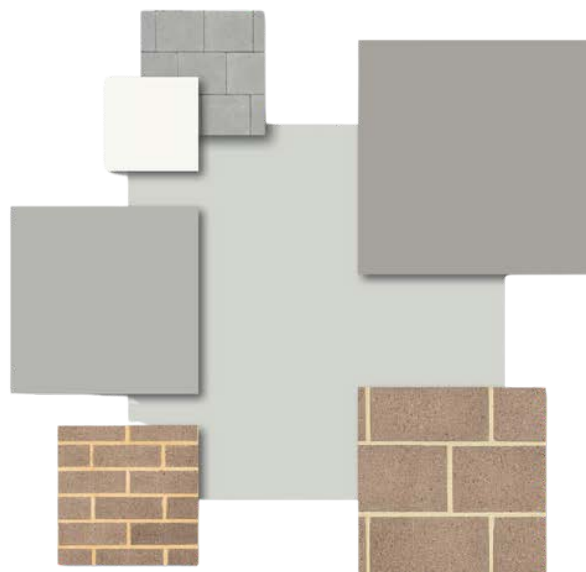
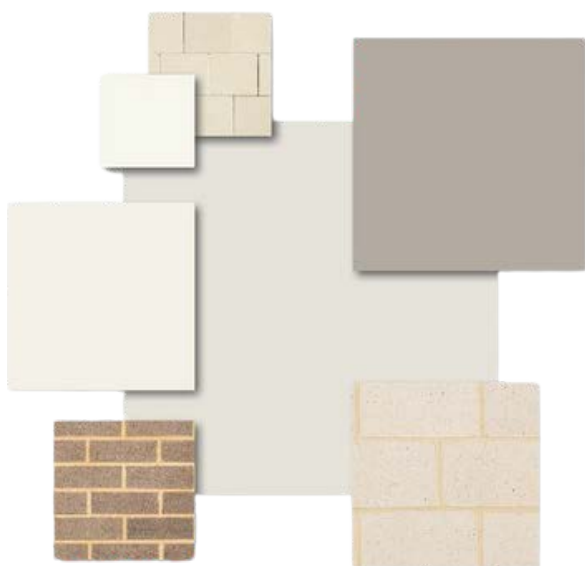
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Construction

Design Elements

Colours & Materials

- Refer to the below example combinations of colour palettes and materials which are deemed to be in-line with the Berriman Vision
- These combinations are intended as a guide. *Alternative colour palettes and materials that are of a similar nature may be submitted for consideration and approval at the Developer's discretion*



- Bright primary colours are not considered to be in-line with the Berriman Vision and will not be considered for approval
- Colour & Materials Schedule can be found attached to the Design Guidelines

Berriman Requirements

Elevations

Primary Street

Dwelling must provide:

- A front entry that is clearly visible from the street and incorporates either a porch, portico or verandah
- A minimum of two (2) different wall materials (two different render colours only will not be considered to comply)
- Eaves to all visible areas, with a minimum depth of 450mm (exemptions apply to garages, carports, skillion roofs, parapet walls, gables and zero lot boundary walls)
- At least one architectural element from the below list:
 - Gable
 - Gablet
 - Blade wall
 - Timber cladding
 - Planter box
 - Feature wall
 - *Alternative architectural features may be submitted for consideration and approval at the Developer's discretion*



Corner Lots

Dwelling constructed on a corner lot must:

- Have its primary elevation colours & materials continue to the secondary elevation for a minimum of 3m from the front corner of the dwelling
- Have at least one (1) habitable room facing the primary street and secondary street
- Have at least one (1) window that has clear view of the secondary street setback area (clear glazing required – obscured glazing will not be considered to comply)

Roof Form

Any roof must:

- Have a minimum pitch of 24° when proposed as a hipped roof
- Have a minimum 5° pitch when proposed as a skillion roof
- Be constructed from a material that is corrugated (i.e. Colorbond or similar).
- Flat profile roof tiles may be submitted for approval at the developer's discretion
- Be constructed from non-reflective materials
- Provide gutters and rainwater heads in a matching colour
- *Concealed roofs may be submitted for consideration and approval at the Developer's discretion*



Garages, Driveway & Store

- All dwellings must be constructed with a fully enclosed double garage that is:
 - Visible from the street frontage
 - Constructed under the main roof
- The height and scale of garages must not dominate the primary elevation
 - Where the plate height of the garage is increased, the balance of the elevation must be taken into consideration
- Triple garages are permitted, provided that the third garage component is set back from the double garage to lessen the impact on the streetscape
- The driveway must be constructed from the below list:
 - Brick paving
 - Liquid limestone
 - Coloured concrete
 - Exposed aggregate concrete
 - *Plain or painted concrete will not be considered to comply*
- A 90mm diameter pipe must be provided under the driveway to allow for future irrigation
- Bin storage areas are to be provided that are concealed from public view



Fencing

Primary Street

- Boundary fencing will be supplied by the Developer
- Side and rear boundary fencing must be 1.8m high Colorbond fencing
- The buyer must not construct any fencing forward of the building line unless such fencing is:
 - no higher than 1.2m in height; or
 - where proposed higher than 1.2m in height, constructed of painted rendered masonry,
 - exposed facebrick, or limestone piers no higher than 1.8 metres in height with visually permeable infill between.

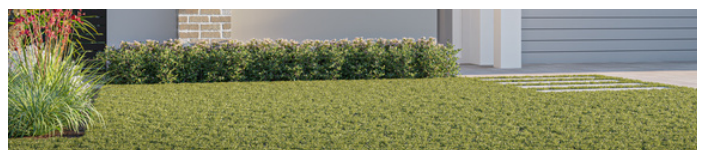
Corner Lots

- Side and rear boundary fencing must be 1.8m high Colorbond fencing
- The secondary street fencing must not extend forward of a point 3m behind the front corner of the dwelling



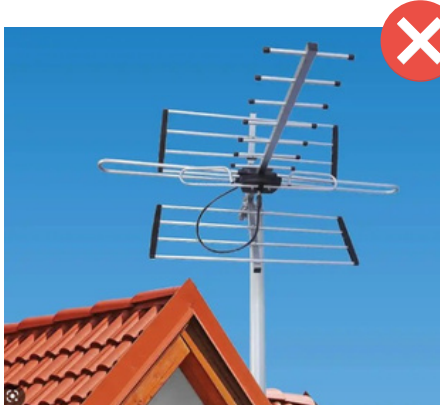
Landscaping

- Front landscaping will be supplied by the Developer provided that the Buyer complies with the terms and conditions of the sale contract
- Front landscaping must be designed to maximise water efficiency and must be landscaped with:
 - water wise plants
 - water wise mulch
 - water wise turf (where applicable)
- All landscaped areas must be serviced by a water wise automatic reticulation system.
- Front landscaping must complement the public landscaping to ensure that the streetscape presents as integrated and to maximise visual street appeal



Miscellaneous

- Where visible from the street, outbuildings must be designed and constructed of colours and materials that complement the dwelling
- Storage of boats, caravans, trailers, and commercial vehicles on any property must not be visible from the street
- Drying areas, rainwater tanks, air conditioning units, solar hot water systems, satellite dishes, TV antennae and radio masts must not be visible from the street
- Meter boxes must not be visible from the street unless they are painted to match the adjacent wall colour and are not visually obtrusive
- The dwelling's letterbox must be clearly numbered and constructed of colours and materials that complement the dwelling



Defined Terms

Architectural Feature	A structure designed as a separate, identifiable part of a building.
Bright primary colours	Bright basic colours; Yellow, blue, red, green, etc.
Coloured concrete	Concrete where the colour is added to the concrete before it has been poured.
Corner Lots	A lot which is located at the junction of two streets or at the junction of a street and a public reserve.
Eaves	A roof overhang that provides shading to a wall face.
Elevation	An external wall of any part of the dwelling facing a lot boundary.
Front elevation	The elevation of the home which is inclusive of the main entry and majority of the architectural features, and usually faces the Primary street.
Gable	The Triangular upper part of a wall at the end of a hipped roof.
Gablet	A small gable within a hipped roof structure, commonly finished in a lightweight cladding.
Habitable room	All bedrooms, Kitchens or Living rooms. Non-Habitable rooms include Bathrooms, Laundry, Toilets, Stairs, Storage or Circulation spaces.
Painted Concrete	Concrete which has been poured and then paint applied after the fact.
Parapet wall	A parapet is a barrier that is an upward extension of a wall at the edge of a roof, terrace, balcony, or other structure.
Plain Concrete	Concrete which has been poured with no colour applied.
Porch	A covered shelter at the front of the home located adjacent to the entry.
Portico	A covered walkway leading to the main entrance that consists of a separate roof and is supported by piers or pillars.
Primary Street	The street usually containing both the vehicular and pedestrian access points into the dwelling.
Secondary elevation	The elevation of the home which is not the main elevation, and faces the secondary street.
Secondary street	The street not providing a pedestrian access point to the dwelling, though it may provide the vehicular access point.
Skillion Roof	A mono-pitch roof of a gentle slope generally between 5-15 degree pitch.
Verandah	A covered shelter at the front of a home which usually has its own separate roof and is supported by pillars, posts or piers.

Colours & Materials Schedule

This Schedule is required to be completed in full and emailed with your building plans for Developer approval to hello@berrimanestate.com.au

Client Name:

Lot Address:

Builder:

Finishes	Material Product	Colour
Roof		
Gable Infill		
Downpipes		
Gutters		
Fascia		
External Primary Material		
External Secondary Material		
Bricks		
Garage Door		
Window Frames		
Front Door		
Driveway		

Design Guideline Checklist

Client Name:

Lot Address:

Builder:

Residential Guidelines Criteria	Compliant (Y/N)
<p><u>Colours & Materials</u></p> <p>Colours & Materials schedule completed in compliance.</p>	
<p><u>Elevations</u></p> <p>Front entry is clearly visible from the street.</p> <p>Dwelling incorporates either a porch, portico or verandah to clearly identify the front entry point.</p> <p>Front elevation includes minimum two (2) different wall materials consisting of different colours (two different render colours only will not be considered to comply).</p> <p>Front elevation has eaves with minimum depth of 450mm (excludes exempted areas).</p> <p>Front elevation includes at least one (1) architectural element.</p> <p>Habitable room facing the primary street and secondary street (if applicable).</p> <p>Dwelling on a corner lot has primary elevation colours/materials continuing a minimum of 3m along the secondary elevation to provide consistency in the street front elevation appearance.</p> <p>Dwelling provides at least one (1) window opening that has clear view of the secondary street setback area (clear glazing required – obscured glazing will not be considered to comply).</p>	

Residential Guidelines Criteria	Compliant (Y/N)
<p><u>Roof Form</u></p> <p>Roof must be constructed of materials approved in the completed Colours & Materials Schedule.</p> <p>Roof pitch is be a minimum pitch of 24 degrees (hipped) or 5 degrees (skillion).</p> <p>Roof gutter and rainwater heads should match roof colour.</p>	
<p><u>Garages, Driveway & Stores</u></p> <p>Driveway constructed of brick paving, liquid limestone, coloured concrete, or exposed aggregate concrete (plain or painted concrete will not be considered to comply).</p> <p>90mm diameter pipe is provided under the driveway for future irrigation.</p> <p>Double garage is fully enclosed, visible from street frontage and constructed under the main roof.</p> <p>Where the plate height of the garage is increased, the remainder of the elevation must be taken into consideration (the height and scale of garages must not dominate the primary elevation).</p> <p>Triple garages are permitted, provided that the third garage component is set back from the double garage to lessen the impact on the streetscape.</p> <p>Bin storage area concealed from public view</p>	
<p><u>Fencing</u></p> <p>Side and rear boundary fencing must be 1.8m high Colorbond fencing.</p> <p>The buyer must not construct any fence forward of the building line unless such fence is constructed of permeable fencing no higher than 1.2m or painted rendered masonry, brick, or limestone piers no higher than 1.8 metres in height.</p> <p>For corner lots the secondary street fencing must not extend forward of a point 3m behind the front corner of the dwelling</p>	

Residential Guidelines Criteria	Compliant (Y/N)
<p><u>Landscaping</u></p> <p>Front landscaping by the Developer provided the Buyer complies with terms and conditions of sale of contract.</p> <p>Front landscaping must complement the public landscaping to ensure that the streetscape presents as integrated and to maximise visual street appeal.</p> <p>Water efficient front garden design to be landscaped with water wise planting, mulch, and turf (where applicable) and serviced by a water wise automatic reticulation system.</p>	
<p><u>Miscellaneous</u></p> <p>Out buildings are not to be visible from the street unless designed to complement the dwelling.</p> <p>Drying areas, rainwater tanks, air conditioning units, solar hot water systems, satellite dishes, TV antennae and radio masts are not to be visible from the street.</p> <p>Meter boxes are not to be visible from the street unless they are painted to match the adjacent wall colour.</p> <p>Letterbox clearly numbered and constructed of colours and materials that are complementary to the dwelling.</p>	

