

# DESIGN GUIDELINES

June 2023





# Design Guidelines

## 1.0 Introduction

### 1.1 Project Vision

Welcome to Frasers Landing, a riverside gem offering an idyllic lifestyle surrounded by nature and located just minutes from the amenities of Mandurah. The project is set within a tranquil 52ha bushland community and sits on the banks of the peaceful Serpentine River.

These design guidelines will help you create a home at Frasers Landing that is consistent with the project's vision and give you an idea as to what your neighbourhood will be like. The design guidelines will also provide you with ideas for the design of your home and how it presents to your surrounding neighbourhood.

Purchasers at Frasers Landing are required to enter into restrictive covenants as part of your sales process. These covenants will include some, but not necessarily all the matters covered in these design guidelines. These covenants will assist in facilitating high standards of development across Frasers Landing, with a consistency in approach and design outcomes without limiting the opportunity for personal choice.

If a restrictive covenant is inconsistent with a requirement under the Design Guidelines, then unless otherwise determined and approved by Frasers Property Australia (FPA) (at FPA's absolute discretion) the requirement under the Design Guidelines will prevail to the extent of the inconsistency.

Local Development Plans have also been prepared as part of the subdivision planning approval process for the project and these plans illustrate elements such as building envelope locations, outdoor living area and garage locations. Each resident and their builder should ensure that they review and comply with the Local Development Plans.

## 2.0 The Developer Approval Process

Each purchaser has been provided with a copy of the Frasers Landing design guidelines as part of your Contract of Sale. It is recommended that a copy of these Design Guidelines is forwarded through to your builder, so that they can ensure that your home design complies with them.

Moving forward, the design guideline approval process is:

1. Prepare your home design drawings in accordance with the Frasers Landing Design Guidelines.
2. Submit the 'Design Guideline Application' to Frasers Property Australia.
3. If required, comments will be provided back to you, or your plans will be approved.
4. Prepare detailed construction drawings.
5. Submit a Building License Application to the City of Mandurah.
6. Approval received.
7. Commence construction.

It is important to note that each home at Frasers Landing will require approval from Frasers Property Australia, prior to lodging a building license application with the City of Mandurah. Alternative home designs and/or departures from these design guidelines will be considered at Frasers Landing based on their architectural merit.

An approval issued under these Design Guidelines is not an approval under the requirements of the Building Act, or any other Act or Regulation. The documents provided have not been checked for compliance with structural, health, or planning requirements, or for the suitability of the building for the use to which it may be intended. Accordingly, Frasers Property Australia, its Architects, and/or its employees or representatives do not accept responsibility for the suitability or soundness of construction of the completed buildings of the associated site development works.



## 3.0 Your Home

### 3.1 Building Setbacks

Building setbacks are controlled by the local council, with reference to the R codes and the Local Development Plan requirements applicable to your lot. It is recommended that your builder is familiar with these documents to maximise the opportunities that these documents provide.

### 3.2 Building Front Façade

Visual articulation of a home's front façade is important at Frasers Landing. Balconies, verandas, and porches are encouraged to each home's front façade, as they improve the relationship between the streetscape and the community generally. Front entrances to the home should be located on the primary street and/or fronting onto public open space.

Contemporary architecture throughout Frasers Landing is encouraged and to ensure that each home complements this character, a minimum of two architectural features are to be included to the primary frontage. These may include:

- Feature elements such blade walls or arches.
- The use of balconies, verandas, decking, and porches.
- Portico, planter box, sill course to windows.
- The use of coloured render or a texture coated surface to the front façade.
- Feature brickwork.
- Timber, stone or metal cladding, and/or other materials considered on their merit by Frasers Property Australia.

Where the front elevation includes coloured render or a texture coated surface, this treatment shall return around each side of the house for a minimum of 3 metres.

### 3.3 Corner Lots

Homes located on corner lots are required to address both street frontages by including the primary elevation features onto the secondary street elevation forward of the side boundary fence.

### 3.4 Balustrade

External Balustrade on first floor balconies is to be wrought iron or glass panels, whilst timber is permitted around ground floor decking.

### 3.5 Roof Form

Colorbond roofing is encouraged for all roofs throughout the project, although low-profile tiles are acceptable.

Pitched roofs must have a minimum roof pitch of 24 degrees, whilst skillion or concealed roofs behind parapets must have a roof pitch of no greater than 15 degrees.

### 3.6 Outdoor Living / Mosquito and Insect Management

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.

In addition, it is required that:

- All external openable doors and windows must be fitted with approved insect screens.
- 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.

### 3.7 Garages

Open carports are not allowed throughout Frasers Landing and all installed garages must have a low-profile sectional roller door.

Where your home is serviced by a rear laneway, the garage or carport must be accessed from the laneway. Garages and carports shall be setback between 0.5 metre to 1 metre from the laneway boundary and garage doors must have a low-profile sectional roller door.

### 3.8 Door & Windows

Reflecting mirror tinted glass doors and windows are prohibited throughout Frasers Landing.

Where flyscreens and/or security screens are installed, they are to match the surrounding door and/or window frame colours and to include dark coloured mesh.

### 3.9 Front Façade Height

In specific nominated locations throughout Frasers Landing, a visually taller building appearance to the front elevation is required. This may be achieved through ceiling heights of 31 courses (standard brick) above floor level for at least the front elevation, use of projecting blade wall (minimum 500mm in width projecting at least 300mm above the eaves) and higher eaves to create the illusion of having 31+ course ceiling. Other features creating visual interest and height may also be accepted. These locations are on Landings Boulevard and Lakewood Parkway and are identified on your sales plan.

## 4.0 Building Materials and Colours

### 4.1 General

Throughout Frasers Landing, 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.

When submitting your design guideline application for approval, you are required to nominate both the product type and colour selection for the following items:

- Brickwork
- Pavers
- Driveway
- Crossover
- External paint colours
- Roofing material
- Garage door

Please refer to Appendix 1 for example colour palettes to assist with selections.

## 5.0 Fences

### 5.1 General

Fencing is an important feature to the overall presentation of Frasers Landing and as such, Frasers Property Australia will provide rear and side boundary fencing to each home, provided the home is compliant with these design guidelines and that it has been constructed within 18 months of settlement.

Frasers Property Australia recommends you contact our Customer Care Manager 8 weeks prior to the completion of your house construction to schedule installation of rear and side boundary fencing.

Where the developer has constructed a fence, entry statement or retaining wall, it must be maintained by the owner to the standard to which it was constructed and must not be modified without prior written consent of the developer.

Retaining walls visible from the street or a public space must be constructed of materials matching those provided by the developer (unless otherwise approved by Frasers Property Australia). Pre-cast concrete "panel and post" retaining walls are not permitted.

Return fencing and gates (between side boundary fencing and the dwelling) are not provided by Frasers Property Australia. These are to be a maximum height of 1.8m high and must complement the dwelling. If returns or gates are Colorbond, the colour must be "Woodland Grey and/or Grey Ridge"

### 5.2 Front Loaded Lots

All rear and side boundary fences shall be a Woodland Grey or Grey Ridge Colorbond and 1.8m high.

Colorbond side boundary fencing is not permitted to extend past the furthest forward front building line of the home. For corner lots, side boundary fencing is not permitted forward of the building line or within 4m from the truncation.

Front boundary fencing is not provided by Frasers Property Australia.

The owner is permitted to install front fencing which does not exceed 1.2m in height and is a minimum of 50% visually permeable. Materials and colours must be consistent or complementary to the primary street façade finishes. Fencing designs are to be submitted to Frasers Property Australia for approval.

Front gates are not provided by Frasers Property Australia. Where desired, front gates must be of the same material, style, and colour as the pre-determined front fencing infill and at the owner's expense.

### 5.3 Rear Loaded (Laneway) Lots

All rear and side boundary fences shall be a Woodland Grey or Grey Ridge Colorbond and 1.8m high.

Unless otherwise shown on the stage sales plan, front boundary fencing and gates are not provided by Frasers Property Australia.

The style of front fencing and front gates provided by Frasers Property Australia to specific rear loaded (laneway) lots shown on the stage sales plan is predetermined for each specific lot by Frasers Property Australia and is permeable aluminium blade fencing and changes are not permitted.

Colorbond side boundary fencing shall not extend past the furthest forward front building line of the home.

If front fencing has been provided by the developer, purchasers are permitted to install 1.2m Colorbond or open style blade fencing of the same style as the front fencing, from the front boundary to the 1.8m high Colorbond fence.

Where designated landscape zones are identified on a Local Development Plan (LDP), rear boundary fencing required for lots wider than 6m and narrower than 10m shall be setback a minimum of 0.3m behind the garage.

## 6.0 Landscaping

### 6.1 Landscaping Requirements

Front landscaping to each home is an important feature to the overall presentation of Frasers Landing. As such, Frasers Property Australia will provide front landscaping to each home, provided it is compliant with these design guidelines and the terms of your Contract.

This landscaping excludes all hardscape elements (driveways, paths etc) and any landscape furniture items such as letterboxes, ornamental features and landscape furniture.

Front and rear gardens within lot boundaries shall complement the estate and align with the water wise principles for species selection, planting and irrigation

Local Development Plans (LDP) are prepared for lots within the Frasers Landing estate to ensure appropriate development on these lots and to facilitate variations to the Design Guidelines. The City of Mandurah adopts LDP's under the provisions of TPS 12. The LDP will control specific design elements such as parking, access, fencing, private open space, orientation of dwellings and landscape zones. In the event of there being any inconsistency or conflict between any provision, requirement or standard of these design guidelines and an approved LDP, the LDP shall prevail.

In accordance with the LDP specified for specific rear loaded (laneway) lots as noted on the Sales Plan, the Developer will install a tree (type to be determined with the City of Mandurah) in each lot's designated landscape zone. The tree will be provided following the completion of construction of each home on an individual lot basis.

#### 6.1.1 Street Trees

Any street tree provided by Frasers Property Australia is not permitted to be moved or removed without the prior consent of Frasers Property Australia. If a street tree provided by Frasers Property Australia is damaged or is permitted to die, Frasers Property Australia reserves the right to recover funds from the lot owner to replace the street tree.

#### 6.1.2 Paving

Paving must not be the predominant feature and must be balanced within the overall combination of turf, garden bed and paving.

#### 6.1.3 Soil Conditioning

Soil conditioner must be incorporated into the soil before laying turf and planting garden beds.

#### 6.1.4 Garden Beds

Mulch must be laid to all garden beds at a minimum thickness of 50mm. For rear loaded (laneway) lots, the area between the laneway boundary and rear fencing must be landscaped as part of the landscaping incentive package. For side verge landscaping, turf is the preferable treatment. Where garden beds are proposed, mulch must be combined with dense planting.

#### 6.1.5 Irrigation

The irrigation system must include a multi-station programmable controller with a minimum of six stations so it can also service the rear yard. Drip system irrigation must be used for all garden beds.

#### 6.1.6 Prior Landscaping Preparation

##### Front Loaded Lots

A PVC conduit of 90mm or larger must be installed under the driveway to enable irrigation to be fed to either side of the driveway. This conduit needs to be installed prior to the driveway being laid/poured and should be discussed with your builder at prestart

##### Rear Loaded Lots

A PVC conduit of 90mm or larger must be installed where required to enable irrigation to be fed to the rear laneway landscaping bed. This conduit needs to be installed prior to the house slab being poured and should be discussed with your builder at prestart.

#### 6.1.7 Landscape Maintenance

The ongoing maintenance of landscaping to the front and rear of each lot (including verges and rear laneway garden beds and if specified to the laneway by the LDP in the form of a Landscape Zone) is the responsibility of the lot owner. The lot owner is not to permit these areas to become overgrown or to fall into a state of disrepair. The ongoing maintenance of street trees, including pruning, is the responsibility of the lot owner.

## 7.0 Other considerations

### 7.1 Site Services

All building services, including waste and vent pipes, plumbing lines and cable ducts are required to be built into each homes walls and are not to be visible from the street or adjoining properties.

### 7.2 Antennas

TV antenna, satellite dishes and other similar roof mounted systems must be installed away from the home's front façade.

### 7.3 Roof Solar Panels

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

### 7.4 Air-conditioning

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

### 7.5 Clotheslines

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

### 7.6 Letterboxes

Letterboxes are to be finished in materials and colours that complement each homes appearance. They should either be integrated into the front fence, rear laneway wall or be free standing pillar style.

Novelty style letterboxes will not be approved.

### 7.7 House Numbers

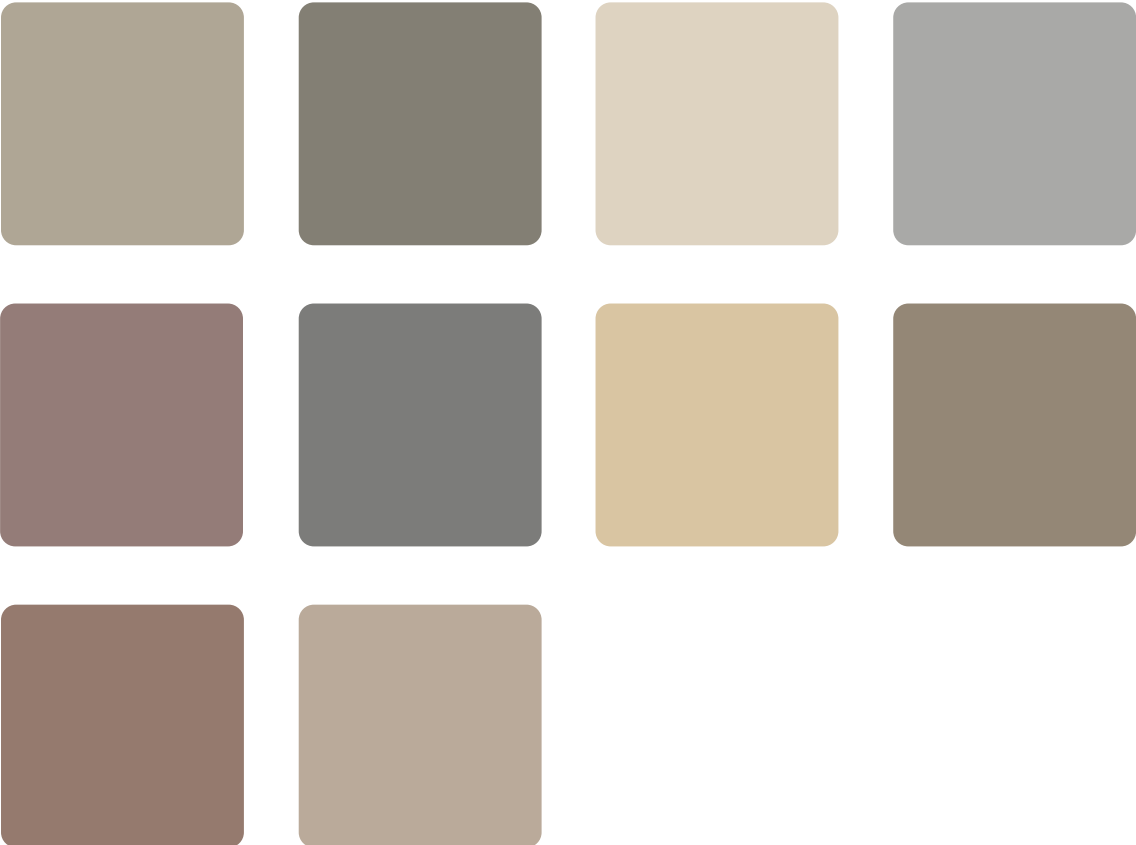
House numbers should be either wall mounted and/or mounted on the front fence or the wall of each home's primary frontage. In some instances, homes that are accessed via a rear laneway may have their house numbers facing the lots rear boundary.



# Appendix – Colour References

Please find below examples of colour palettes across the various building materials to assist with your selections. Predominant building colours should be light, natural, earthy and synonymous with the broader built form character of Frasers Landing.

## House Pavers - Colour Range





# Colour References (continued)

## Crossover Pavers - Colour Range

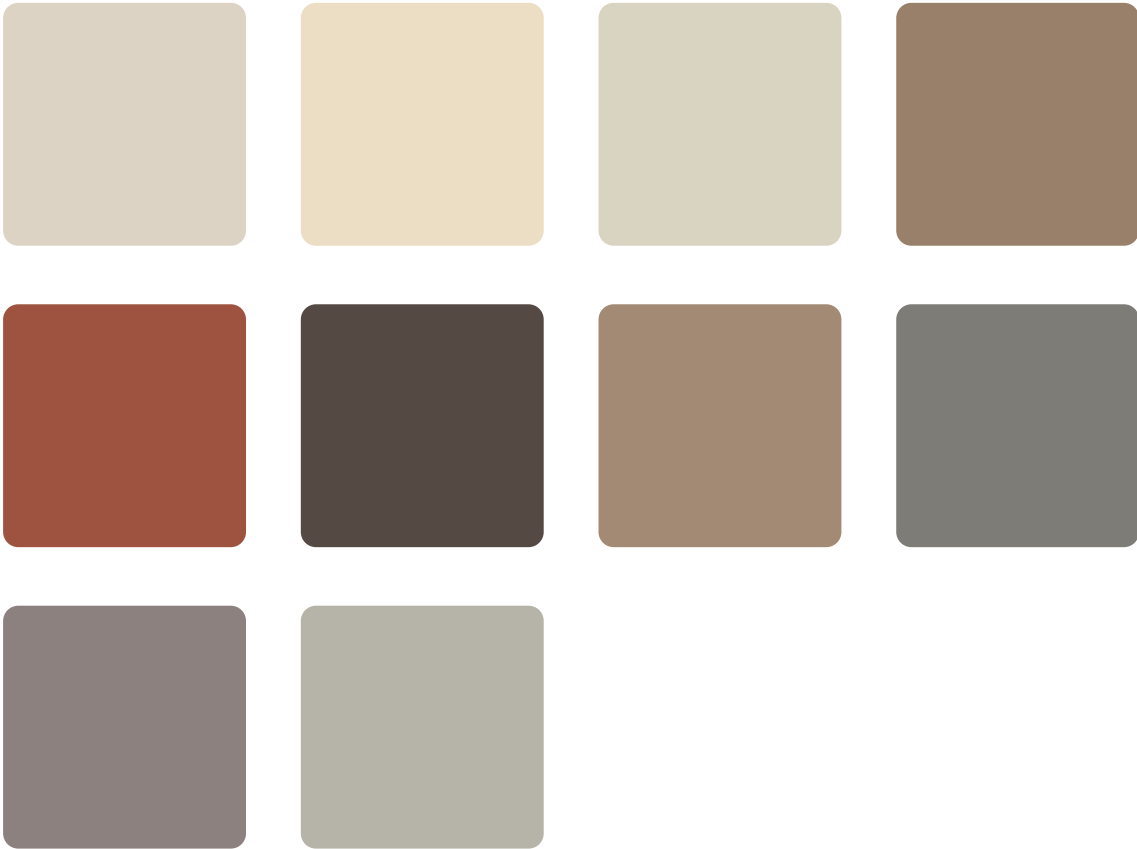
The crossover must be exposed aggregate Midland Brick Tundra pavers or very similar in colour and texture to the Tundra paver style shown in the samples below. Alternative exposed aggregate pavers may be considered by Frasers Property Australia.





## Colour References (continued)

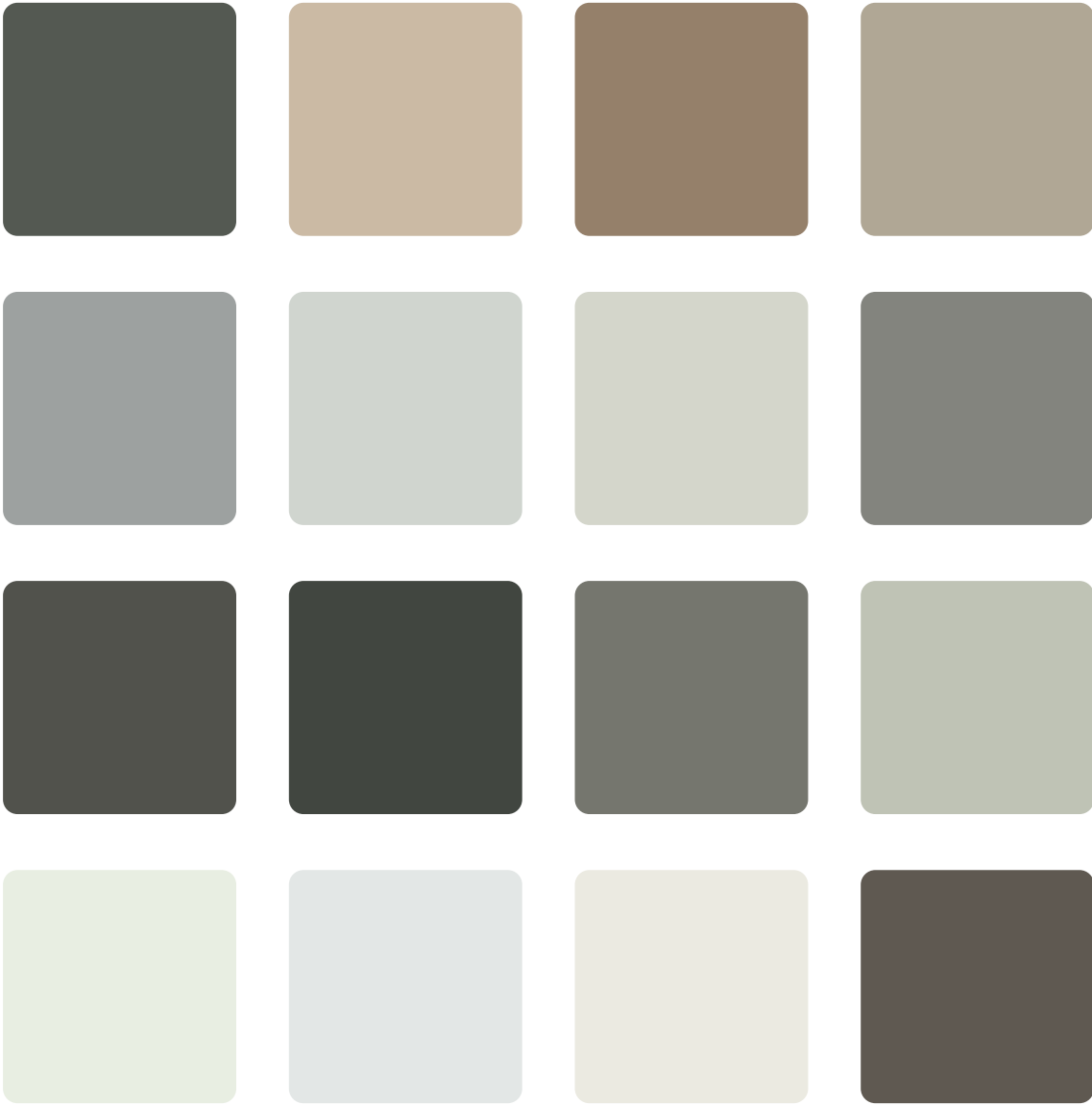
### Bricks - Colour Range





## Colour References (continued)

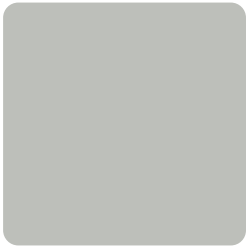
### External Wall - Colour Range



# Colour References (continued)

## Roof - Colour Range

Colorbond



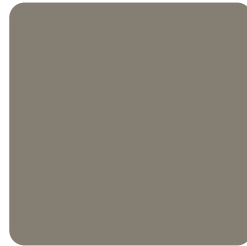
Shale Grey



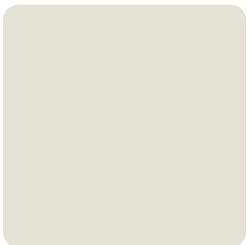
Windspray



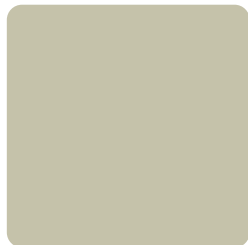
Wallaby



Gully



Surfmist



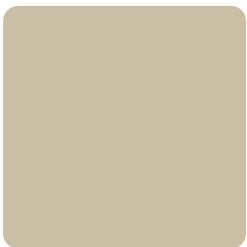
Evening Haze



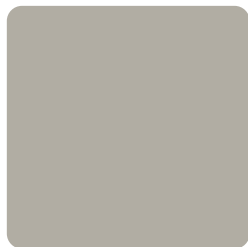
Basalt



Shale Grey



Paperbark



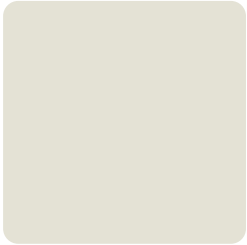
Dune



# Colour References (continued)

## Garage Door - Colour Range

Colorbond



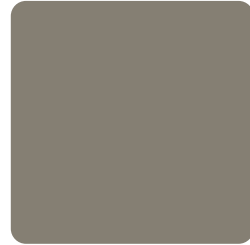
Surfmist



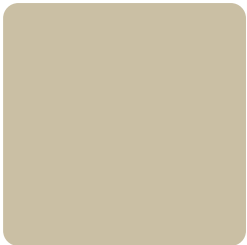
Evening Haze



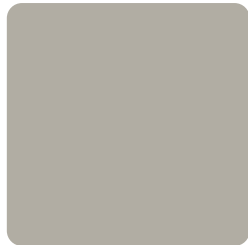
Wallaby



Gully



Paperbark



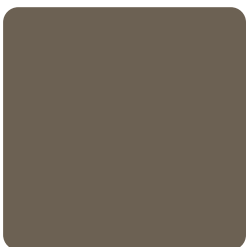
Dune



Windspray



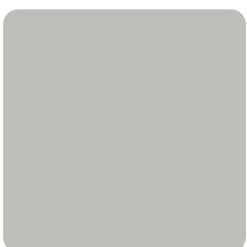
Shale Grey



Jasper



Woodland Grey



Shale Grey



Ironstone

# Frasers Landing Design Guide Application

**Property Address:**

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**Owner's Name:**

**Owner's Contact Details:**

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**Builder's Name:**

**Builder's Contact Details:**

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The following documents must be submitted to Frasers Property Australia for assessment prior to lodging house plans with the City of Mandurah. These can be emailed to: [designreview@frasersproperty.com.au](mailto:designreview@frasersproperty.com.au)

## Architectural Plans

**Site plan** \_\_\_\_\_

Identifies the lot number, area, boundary dimensions, existing service pits, poles, street trees etc, dwelling outline (including upper storey), setbacks to all boundaries, driveway, paved areas, location of meters, services, a/cond, hot water services, fencing etc.

**Floor plans** \_\_\_\_\_

Showing decks, balconies, overall dimensions, setbacks, etc including all external changes of wall direction, all external openings clearly shown.

**Elevations** \_\_\_\_\_

Indicating all proposed wall finishes and external features, all windows, doors and sun shading structures and ridge heights above ground and proposed material and colour selections.

**Materials Selection Table** \_\_\_\_\_

Identifying all proposed material selection and colours for external walls, face bricks, pavers (paths, driveways & crossover), colourbond roof, tiled roof, garage door, front door, eaves lining/trims, balustrading, decks and doors & window frames.

## SUBMITTED

**Owner signature**

**Date**

The information provided here is made in good faith and does not form an offer, guarantee or contract. The selection of home designs is subject to approval by Frasers Property. All specifications are subject to change and are indicative only. The Seller and its agents do not warrant the accuracy of the information contained in the Design Guidelines Checklist and do not accept any liability for any error or discrepancy. Prospective buyers should only rely on their own enquiries and the contract for sale.