



BROOKVIEW

GINGIN

Design Guidelines

UPDATED JUNE 2023



Introduction

Vision

Our aim in creating this new Urban Village in the heart of Gingin township, is to complement the picturesque rolling landscape of Gingin, and invite locals to enjoy living in a town centre with new facilities. Lots will range from 1,000sqm to 2,500sqm, to allow generous living spaces within your new home, and in the gardens and yards surrounding. Space for gardens, sheds and swimming pools, and plenty of room for your family to enjoy. Space to also preserve the existing trees in your new lot and on surrounding boundaries.

Design Guidelines

Brookview Gingin Estate takes great pride in the overall design and streetscape outcomes for the benefit of all residents. These Design Guidelines give residents confidence in knowing that there is a quality standard for all homes and landscaping in the Estate that aims to ensure the character of Brookview is achieved. There is a protection of personal and community investment, with a certainty of design outcome for all.

How to Use this Document

Before designing your home and choosing your colour schemes, please read through this design guideline document with your chosen designer or builder to ensure the design, materials and colour requirements are achieved in your final house design.

- **Bold** text in these guidelines indicates a definition has been provided, refer to page 9
- Where definitions are not provided in this document the definition in the current Residential Design Codes will apply.

Further provisions of the Residential Design Codes or other Statutory Planning Document may apply in addition to these requirements. All are subject to the interpretation and approval of relevant statutory authorities.



Application Process

#	Process	✓
1	Read through the Brookview Estate Design Guidelines	<input type="checkbox"/>
2	Discuss your home design with your builder	<input type="checkbox"/>
3	Select your home design and colours as per Design Guidelines	<input type="checkbox"/>
4	Submit your building plans and Colours & Materials Schedule for developer approval	<input type="checkbox"/>
5	Obtain developer approval	<input type="checkbox"/>
6	Submit your approved plans to Shire of Gingin and obtain building approval	<input type="checkbox"/>
7	Build your home in accordance with the approved designs	<input type="checkbox"/>



Elevations

On **Primary Street** elevations, all the following will apply:

- Provide a minimum of two separate wall colours / materials (minimum 10% for each) combining a minimum of two different materials (e.g., two different painted render colours plus a feature material such as timber cladding, feature brick, wall tiling, stone cladding). Wall materials may comprise concrete, clay bricks, stone, limestone, rammed earth, finished or rendered masonry, weatherboard, painted composite fibre cement or other similar materials.

Examples: Colour & Material Layering



- Provides for at least one of the following features: a gable, a gablet, a bay window, a balcony, a porch, a portico, a blade wall, a projecting corbel, or a verandah.

Examples: Feature (in order)



- To create interest and shadow lines, where provided eaves and verges shall have a minimum wall overhang of 300mm.
- Excluding the garage or store, a greater portion of the overhanging eaves shall be at a minimum course height of 28c.



- Overhanging **verges** to **gables** in lieu of **eaves** are acceptable (excludes **gambrels**).

Examples: Eaves (in order)



For **Corner Lots**, the following will apply:

- At least two of the colours / materials from the front elevation must return on secondary street elevations a minimum of 1.5m or to the wing fence location, whichever is greater.
- Provide at least one major window opening that has a clear view of the secondary street setback area, i.e., forward of any return fencing.

Example: Corner lot treatment



Colours & Materials

There are no specified wall and roof colour palettes in Brookview Estate, however bright or primary colours are not permitted.

The Colours and Materials Schedule for submission can be found on page 10.

Roof Form

For the roof, all the following will apply:

- Pitched roofs are to be a minimum of 24 degrees for a double pitched, hipped or gabled roof form;



- Single pitch mono roof form are to be at a minimum of 7 degrees and, in all cases, have a minimum 300mm wall overhang.
- Small areas of **Flat Roof** are permitted where concealed from public view by a parapet wall or similar.
- Will be constructed of clay, concrete tiles, or Colorbond sheeting. All roofing material will be non-reflective; the use of Zincolume is not permitted.

Driveway

Each home will have a driveway at least 4m wide constructed before occupation of the residence, constructed from limestone, liquid limestone, brick paving, asphalt, concrete, construction aggregate (crushed gravel or compacted laterite) or exposed aggregate concrete; that connects to a completed crossover where such crossover is supplied by the seller, or to a constructed road.

Vehicle Parking and Storage Areas

For garaging or carports, stores and the like on **Primary Streets** and **Secondary Streets**, the following will apply:

- Garages or carports will complement the residence as to pitch of roof, material, design, colour and external appearance.
- Garages not to protrude more than 2 metres forward of the front building line of the main house
- Garages to be fully enclosed on all sides visible from the street frontage(s), carports do not need to be enclosed.
- Garages to match the construction and materials of the associated dwelling.
- Garages/stores and the like to have stepped front walls and roof (approx. 1.0m) where the overall width (piers and door) exceeds 6.5m i.e. triple garages, garages with storerooms.
- A dedicated refuse bin storage area must be provided concealed from street view. This can be within the garage provided that the minimum internal garage dimension required is maintained.

Fencing

In general side boundary fencing and rear boundary fencing will be constructed of Colorbond steel to a height limit of 1.8 metres and only utilising the colour Woodland Grey “Wavelok” Profile from the Colorbond range unless otherwise specified by the Developer. No side boundary fencing will extend forward of the front building line of the main residence.



Painting, alteration or removal of any fence erected on any boundary of the property by the Developer will not be allowed provided that this does not prevent the undertaking of any works or repairs to the fence in matching materials where necessary to maintain its structural integrity or its condition or where properly required by any relevant authority.

For fencing on **Primary Streets**, all the following will apply:

- No fencing to the **Primary Street** boundary line or truncation will be installed, unless matching the Estate fencing installed by the developer.
- Dividing boundary fencing may not extend forward of the main building line of the house. All fencing installed forward of the front building line of the house shall match the Estate boundary fencing installed by the Developer at a maximum height of 1200mm.
- Wing fencing to be set behind the nearest corner of the dwelling by a minimum of 1.0m and at a maximum height of 1.8m.
- Wing fencing greater than 4m wide to be constructed of materials to compliment the house with 50% visually permeable infills 0.9m above ground level to a maximum height of 1.8m above ground level.

For fencing on **Secondary Streets**, all the following will apply:

- No fencing to the **Secondary Street** boundary forward of the front building line shall be installed, unless matching the estate boundary fencing installed by the Estate Developer.
- Fencing to a maximum height of 1.8m for the remainder of the **Secondary Street** boundary can be installed.
- Wing fencing to be set behind the nearest front corner of the dwelling by a minimum of 1.0m and at a maximum height of 1.8m, including gates.

Air Conditioning or Cooling Units

Air-conditioning or cooling units must not protrude above ridge lines and **Gables**, unless the air conditioning or cooling units are obscured from clear view from the public domain and are positioned to minimise noise impact on neighbouring residents.

Solar Hot Water Units or PV Cells

Solar hot water units or solar PV cell units, shall be integrated with and match the roof profile and pitch of the residence or outbuilding on which it is placed, will not protrude above the ridge line.



Landscaping

All ground areas which are visible from a public road adjacent to the residence shall be properly landscaped within twelve (12) months of completion of the residence. Properly landscaped means that all visible areas must be cleared and either stabilised, grassed or planted and covered at least partially with a vegetated beautifying surface. Storage of sea containers on the property will not be permitted. No storage of rubbish, building materials post construction or car bodies will be permitted unless invisible to the public view.

Finished Lot Level

The Buyer will not change the average finished ground level of the Property (or building envelope where specified) by more than 750mm from the original median finished level of the Property without the consent of the Estate Developer, provided that this does not include minor changes to parts of the Property for construction of swimming pools or spa baths, gardening and related landscaping purposes.

Outbuildings

No outbuildings over 100 sqm in area or over 4.5 metres in height will be allowed to be constructed on the property. The design, appearance and external colours and textures of outbuildings shall complement the residence. If constructed of galvanised iron or fibrous cement the outbuildings shall be painted to complement the residence. Outbuildings must be fully enclosed.

Commercial Vehicles

Commercial vehicles (which includes a truck, bus, tractor, panel van or utility), boat or caravan shall not be parked on the property unless they are behind the front building line of the house.

Repair of Vehicles or Machinery

Repairs or restoration work will not be carried out to any motor vehicle, boat, boat trailer, trailer, caravan, aircraft or any other vehicle or any other machine on the Property unless it is behind the building line of the residence and is invisible to public view.



Definitions

Term	Defintion
Corner Lot	A lot with more than one intersecting street or P.O.S. boundary.
Eaves	A roof overhang that provides shading to a wall face.
Elevation	An external wall of any part of a dwelling facing a lot boundary.
Flat Roof	Any roof less than an 7° pitch.
Gable	A vertical wall, triangular in form, extending to the ridge of a roof.
Gablet / Gambrel	A small Gable set on top of a roof not connected to a wall below.
Primary Street <i>For the purposes of these design guidelines</i>	A frontage containing the designated pedestrian access point to the dwelling or a frontage containing both the vehicular access and pedestrian access point to the dwelling.
Secondary Street	A street not providing the pedestrian access point to the dwelling.
Street Setback	A horizontal distance between the street alignment and a building, measured at right angles to the street alignment.
Verge	A roof overhang to a Gable or wall.
Wing Force	A fence connecting the side of a dwelling to either side boundary, boundary structure or boundary fence.



Colours & Materials Schedule

Lot Number: _____ Street: _____

Owner: _____

Builder: _____

Building Element	Supplier/Type/Range	Colour
Roof		
Colorbond		
Tiles		
Walls (Street Front Facade)		
Material 1		
Material 2		
Material 3		
Other (if applicable)		
Garage Door		

- **NOTE:** This Schedule is required to be completed in full and emailed with your building plans for Developer Approval assessment to admin@brookviewgingin.com.au.
- Please do not send full addenda for assessment.

