

Our Top 11

Land Tips

for your next 



Zoning

There is a lot of technical information about zoning codes that every drafting team read through. So to make it easier for you, we've listed some of the main things your zoning will affect.

1. Setback

Did you know that the distance from the front of your home to the street is determined by zoning? Homes on a larger R20 can have a setback of 6m, but R40 can come closer to 4m.

2. Windows

The size of your windows can affect your boundary setback. For example, a bedroom that is 1m away from the boundary may require a highlight window instead of a standard size.



Corner Blocks

Building on a corner block can give you extra outdoor space and only one neighbour. But before you pick your home design, there are a few things to check first.

1. Garage location

Your garage will either be at the front of the home (facing the primary street) or at the rear (facing the secondary street). While the majority of garage locations are facing the primary street, you or your builder will need to double check with the relevant authority.

2. Secondary elevation

If you're building in a new land estate, your corner block home design may need a secondary elevation. This means that both the front and side of your home that are street facing will need extra materials such as a rendered wall.

3. Planning application

Some local governments across Perth require all homes being built on corner blocks to receive planning approval. This means that before your home can be built, your house plans need to be checked by the local government and this process can take up to 90 working days.



Design Guidelines

If you're building in a new land estate, your new home may need to abide by the relevant Design Guidelines.

1. Colours

Some colours on your elevation may be required or prohibited depending on which land estate you're building in. For example, it's common for coastal land estates to feature more whites and blues, where as earthy tones and feature bricks are found closer to the hills.

2. Feature materials

A feature material like bricks or a gable helps create a more interesting street appeal, and some land estates require feature materials that reflect the surrounding environment.



Environmental Factors

The previous pages have discussed man-made restrictions or guidelines that can affect your home design. But there are environmental factors as well.

1. Bushfire Attack Level (BAL)

Every block of land in Perth has a BAL rating to indicate the risk of a building on that land from catching fire, especially around bushfires. There are 6 different BAL ratings, with a higher rating requiring extra features to make your home safer.

2. Soil conditions

Perth is fortunate to have a lot of flat, sandy soil which is easy to build on. But there are some areas where the sand is more reactive or clay like. In these circumstances, your concrete slab will need to be thicker to support your home.

3. Noise attenuation

Blocks that are next to a major highway or train line may require a noise package. This means your home will need to include features that reduce the amount of noise coming in like thicker glass windows or awning windows.

4. Coastal conditions

Living by the beach is a huge part of the Australian dream... but it comes with a cost. Homes that are within 1km of breaking surf may need extra features to prevent from rust corrosion.

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