

# Design Guidelines

## Neighbourhood Precinct

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Fraser's  
**Landing**

[fraserslanding.com.au](http://fraserslanding.com.au)

# Neighbourhood Precinct Guidelines

## 1.0 Precinct Location and Vision

The Neighbourhood Precinct is identified below:



The vision for this precinct is to provide:

1. Greater housing choice and built form diversity within Frasers Landing.
2. A built form character that has some consistencies with other Frasers Landing Precincts.

## 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

Balconies, verandas, loggias and open porches are encouraged to streets and public reserve to provide an alternative open space on lots, which improves integration with the streetscape and community generally. Entrances and other design features should be located on the primary street or public open space frontage. Two materials or colours shall be utilised on this frontage.

Contemporary architecture consistent with other precincts within Frasers Landing is encouraged. A minimum of two architectural features shall be included on the primary frontage. These may include:

- Use of render.
- Feature wall, such as blade wall or arch.
- Portico, planter box, sill course to windows, gable or roof profile other than pitched.

### Roof Form

Colourbond roofing is encouraged consistent with other Frasers Landing Precincts, but low profile tiles selected from the specified range are acceptable.

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 (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. Garage doors should have a simple design and not be heavily profiled.

### 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

### General

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

Materials and colours must be selected from the following palettes:

### Bricks

#### Midland Brick



York



Ivory Pearl



Whitecliffe



Silverbirch

#### Austral



Charolais Cream



Brie



Chai



Collie



Hamelin

Similar bricks with 'hard sharp lines' and monochromatic colours may be considered by Frasers.

### 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



Pewter



Platinum



Morocco



Steel Grey

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

#### Brikmakers



Tundra



Pebble Beach



Arctic




Seamist



Stormcloud

## Paint Colours




	Pipe Clay
	Dieskau
	Beige Royal
	Rottnest Island
	Viridis
	Stepney
	Barnfloor

Other alternative elevation treatments are permitted, including:

- Stone, limestone or rammed earth.
- Timber battens.
- Thermal cladding or other lightweight treatments.

## Roof Cover

### Colorbond

	Surfmist
	Dune
	Windspray
	Shale Grey

### Tiles

#### Monier Prime



Abalone



Wild Rice

#### Bristle



Oyster



Portobello





Pepper



Turran

## Garage Doors

### Colorbond

	Surfmist
	Dune
	Windspray
	Shale Grey


## 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.

### Side and Dividing fences

All side and dividing fences must be of masonry or a capped Colorbond in Woodland Grey.

	Woodland Grey
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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.

## 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* (in various forms)



*Grevillea crithmifolia* (non-prostrate form)



*Grevillea preissii* "Seaspray" (lower salt levels)



*Pimelea ferruginea*



*Scaevola crassifolia*

### 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.

### **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