

Design Guidelines

District Open Space Frontage

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Frasers
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Direct Open Space Frontage Guidelines

1.0 Precinct Location and Vision

This precinct comprises lots with a direct frontage to public open space as shown below:



The vision for this precinct is for a contemporary built form character presenting directly onto public open space and secondary streets, which reinforces the landscape character unique to the Local Park and Foreshore sub-precincts (identified in Section 7.2 and 7.3).

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.

The front elevation must be 100% render or texture coated surface. This treatment shall return around each side of the house for a minimum of 3m. Any lots located on a corner must also have the entire secondary frontage rendered.

Secondary Street Elevation

Dwellings constructed on corner lots, shall be designed to address both street frontages, including the above 100% render requirement.

Roof Form

Roofs must be Colorbond metal deck or equivalent.

Pitched roofs must be greater than 24.43 degrees. Skillion and flat roofs are permitted.

Outdoor Living

Each dwelling is required to provide at least one external area. A mosquito screen enclosure (12m² 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

Ceilings must be a minimum of 2700mm above floor level for at least 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 external openable 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 and colours

6.1 General

Colours

Building colours should generally be light, natural, earthy and synonymous with the broader built form character of Frasers Landing. Two external wall colours must be used in the design of the dwelling from the specified palettes.

Bricks

- Standard face bricks will only be permitted to sides and rear of houses and a maximum of 30% of the front elevation, and must be selected from the specified ranges.
- Similar bricks with 'hard sharp lines' and monochromatic colours may be considered by Frasers.
- Flush joints which match the brick colour are encouraged.

Pavers

House pavers must be selected from the following range;

Austral



Cohen



Wickham

Boral



Limestone



Pewter



Morocco



Charcoal

Midland Brick

Paverstone Classic Range



Charcoal



Pewter



Morocco

Ashlar Granite Range



Amber



Graphite



Titanium

Ashlar Classic Range



Charcoal

Promenade Classic Range



Amber



Platinum



Steel Grey



Pewter



Morocco

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

Brikmakers



Tundra



Pebble Beach



Arctic



Seamist



Stormcloud

Sub-Precincts






Two sub-precincts have been identified as having unique landscape qualities and colours to which the built form needs to respond. Colours and materials must be selected from the following palettes for the various elements within each sub-precinct.

6.2 Foreshore Sub-Precinct

The location of the Foreshore Sub-Precinct is shown below:



Paint Colours

-  Dulux Pipe Clay
-  Dulux Barnfloor
-  Dulux Boycott
-  Dulux Bottlegreen
-  Dulux Poziers

Roof Cover

- Colorbond
-  Wallaby
 -  Gully
 -  Windspray
 -  Shale Grey

Garage Doors

- Colorbond
-  Wallaby
 -  Gully
 -  Windspray
 -  Shale Grey




Materials and colours must be selected from the following palettes:

Bricks

Midland Brick

- | | | | |
|---|-----------------|---|-------------------|
|  | Restoration Red |  | Black Pearl |
|  | Blackwell |  | Castle Grey Stone |
|  | Silverbirch |  | York |
|  | Copper Pearl |  | Grey Pearl |

Austral

- | | | | |
|---|-------------|---|------------------|
|  | Bowral Blue |  | Simmental Silver |
|  | Murray Grey |  | Amcretto |
|  | Brie |  | Jackson |

6.3 Local Park Sub-Precinct

The location of the Local Park Sub-Precinct is shown below:



Paint Colours

- Cargo River
- Amazon Vine
- Everglade
- Candidate
- Tarras

Roof Cover

- Colorbond
- Wallaby
 - Gully
 - Cove
 - Shale Grey







Garage Doors

- Colorbond
- Wallaby
 - Gully
 - Cove
 - Shale Grey

Materials and colours must be selected from the following palettes:

Bricks

Midland Brick

- | | | | |
|---|---------------|---|-----------------|
|  | York |  | Restoration Red |
|  | Burnished Red |  | Kalbarri |
|  | Copper Pearl |  | Limestone |

Austral

- | | | | |
|---|------------------|---|--------------------|
|  | Simmental Silver |  | Gertrudis Brown |
|  | Capital Red |  | Prevelly Limestone |
|  | Chai |  | Argyle |
|  | Toodyay |  | Hamelin |

7.0 Fences

Front Fences

When front fencing is proposed, fencing will be painted/ rendered masonry, and or visually permeable fencing, and limited to 760mm in height. These controls apply for secondary street and public open space frontages from the front fence to 3m behind the building line.

Laneway Fencing

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 and Public Open Space Fences

This Fencing must be either painted/ rendered masonry, and or visually permeable fencing such as “horizontal timber/ aluminium slats” to 1.8m maximum height. For the extent 3m behind the building line, the above front fence requirements apply.

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 complement the estate and align with the water wise principles for species selection, planting and irrigation (to be maintained by the abutting resident).
- 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)'

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



Acacia lasiocarpa (prickly- not on edge of a path)



Eremophila glabra (Emu Bush)



Grevillea crithmifolia (prostrate form)



Grevillea preissii “Seaspray” (lower salt levels)



Pimelea ferruginea (Rice Flower)



Scaevola crassifolia (Fan Flower)

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



Frankenia pauciflora (Sea Heath)



Grevillea crithmifolia (prostrate form)



Hemiandra pungens (Snake Bush)



Eremophila glabra 'Kalbarri Carpet'



Kennedia prostrata (Running Postman)



Leucophyta brownii (Cushion Bush)



Olearia axillaris 'Little Smokie'

Sedge and 'Strappy' plants such as:



Conostylis candidans (Grey Cottonheads)



Ficinia nodosa (Knotted Club Rush)



Dianella caerulea (Blue Flax Lily)



Lomandra confertifolia (Dwarf Mat Rush)



Lomandra longifolia (Mat Rush)

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. Purchasers are to check LDP's and sales information for service points prior to finalising building plans.

Letterboxes

Letterboxes must be stainless steel Modena style letter boxes and mounted on a fence or wall on the primary frontage facing public open space. Lots fronting the foreshore public space sub- precinct may have letterboxes facing the rear boundary onto mews streets.

House Numbers

House numbers must be wall mounted and mounted on a fence or wall on the primary frontage facing public open space. Lots fronting the foreshore public space sub- precinct may have letterboxes facing the rear boundary onto mews streets.

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