

# Design Guidelines

## Boulevard and Parkway Precinct

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# Boulevard & Parkway Precinct Design Guidelines

## 1.0 Precinct Location and Vision

This precinct comprises lots with a frontage to Landings Boulevard and Lakewood Parkway, as shown in the plan below:



The vision for this precinct is a contemporary built form character consistent with the other side of the street, existing or proposed. This will comprise a unique urban quality based on the use of natural materials and colour palettes complementary to the natural setting of the site.

## 2.0 Covenants

Purchasers will be required to enter into restrictive covenants, which will include some, but not necessarily all of the matters covered in these guidelines. The covenants will facilitate high standards of development with a consistency in approach and design vernacular without limiting choice and opportunity for independent design considerations.

## 3.0 Local Development Plans

Local Development Plans (LDP's) have been prepared as part of the subdivision planning approval process; these illustrate elements such as building envelope locations, outdoor living area and garage locations. Purchasers need to review and comply with LDP's.

## 4.0 Approval process

Development proposed for the lots will require approval from the Developers Approving Authority prior to lodging plans with the City of Mandurah, as follows.

1. Prepare design drawings in accordance with design guidelines
2. Submit "Design Guideline Checklist" to Developers Approving Authority
3. Application approved by Developers Approving Authority representative
4. Prepare detailed construction drawings
5. Submit building licence application to the City of Mandurah
6. Approval received
7. Commence construction

## 5.0 Built form

### Streetscape

Visual articulation is required on those parts of the house seen from the street and public reserves by varying frontages and materials. All dwellings must address the street or public open space by way of articulation, highlighting the main entrance and increased building height.

### Secondary street elevation

Dwellings constructed on corner lots shall be designed to appropriately address both street frontages.

### Roof form

Roofs must be Colorbond metal deck or equivalent. Roofs shall generally be low pitch skillions or concealed roofs behind parapets with the pitch no greater than 15°. Alternative roof designs/ roof pitches will be considered for lots on Lakewood Parkway north of Silvergum Avenue, providing the roof pitch is greater than 24.43°.

### Outdoor Living

Each dwelling is required to provide at least one external area. A mosquito screen enclosure (12m<sup>2</sup> min.) is required to be installed to at least one external area.

### Garages

Where a rear laneway is provided, the garage must be accessed from the laneway. Garages shall be setback between 0.5m to 1m from the laneway boundary. All garage doors must have a simple design and not be heavily profiled.

### Ceiling Height

All ceilings must be a minimum of 2700mm above floor level to the front elevation.

### Balustrade

External Balustrade on balconies is to be wrought iron or glass panels. Timber is permitted around ground floor decking.

### Door & Windows

Reflecting mirror tinted glass is prohibited. Fly screens and/ or security screens should match door/window frame colours with dark coloured mesh.

### Mosquito / Insect Management

- All openable external doors and windows must be fitted with approved insect screens, including doors between the dwelling and the garage.

- All external vents and pipes must be screened with insect mesh.
- All exterior doors, except sliding doors, must have a draft or pest excluder to the base of the door.
- Eaves must be enclosed, or where this is not practical, mesh is to be installed directly next to doorways.
- Yellow insect lighting must be used for exterior lights.

## 6.0 Building materials & colours

### 6.1 Materials

#### Walls

- Painted rendered masonry shall be used on all elevations.
- Combination of painted rendered masonry and lightweight cladding to facade

#### Pavers

House pavers must be selected from the following range:

##### Austral



Cohen



Wickham

##### Boral



Limestone



Pewter



Morocco



Charcoal

The crossover must be either 'Tuart' exposed aggregate concrete, or Brikmaker Tundra pavers.

##### Brikmakers



Tundra



Pebble Beach



Arctic



Seamist



Stormcloud

Alternative pavers may be considered by Frasers.

### 6.2 Colours

Predominant building colours should be light, natural, earthy and synonymous with the riverside landscape.

#### Frasers Landing Palette

Two external wall colours must be used in the design of the dwelling from the following range;

##### Bristol



Char Brown

##### Taubmans



Athena



Green Tea

##### Dulux



Linseed



Stepney



Heifer



Apparition



Rattlesnake



Goanna Grey



Namadji



Bronze Fig



Oyster Linen



Cargo River



Brume



Whisper White

Roof colours must be from the following range:

##### Colorbond



Shale Grey



Windspray



Surfmist



Evening Haze



Paperbark



Dune



Bushland



Sandbank

Garage door colours must be from the following range:

**Colorbond**

-  Surfmist
  -  Evening Haze
  -  Paperbark
  -  Dune
  -  Jasper
  -  Woodland Grey
  -  Shale Grey
  -  Ironstone
- or a timber look

Alternative colours which comply with Frasers Palette may be considered by Frasers.

## 7.0 Fences

**Front fences**

When front fencing is proposed, and to maintain an open ambience, fencing will be painted/ rendered masonry, and or visually permeable fencing, and limited to 760mm in height. When no front or secondary street fencing is proposed, lot boundaries shall be defined through the use of planting, with the possible addition of low walls.

**Laneway fences**


Painted/ rendered masonry, visually permeable materials such as “horizontal timber/ aluminium slat” fencing and gates are encouraged for rear and side boundaries onto laneways. Colourbond fencing is permitted. Corrugated fibre cement and brushwood fencing is not permitted.

**Secondary street fences**

In line with the requirement for corner residences, and to address both streets, any fencing along the corner must be either painted/ rendered masonry, and or visually permeable fencing such as “horizontal timber/ aluminium slats” to 1.8m maximum height up to 3m from the front elevation. Beyond this, the above front fence requirements apply so that the front fence returns around the corner.

**Side and Dividing fences**

All side and dividing fences shall be 1.8m maximum height and of masonry or a capped Colorbond fencing system in Woodland Grey.

-  Woodland Grey

Colorbond fencing must not project past the adjoining front building line. Dividing fencing in front of the building line shall be low or visually permeable as required for a front fence.

**Side gate material**

Colourbond side gates or side passageway fencing is not permitted when visible from a street or public open space. Instead, horizontal timber or aluminum slat gates are to be used.

## 8.0 Landscaping

- Front and rear gardens within lot boundaries shall compliment the estate and align with the water wise principles for planting and irrigation.
- Soft landscaping abutting the laneway should be used to soften the appearance of the laneway.
- Plants within lot boundaries should be 70% indigenous, as per suggestions below:

### Turf suggestion:



Paspalum distichum (Saltene)



Zoysia japonica 'Empire' (Empire Zoysia)

### Small to medium shrubs, up to 2m, such as:



Eremophila glabra (Emu Bush)



Grevillea 'Gin Gin Gem' (Gin Gin Gem)



Grevillea 'Seaspray' (Sea Spray)



Hakea laurina (Pincushion Hakea- to 3 metres)



Pimelea ferruginea (Rice Flower)



Scaevola crassifolia (Fan Flower)



Westringia 'Jervis Gem' (Jervis Gem)

### Groundcovers to small shrubs, less than 400mm, such as:



Banksia repens (Creeping Banksia)



Conostylis candidans (Grey Cottonheads)



Eremophila glabra 'Kalbarri Carpet'



Frankenia pauciflora (Sea Heath)



Grevillea crithmifolia (prostrate form)



Hemiandra pungens (Snake Bush)



Hibbertia scandens (Golden Guinea Vine)



Kennedia prostrata (Running Postman)



Leucophyta brownii (Cushion Bush)



Myoporium parvifolium (Creeping Myoporium)



Olearia axillaris 'Little Smokie'



Scaevola 'Mauve Clusters' (Mauve Clusters)

### Sedge and 'Strappy' plants such as:



Anigozanthos 'Bush Christmas'  
(Dwarf Red Kangaroo Paw)



Dianella caerulea (Blue Flax Lily)



Ficinia nodosa (Knotted Club Rush)



Lomandra confertifolia (Dwarf Mat Rush)



Lomandra longifolia (Mat Rush)



Patersonia occidentalis (Native Iris)

## 9.0 Other considerations

### **Site services**

All services including waste and vent pipes, refrigerant lines and cable ducts are required to be built into walls and are not to be visible from the street or adjoining properties. Check LDP's and sales information for service points prior to finalising building plans.

### **Letterboxes**

Letterboxes must be stainless steel Modena style letter boxes.

### **House Numbers**

House numbers must be wall mounted.

### **Antennas**

TV antenna, satellite dishes and other similar roof mounted detection systems must be installed away from the primary lot frontage.

### **Roof Solar Panels**

Solar panels must not be visible from streets and public open spaces unless there is no other location. In this case they must be pitched at the minimum angle allowed for their effective and safe operation.

### **Air-conditioning**

Air conditioning units should be concealed from streets and public open spaces, and located at ground level to minimise the impact on neighbours.

### **Privacy Screens**

Privacy screens should be constructed from horizontal timber or aluminium slats, from Frasers Palette.

### **Stormwater disposal**

Stormwater must be collected and disposed of within lot boundaries.

### **Clothesline**

Clothesline shall be installed no higher than fence level and shall not be visible from streets and public open spaces.