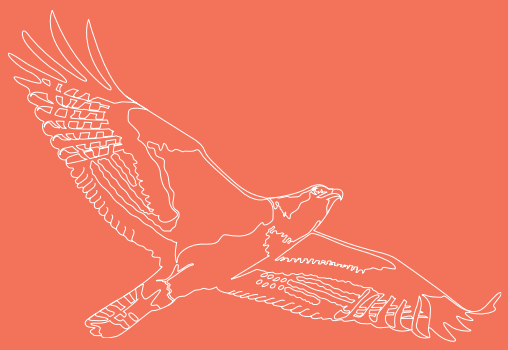
FRASERS PROPERTY

Design Guidelines
Sandpiper (Hamlet 4)



frasers landing

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Hamlet 4 Design Guidelines

1.0 Design vision

A unique urban quality is envisaged for Frasers Landing, based on the use of natural materials and colour palettes complimentary to the natural setting of the site. It is the intention to develop the built form to ensure this vision is maintained throughout the life of the project.

2.0 Covenants

Frasers Property may require purchasers to enter into protective covenants, which will include some, but not necessarily all of the matters covered in these Guidelines. The covenants should facilitate high standards of development with a consistency in approach and without limiting choice and opportunity for independent design considerations.

3.0 Detailed Area Plans

Detailed Area Plans 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 satisfy themselves with DAPs should they apply.

4.0 Approval process

Development proposed for the lots will require approval from the Developer's Approving Authority prior to lodging plans with the City of Mandurah, as follows:

1. Prepare design drawings in accordance with the Design Guidelines
2. Submit Design Guideline Checklist to Developer's Approving Authority
3. Application approved by Developer's Approving Authority representative
4. Submit Development (planning) Application to the City of Mandurah
5. Development (planning) approval received
6. Prepare detailed construction drawings
7. Submit building licence application to the City of Mandurah
8. Approval received
9. Commence construction

5.0 Built form

Streetscape

Visual articulation is required on those parts of the house seen from the public street and parklands by varying setbacks and materials. Balconies, verandas, loggias and open porches are strongly encouraged to street and parkland elevations to create a focal point and visual interest. All dwellings must address the street or public open space by way of design and main entrance, and must present as a contemporary rendered front façade. Furthermore, a wall or other building element, must conceal the roof/gutter junction for no less than 30% of the main elevation.

A maximum of 30% of the main elevation may feature face bricks from within the approved palette in the Design Guidelines.

The aesthetic presentation of elevations addressing the primary street or parkland must promote the appearance of increased building height. These elevations MUST have a minimum ceiling height of 2700mm above floor level to increase the roof plate height and to achieve a visually taller building appearance from the streetscape.

Secondary street elevation

Dwellings constructed on corner lots and to a lesser extent those with a side exposed to a laneway, shall be designed to address both street frontages.

Streetscapes: Indicative house designs

Homebuyers Centre

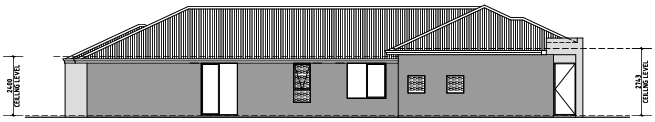
Cachet Homes

Impressions

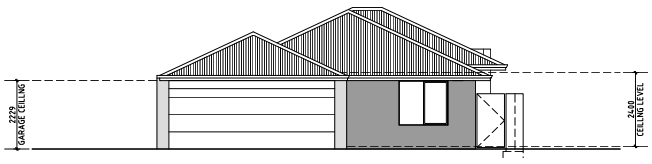
Metrostyle

Indicative elevations

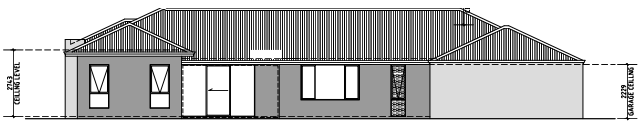
Front



Side



Rear



Side

Port Bouvard Homes

Roof form

Roofs must be Colorbond metal deck or equivalent. Flat or Shingle profile tiles from the approved selection may be used. To promote consitency, roof pitches shall be a 25 degree maximum. All roof eaves, except where nil boundaries, are to have a minimum overhang of 450mm.

Outdoor living

Each dwelling is required to provide at least one external area. A mosquito screen enclosure (12m^2 minimum) 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 set back between 0.5m to 1m from the laneway boundary.

All garage doors must have a simple design and not be heavily profiled, and of a Design Guideline approved colour or finish.

Balustrade

External balustrade on balconies must be contemporary-style metal balustrade or glass balustrade. Timber is permitted around ground floor decking.

Door and windows

Between 30% & 50% of the northern elevation should be glass.

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 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 Sustainability

Sustainability compliance should be in accordance with statutory requirements. The following encourages good passive design.

Orientation

Dwellings must be oriented to maximise winter solar access to the principle habitable living outdoor entertainment areas (face north or within 15W- 20E of north).

Maximise glazing in north facing walls with solar access (glazing area should be between 10% to 25% of the floor of the room).

Ventilation

Ensure adequate cross-ventilation to open plan living areas by providing breeze paths through each functional area.

Locate and size windows to facilitate natural direct and cross-ventilation to habitable living areas and bedrooms via maximum of one internal opening.

Shading

All windows and entrances are to be protected from direct sunlight in summer through the provision of eaves, awning and/or other shading devices.

Energy efficiency

Achieve a minimum statutory requirement when assessed when using House Energy Rating Software. A house energy assessment from a registered energy efficiency assessor must be submitted with the application for Design Guideline approval.

Fixtures and fittings

- Install 5 Star WELS rated mixer taps with in-tap flow regulators
- Install 4 Star WELS rated 4.5/3 litre dual flush toilets
- Install 4 Star WELS rated showerheads with mixer taps
- Install 4.5 Star WELS rated appliances (dishwasher, washing machines)

7.0 Building materials and colours

7.1 Materials

- Painted sand finish render or texture coated masonry walls to front elevations
- Thermawall cladding or similar
- Timber batten cladding or timber weatherboards (vertical or horizontal)
- Combination of painted rendered masonry and lightweight cladding to façade
- Natural stone, limestone or rammed earth

Face 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 following range:

1 course:

Austral

Collie

Red Smooth

Hamelin

Fremantle

Paddington

Boral

Tuscan

Seville

Milano

Burnished Red

Midland Brick

Clay Range

Silverbirch

Tammin

Blackwell

 Cream Mexi

Red Smooth

Granite Sett (PSR)

Concrete Range

Desert Stone

Ebony Stone

Limestone

Castle Grey Stone

2 course:

Brikmakers

Aurora Range

Tourmaline

Brindle

Galena

Stirling Range

Roebuch

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

Flush joints which match the brick colour is encouraged.

Pavers

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

House pavers must be selected from the following ranges:

Austral

Cohen

Wickham

Boral

Limestone

Pewter

Morocco

Charcoal

Brikmakers

Tundra

Pebble Beach

Arctic

Seamist

Stormcloud

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

Alternative pavers may be considered by Frasers.

Roof Tiles

Flat or shingle roof tile must be from the following range:

Monier

Horizontal Range

Abalone

Barramundi

Oyster

Stirling Elegant Range

SohoNight

Nullarbor Range

Delta Sand

Slate Grey

Bristile

Planum Range

Oyster

Slate

Visum Range

Slate

Grey Vermont

7.2 Colours

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

Frasers Landing palette

The design of the dwelling must use two external wall colours (no more or less), chosen from the

following ranges:

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

Wallaby

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

Please refer to manufacturers' colour guides for accurate colour references.

Window frame colour must be Silver lustre grey or equivalent.

Alternative colours which comply with the Frasers Landing palette may be considered by Frasers.

8.0 Fences

Front fences

When front fencing is proposed, and to maintain an open ambience, fencing will be painted and rendered masonry, and or visually permeable fencing, and limited to 760mm in height.

Laneway fences

To enclose the rear yard, construction is to feature either painted/rendered masonry, or visually permeable fencing such as horizontal timber/aluminium slats to 1.8m maximum height.

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.

Dividing fences

All fences dividing adjoining properties shall be 1.8m maximum height and of masonry or a capped Colorbond fencing system in one of the following colours:

- Woodland Grey

Colorbond fencing must not be seen from the street and 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.

Fencing material

Colorbond capped metal, corrugated fibre cement, brushwood or timberlap fencing is not permitted to front or rear fences, dividing fences in front of the building line or secondary street fences.

9.0 Landscaping

Front and rear gardens within lot boundaries shall compliment the estate and align with the water wise principles for planting and irrigation.

Landscaping to front and rear verges outside of lot boundaries will be implemented by Frasers Property's landscape consultant and will align with the water wise principles for planting and irrigation.

Territorial definition to the front elevation shall be defined through the use of planting and low walls.

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 candicans (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)

Myroporum parvifolium (Creeping Myoporum)

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)

10.0 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.

Water Meters

Water Corporation approved submeter must be installed.

Letterboxes

Letterboxes must be stainless steel Modena style letter boxes and wall mounted on the laneway fence.

House numbers

House numbers must be wall mounted on the laneway fence and not less than 150mm high, in stainless steel.

Store rooms and outbuildings

Each dwelling is to have a store room with a minimum area of 4m^2 provided under the main, or garage roof. Separate outbuildings visible from any public area are required to be constructed of wall and roof materials to suit the main dwelling.

Antennas

No TV antenna, satellite dishes and other similar roof mounted detection systems are permitted. Underground fibre optic cabling is included.

Roof solar panels

Solar panels must not be visible from public spaces unless there is no other location for effective installation. 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 located at ground level to minimise the impact on neighbours, and be concealed from streets and public areas.

Privacy screens

Privacy screens should be constructed from horizontal timber or aluminium slats, from the Frasers Landing palette.

Stormwater disposal

Stormwater must be collected and disposed of within lot boundaries.

Security system

An alarm system should be included.

Clothesline

Clothesline shall be installed no higher than fence level and shall not be visible from public areas.

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