



Glen Iris
E S T A T E

Design Guidelines

VERSION 1 — 2024



Designed for people who want more.

More out of their home, with generous block sizes providing the opportunity to build a brand-new house in a special community. But also, more out of life. More parklands for the kids, or fur babies, to burn off excess energy. More focus on sustainability and protecting our precious tree canopy. And more of the fun stuff, right on your doorstep. A place that encompasses natural beauty with generous green space, connected walking trails, and leafy streetscapes. A place that feels established that is connected to renowned retail and recreation precincts, education and healthcare facilities and moments from the Perth CBD and Fremantle.

Glen Iris Estate will be a walkable, liveable neighbourhood with high quality homes, in keeping with many of the existing homes that surround the estate. Streetscapes will be wide and tree-lined, with a variety of lot sizes. Large homesites for growing families, plus a selection of easy-care blocks and completed townhomes, ideal for younger and older couples alike.

Glen Iris 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 benchmark for all homes and landscaping in the estate that aims to ensure the standards of Glen Iris Estate are achieved. This is a protection of personal investment and community outcomes for all, through delivery of considered design outcomes.



CONTENTS

- 04 Building plan assessment process
- 05 Elevations & streetscapes
- 10 Colours & materials
- 11 Roof form
- 12 Sustainable & quiet homes
- 13 Parking, storage & utilities
- 14 Fencing
- 15 Trees
- 16 Landscaping
- 17 Definitions

Building your home at Glen Iris Estate is subject to restrictive covenants, which together with the Design Guidelines form part of the contract of sale.

Before designing your home, please read through these Design Guidelines with your chosen designer or builder to ensure the design, materials and colour requirements are achieved in your final house design. We have prepared the Design Guidelines to provide you with flexibility and choices on achieving the design outcomes to enable individual homes with high quality design merit to form part of the Glen Iris community.

Owners are required to submit **building plans** including a completed Schedule of Materials and Colours to admin@glenirisestate.com.au. Your application will then be assessed for compliance with the design guidelines.

- Applications will be assessed in accordance with the Glen Iris Estate Design Guidelines to ensure that the plans comply. If deemed compliant, approved plans will be stamped and returned to the applicant. Feedback in the form of a checklist outlining any non-compliance with the Design Guidelines will be provided to any non-conforming applications.
- Following an approval, the applicant may apply to City of Cockburn for a Building Permit.
- All lots are subject to compliance with City of Cockburn Policies, Town Planning Scheme and relevant Design Codes and are subject to interpretation and assessment by others.
- For clarity, in the case of a conflict between documents, the existence of any Local Development Plan (LDP) or Detailed Area Plan (DAP) will take precedence over these Guidelines. In some cases, the guidelines may specify a higher level of compliance in which case this must be achieved.
- Bold text in these guidelines indicates a definition has been provided, refer to Definitions on page 17.
- Where definitions are not provided in this document the definition in the current Residential Design Codes will apply.



The housing and streetscapes at Glen Iris Estate will be a blend of unique and individualised home styles and designs, which will complement their neighbours and the established homes in the community.



To help achieve high quality new housing, the **primary street elevation** of homes must incorporate all of the following elements:

1. Provide a minimum of 450mm of wall articulation in the front **elevation** excluding any garage/store.
2. Include **eaves** or other shading mechanism with a minimum depth of 300mm to a portion of the front façade. Alternatively, overhanging verges to **gables** are acceptable (excluding **gambrels**).
3. Excluding the garage or store, the overhanging **eaves** shall be at a minimum **course height** of 28c for single storey dwellings.



ELEVATIONS & STREETSCAPES



4. Incorporate a **habitable room** overlooking the **primary street** and include windows facing the **primary street**. Windows must be clear glazed and at least 12c high and 1.2m wide. This should be achieved by using single or multiple 12c high (or greater) windows.

5. A feature façade material to at least 25% of the front façade (calculated as percentage of wall area, excluding windows, doors etc) in addition to rendered walls. Acceptable materials are:

- Stone
- Ceramic Tiling
- Metal Cladding
- Timber Cladding
- Weatherboard
- Specialist Render
- **Non-standard brickwork**

6. The inclusion of an **entry feature** with a minimum depth of 1.5m, generally with separate roof support/s to clearly define and highlight the entry point. These include:

- **Porticos**
- **Verandas**
- Pergolas
- Integrated porches
- Gatehouse

Simple indented porches will not be accepted.



ELEVATIONS & STREETSCAPES



To further enhance the new houses within Glen Iris Estate, at least three of the following supplementary elements must be included within the **primary street elevation** of the home.

1. **Gable, gambrel, flat roof or skillion roof**
2. Projecting (minimum of 300mm) feature wall, excluding simple attached brick skins in half bond brickwork
3. Projecting Corbel or Moulding (minimum 40mm to create shadow lines)
4. Integrated **planter box**, appropriately sized and in proportion to the façade



ELEVATIONS & STREETSCAPES



- 5. Timber decking or composite material
- 6. Timber ceiling lining to an entry area
- 7. A **balcony** to an upper floor
- 8. Feature garage door**
- 9. Substantially glazed entry door or glazed panel adjacent to the entry door
- 10. A second feature façade material in addition to the mandatory requirement.



ELEVATIONS & STREETSCAPES



To ensure a cohesive housing design, all **elevations** which adjoin a public open space must incorporate the following:

1. Include **eaves** or other shading mechanism with a minimum depth of 300mm to a portion of the façade. Alternatively, overhanging verges to **gables** in lieu of **eaves** are acceptable (excluding **gambrels**).
2. A greater portion of the overhanging **eaves** shall be at a minimum **course height** of 28c for single storey dwellings.
3. The prominent front façade material and treatment must be extended to cover the full **elevation** adjoining the public open space.

For any **corner lots**, in addition to the above design elements the following will apply to the **secondary street**:

1. The prominent front façade material and treatment must be extended to cover the full **elevation** to the **secondary street**.
2. There are to be no blank walls visible from **public areas** except where concealed by permitted fencing
3. Include **eaves** or other shading mechanism with a minimum depth of 300mm to a portion of the façade.

COLOURS & MATERIALS

There are no specified colours for external walls and roof coverings on homes in Glen Iris Estate, however bright or primary colours are not encouraged in significant volume to help achieve high quality homes which complement the existing community. We encourage home designs to consider the sustainability aspects of lighter coloured materials particularly for roof covering and external walls to help reduce urban heat island impacts.

We suggest colours and materials should be mostly muted and need to be submitted as part of the application.



ROOF FORM

To support a wide range of architectural styles and designs many different roof forms are permitted in Glen Iris Estate.

The house roof must achieve the following.

- Pitched roofs are required to be at an angle greater than 24°.
- Flat roofs are permitted where concealed by a parapet wall or similar.
- **Skillion Roofs** are required to have a minimum of 7° pitch with a maximum of 15° pitch. In all cases **Skillion Roofs** must have a minimum of 300mm overhang to all sides.
- Roof colours with an absorbance value of 0.6 or less are strongly recommended to assist in the thermal performance of your home.



The design and materials of your house can have a large impact on the sustainability, liveability and the ongoing running cost of your home.

Glen Iris Estate encourages homes that have good orientation, ventilation and light, are water and energy efficient and select sustainable materials for construction.

It is a requirement of all homes in Glen Iris Estate to be designed to meet the Australian Noise Exposure Forecast 20 (ANEF20). These measures will reduce noise in your home and provide significantly improved insulation and environmental efficiencies. This can be met in several ways, which your home builder will be able to provide guidance on.



As part of the design process, we encourage you to discuss how you will live in your new home with your designer or builder, taking into consideration your cars, boats, caravans and/or sporting equipment.

All houses at Glen Iris Estate must comply with the following:

- Garages must be consistent with the dwelling in appearance and be located under the main roof.
- When access is from the **primary street** the garage street setback is to be a minimum of 0.5m behind a street front **habitable room** wall containing a window.
- Garages to be fully enclosed on all sides visible from the street frontage(s).
- Prior to occupation all garages must include a door (roller, tilt section, etc).
- All dwellings shall include a dedicated storage area of 4sqm with a minimum dimension of 1.5m constructed under the roof of the dwelling or garage, accessible from the exterior of the dwelling or from within the garage.
- Garages are required to adequately store at least two motor vehicles side by side, without impacting the dedicated storage area.
- Garages/stores are to have stepped front walls and roof (at least 0.5m) where the overall width (pier and door) exceeds 6.5m i.e triple garages with side storerooms.
- Storage of vehicles, boats, trailers, caravans and the like shall be located behind the **front building line** and fence line.
- A dedicated refuse bin storage area must be provided concealed from street view. This can be within the garage provide that the minimum storage areas required above are still met.
- Driveways must not be constructed from plain, uncoloured concrete. Brick or concrete pavers, stencilled or stamped concrete finishes or poured exposed aggregate will be accepted.
- Clothes drying areas, water storage tanks, hot water systems, and air conditioners must not be visible from the **primary street**.



FENCING



To encourage social interaction and produce a streetscape with good passive surveillance the following applies to fencing on **primary streets**:

- No fencing to the **primary street** boundary line or **lot truncation** where applicable, unless installed by the developer.
- **Return fencing** between your house and side boundary fence must be set behind the nearest corner of the dwelling by a minimum of 1.5m and at a maximum height of 1.8m.
- **Return 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.
- Side boundary fencing is not permitted to be extended past your **front building line**.



For fencing on **secondary streets**, all the following will apply:

- No fencing to the **secondary street** boundary will be forward of the **return fencing** between house and the boundary.
- The **return fencing** between the house and the boundary will be set back 1.5m from the nearest front **elevation** corner of the house and at a maximum height of 1.8m.

TREES

Trees are a key part of the Glen Iris Estate, they provide shade, habitat for wildlife, improved amenity and well-being of residents.

All existing trees or newly planted trees located within your lot and/or road reserve adjacent to your property must be protected at all times during construction of your home and beyond.

To ensure a cohesive streetscape, a street tree masterplan has been approved for the Glen Iris Estate which identifies the type of verge tree which will be planted in the road reserve out the front of your house.



Low maintenance waterwise gardens for your home and verge are encouraged. They can create attractive streetscapes for the local wildlife and community to enjoy.

A landscaping rebate as detailed in your contract of sale, will be provided to the original purchaser who completes the minimum level of front landscaping as required within 6 months of occupancy and within 30 months of settlement of your lot.

You can submit a request for your landscaping rebate once the following has been installed, as a minimum requirement.

- A hard-wired automated irrigation control unit connected to a reticulation system that includes the front landscaping and any adjoining primary or **secondary street** verges (includes street trees).
- At least two verge trees installed within the adjacent road reserve in accordance with the approved street tree masterplan.
- A maximum of 50% of your lot and verge forward of your **front building line** is to include turf. Turf seed or stolons are not permitted, you must use roll-on turf.
- No artificial turf is permitted forward of your **front building line**.
- Garden beds planted at a spacing of at least 2 plants per square metre using plants from a pot size no smaller than 140mm.
- Soil conditioner to all softscape areas and mulch (minimum depth of 5cm) applied to all garden beds.
- All soft and hard scapes visible from the street are completed.

We encourage you to consider a waterwise native planting palette for your landscaping. Choosing local native planting means they have adapted to our local climate, soil, and environment and these gardens will require less water, maintenance and will attract local birds, insects and wildlife. Further information on waterwise gardens can be found at watercorporation.com.au.



DEFINITIONS

Balcony

An open structure accessed from an upper storey room on the front façade with a minimum depth of 1.5m.

Building Plans

Site plans, floor plans and elevations A3 PDF.

Corner Lot

A lot with more than one intersecting street or P.O.S. boundary.

Course Height

A height measured in standard 1c bricks above internal general slab datum level of 0c and not any sunken areas.

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.

Entry Feature

A structure with separate roof support and a minimum of 1.5m in depth.

Feature Garage Door

A garage door made from natural timber (not pressed metal timber look) or acrylic panels.

Front Building Line

The face of a habitable room containing a window on either level, not the projection of a feature.

Gable

A vertical wall, triangular in form, extending to the ridge of a roof.

Gambrel

A small gable set on a roof, independent to any wall below.

Habitable Room

All living rooms, kitchens, bedrooms, activity rooms and studies.

Lot Truncation

One or more portions of a street front boundary at the intersection of two streets.

Non-standard Brickwork

Excludes:

- Common single one course bricks
- Double two course bricks
- Third bond
- Cream mortar

Acceptable solutions include:

- Stack or other non-standard bond
- Aspect one course bricks
- Slimline bricks
- Painted brickworks with recessed joints
- Multi bricks
- Split faced bricks

Planter Box

An integrated masonry raised garden bed a minimum of 1.5m in length.

Portico

A roofed entry feature with an associated room, that defines the entry point to the dwelling.

Primary Street

A frontage containing the pedestrian access point to the dwelling or a street containing both the pedestrian and vehicular access.

Public Area

Any street, public open space, park or the like.

Return Fencing

A fence connecting the side of a dwelling to either side boundary, boundary structure or boundary fence.

Secondary Street

A street not providing the pedestrian access point to the dwelling.

Skillion Roof

A single pitched roof between 7°-15°.

Veranda

A roofed area with a minimum width of 2.5m across the frontage.

Glen Iris

ESTATE

TO FIND OUT MORE, VISIT
GLENIRISESTATE.COM.AU

