



CREST

*at Landsdale*

DESIGN GUIDELINES

STAGES 1, 2 & 3

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FIGURE 1.0 ESTATE PLAN (Not to scale)

# 1. INTRODUCTION

## WELCOME TO CREST

### 1.1 LOCATION

Crest is an exciting new residential estate, masterplanned and developed by the Prime Group. The former market garden site is situated in the established residential suburb of Landsdale which is less than 15 KM North of Perth and just 2km from the nearest local Town centre within the local government area of the City of Wanneroo.

The site is situated at the corner of Rangeview Road and Kingsway with lots fronting directly onto future public open space, and a playground. The residential estate will be home to over 80 lots ranging from traditional, cottage, squat to group housing lots. The masterplan has been designed as a close-knit residential community with a coherency between housing and local landscaping whilst still having connection with the surrounding existing residential estates.

### 1.2 DESIGN VISION

The vision for Crest is to create a residential estate with diverse housing products that address the local context and supports community interaction.

The built form at Crest residential estate is derived from the contemporary interpretation of the local vernacular style. Using design elements such as pitched roofs, porches, verandahs combined with different wall materials and use of colors will help create a common syntax and built form which will run through the development. This becomes a common vernacular language and creates a sense of place and belonging across the whole residential estate.





# 2. AIM AND METHODOLOGY

## 2.1 AIM OF DESIGN GUIDELINES

The aim of these design guidelines is to ensure that all the homes at Crest residential estate are built to promote diversity in the housing style and compatibility with its immediate streetscape and the whole residential estate.

All proposed developments shall comply with all the requirements outlined in the Residential Design Codes of Western Australia (R-Codes).

These design guidelines are applicable to all the residential lots within Crest residential estate as shown in figure 1.0.

During the course of the development, these design guidelines may change. Restrictive covenants on title will not support these design guidelines.

## 2.2 METHODOLOGY

These design guidelines are divided into two main sections:

***Design objective:***

Outlines the design intent and preferred outcome.

***Criteria:***

Applicants shall comply with specific criteria in order to obtain approval from the developer. It should be noted that the nominated builders for the development will be provided with a copy of these design guidelines.

# 3. RELEVANT DOCUMENTS

## 2.1 STATUTORY DOCUMENTS

These design guidelines shall be read in conjunction with other documents such as any conditions of sale and the latest statutory documents, including the following:

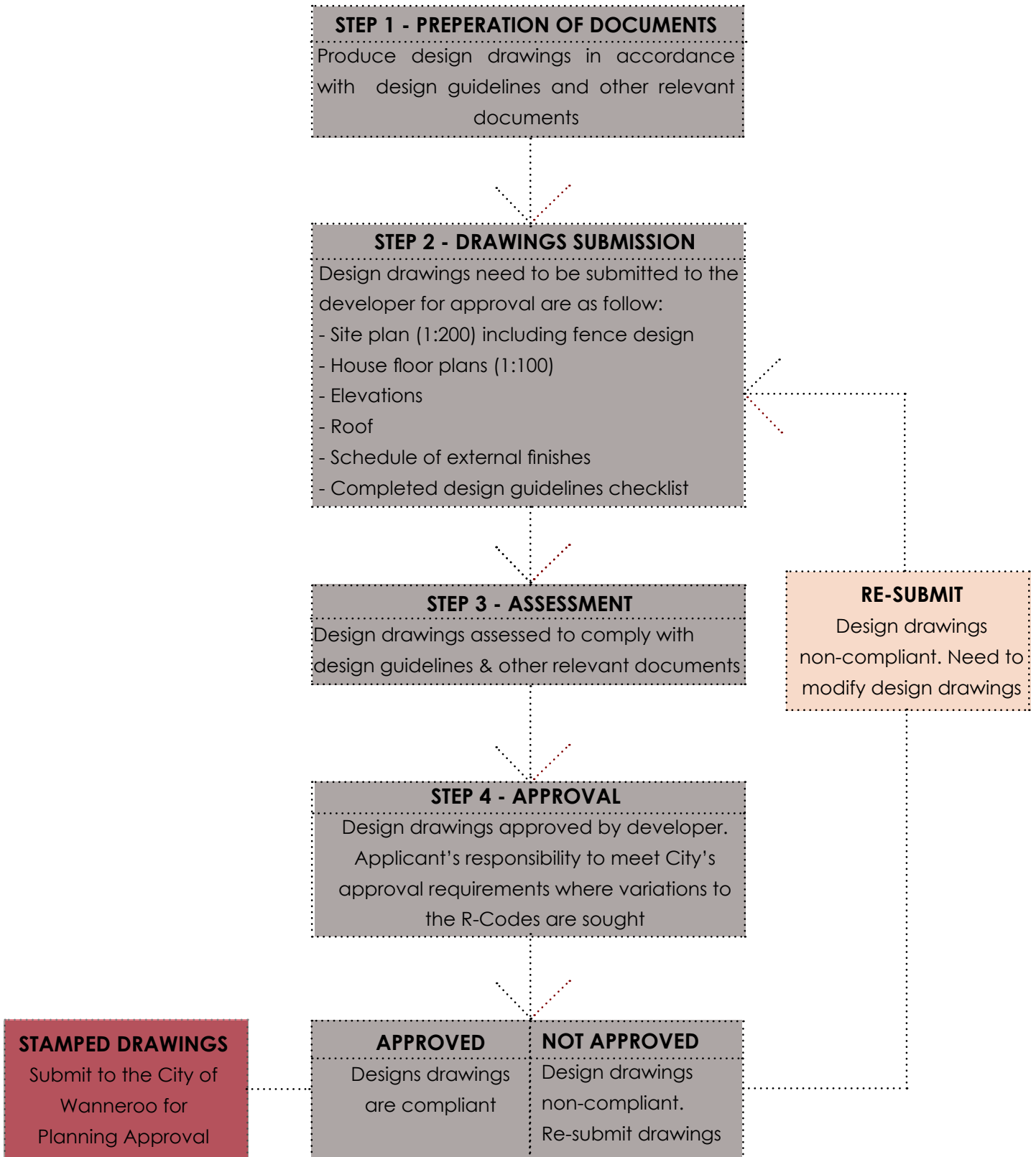
- National Code of Construction (NCC)
- Planning and Development (Local Planning Schemes) Regulations
- Residential Design Codes of Western Australia (R-Codes)
- City of Wanneroo Town Planning Scheme
- City of Wanneroo Planning Policies

All proposed designs require approval by the developer prior to submission to the City of Wanneroo for planning and building permit approvals.

Please note that developer's approval acknowledging design guidelines compliance does not guarantee approval from the City of Wanneroo.

# 4. APPROVAL PROCESS

The following flow chart outline the process to build your new home at Crest residential estate.







# 5. BUILT FORM

## 5.1 BUILT FORM STYLE

The built form style of Crest residential estate should reflect a contemporary vernacular architecture which is existing to Landsdale's urban fabric. All elevations visible to the public will be required to include a level of detailing and articulation which will look appealing from the street. Blank, bland and bulky facade will not be supported. The front elevation should consist of a layering of walls finishes as described in section 5.4 *WALLS AND OVERALL HEIGHT*

### *Objective:*

- To ensure that the built form style of each individual home is consistent and maintained throughout the entire residential estate. The built form style should contribute and complement the visual aesthetic and interest of its immediate surrounding and streetscape.

### *Criteria:*

- All homes shall incorporate either a porch / portico or verandah to clearly identify the front entry point.
- Front entry to each home should be clearly visible from the street.
- Fencing and landscaping should be designed to complement the street elevation.
- Streets elevations should be visually appealing through articulation into the floor plan design.
- Street elevations shall incorporate major opening(s) to habitable rooms which will also provide passive surveillance to front garden and streets.
- Built form style for street elevations shall include a composite of wall colours, finishes and materials.

# 5. BUILT FORM

## 5.2 STREETScape REQUIREMENTS

To achieve community orientated streetscape each home should be designed to express individuality as a separate visual entity from its neighbours and a sense of belonging to the streetscape. Streetscape should be designed to address specific amenity such as public open space and public spaces.

*Objective:*

- To ensure that the streetscape elevation contributes to the visual interest of the overall residential estate.

*Criteria:*

- Identical house type with similar street facades and colour and material scheme shall not be constructed in close proximity and must be separated by a minimum of four homes in any direction.
- Where repeated floor plan design occurs within the same street, these shall differ through the incorporation of variances in wall and roof materials, finishes and colours.

## 5.3 SECONDARY STREET ELEVATIONS

Homes located on corner lots and with a side or rear boundary facing public spaces or a public open space must be designed to address both street frontages and to encourage passive surveillance by incorporating major opening(s) to habitable rooms.

*Objective:*

- Secondary street elevations need to address the streetscape and be designed with a minimum level of articulation and visual interest in the facade.

*Criteria:*

- Secondary elevation should read as a continuation of the front elevation by incorporating elements of articulation or change in wall materials for a distance of minimum 20% of the overall length of the building.
- Fencing and landscaping should be designed to complement built form. Minimum 20% of boundary length to have low (max 1.2m high fence) and visually permeable fencing.

# 5. BUILT FORM

## 5.4 WALLS AND OVERALL HEIGHT

Walls are the most visible design element in any home and will consist of a combination of face and rendered brick work and cladding materials. Feature walls create a contemporary aesthetic and are often used to balance the proportions of facades. These dominant features can be painted in a contrasting colour or built of a different material to the recessive walls beyond. The front elevation should consist of a layering of wall finishes as outlined in section 6. *COLOURS AND MATERIALS PALETTE*.

*Objective:*

- To ensure the scale and design of the dwelling contributes to the visual appeal of the streetscape within the development and minimise the environmental impact against surrounding homes.

*Criteria:*

- Boundary wall heights and maximum height of a detached dwelling as prescribed in the Residential Design Codes (R-Codes).
- External walls visible from public view and fronting onto public space must limit the use of face brick only as feature or highlight element and be finished in acrylic render or painted sand finish render.

## 5.5 ROOF FORMS

Roof forms are to provide visual interest and enhance the built form design of the dwelling. The roof colours and materials need to be selected from Appendix 2- Colour and Material Schemes.

*Objective:*

- To ensure that the roof design complements the built form style of the dwelling and contributes to the visual interest of the streetscape elevation.

*Criteria:*

- Roof pitch should be a minimum pitch of 25 degrees.
- Roof must be constructed of masonry, terracotta tile or slate or non reflective metal roofing material.
- Roof design should be limited to pitched roofs, gable roof (minimum pitch of 32 degrees) and skillion roof (minimum pitch of 5 degrees)
- Roof gutter and rain water head should match with the roof colour.







# 6. COLOURS & MATERIALS PALETTE

## COLOURS PALETTE

### 6.1 EXTERNAL COLOURS PALETTE

A colour palette should be derived from the natural landscape and flora common to the Landsdale area. Consideration must also be given to local housing examples. Each of the colours has been selected to create a sense of coherency and identity across the new Crest at Landsdale residential estate.

*Objective:*

- To create a cohesive residential development, colour schemes have been introduced with all external colours and finishes derived from the palette included in these design guidelines. Each of the elements in the colour scheme have been carefully selected to enhance the visual aesthetic of the built form environment and overall streetscape.

*Criteria:*

- The proposed drawings must include the selected colour and material scheme.

See Appendix 2: Colour and Material Schemes

# 6. COLOURS PALETTE

## External Paint Colour Selection



## EXTERNAL COLOURS PALETTE

### Colour Matrix Reference:

No.	Supplier	Colour	Code	No.	Supplier	Colour	Code
01	Solver Paint	Ground Mist	17.20	09	Solver Paint	Cave	23.20
02	Solver Paint	Botany Grey	50.50	10	Solver Paint	Alabaster	51.10
03	Solver Paint	Tuz Lake	46.70	11	Solver Paint	Eclipse	20.70
04	Solver Paint	Tempest	17.50	12	Solver Paint	Cotton Grey	18.20
05	Solver Paint	Comet Dust	18.40	13	Solver Paint	Earth Child	20.20
06	Solver Paint	Cloudy Sky	49.40	14	Solver Paint	Gretna	50.40
07	Solver Paint	Colorbond Surfemist	80.20	15	Solver Paint	True Grit	79.10
08	Solver Paint	London Fog	49.50				

# 6. COLOURS & MATERIALS PALETTE

## MATERIALS PALETTE

### 6.2 EXTERNAL MATERIALS PALETTE

To avoid a visually conflicting architectural character, a controlled materiality and consistent facade treatment is critical to create a coherent development. Chosen materiality should reflect the region and locality and simple compositions conceived for the facades shall be executed with the use of simple, regulating architectural lines.

*Objective:*

- To create a cohesive residential development, colour schemes have been introduced with all external colours and finishes derived from the palette included in these design guidelines. Each of the elements in the colour scheme have been carefully selected to enhance the visual aesthetic of the built form environment and overall streetscape.

*Criteria:*

- The proposed drawings must include the selected colour and material scheme.

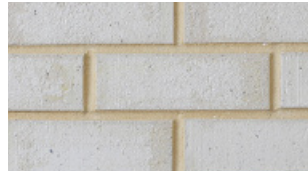
See Appendix 2: Colour and Material Schemes

# 6. MATERIALS PALETTE

## General Brickwork Selection



B01



B02



B03



B04



B05



B06



B07



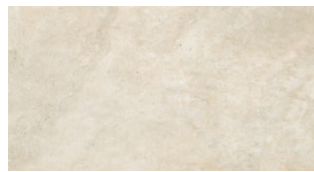
B08

No.	Product	Colour/Type
B01	External Face Brick	Nouveau Grey/ 1C
B02	External Face Brick	Toolonga/ 1C
B03	External Face Brick	Loogana Limestone/ 2C
B04	External Face Brick	Tamala/ 1C
B05	External Face Brick	Bremer Bay/ 2C
B06	External Face Brick	Wellbourne Blend
B07	External Face Brick	Bullara/ 2C
B08	External Face Brick	Shale/ 2C

## Feature Cladding Selection



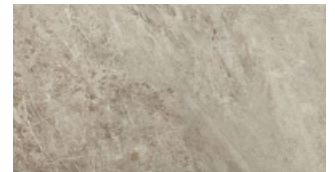
C01



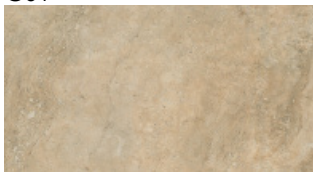
C02



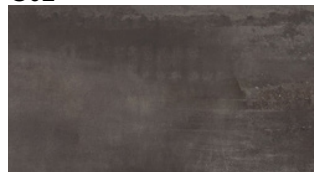
C03



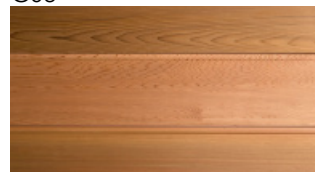
C04



C05



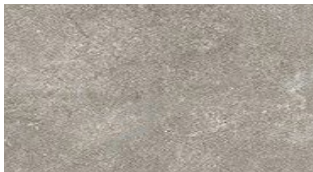
C06



C07



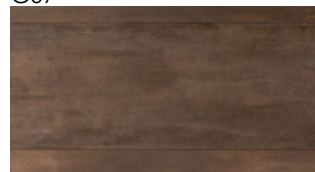
C08



C09



C10



C11

No.	Product	Colour/Type
C01	Feature Cladding	Treverage Beige Timber look / Tiles
C02	Feature Cladding	Pietra Tibertina Beige/ Tiles
C03	Feature Cladding	Sensi arabesque Stone / Tiles
C04	Feature Cladding	Symthony Grey/ Tiles
C05	Feature Cladding	Pietra Tiburtina Noce/ Tiles
C06	Feature Cladding	Interno 9 dark/ Tiles
C07	Feature Cladding	Timber Shiplap stained espresso syrup/ Cladding
C08	Feature Cladding	Ecowood Jacaranda Patina/ Tiles
C09	Feature Cladding	Memory Mood Keen / Tiles
C10	Feature Cladding	Terramix Bianco/ Tiles
C11	Feature Cladding	Interno 9 Rust Nat/ Tiles

# 6. MATERIALS PALETTE

## Colorbond Roofing Selection



R01



R02



R03



R07



R04



R05



R06

No.	Product	Colour
R01	Colorbond Custom Orb Roofing	Surfmist
R02	Colorbond Custom Orb Roofing	Monument
R03	Colorbond Custom Orb Roofing	Woodland grey
R04	Colorbond Custom Orb Roofing	Evening Haze
R05	Colorbond Custom Orb Roofing	Ironstone
R06	Colorbond Custom Orb Roofing	Windspray
R07	Colorbond Custom Orb Roofing	Shalegrey

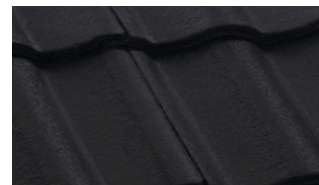
## Concrete Roof Tiles Selection



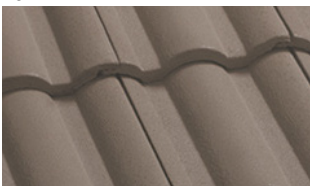
T01



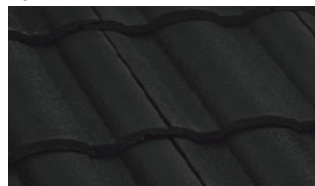
T02



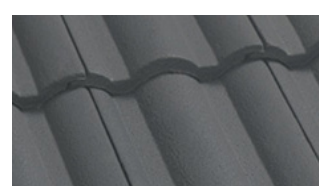
T03



T04



T05



T06

No.	Product	Colour/Profile
T01	Concrete Roof Tiles	Rocksalt/ Alpine
T02	Concrete Roof Tiles	Oceanic/ Villa
T03	Concrete Roof Tiles	Jet Stone/ Alpine
T04	Concrete Roof Tiles	Driftwood/ Villa
T05	Concrete Roof Tiles	Astral/ Villa
T06	Concrete Roof Tiles	Flint/ Villa





# 7. EXTERNAL CONSIDERATIONS

## 7.1 VEHICULAR ACCESS, CROSSOVERS AND DRIVEWAYS

Crossovers and driveways are major elements and should be constructed using materials that blend with and contribute to the overall aesthetic of the streetscape.

Driveways and crossovers must be completed prior to resident moving into their home.

### *Objective:*

- To ensure that both the driveway and crossover blend and contribute to the overall visual aesthetic of the streetscape.

### *Criteria:*

- Driveways must be setback a minimum of 450mm from any side boundary for landscaping strip.
- Each lot should have a separate vehicular and pedestrian access.
- Both the driveway and crossover should be of similar material, plain concrete is not permitted.
- Driveway widths shall not exceed 3.0m for a single garage and 6.0m for a double garage.

Crossover construction should comply with the City of Wanneroo building services' specification.

# 7. EXTERNAL CONSIDERATIONS

## 7.2 FENCING DESIGN

### **Front and corner fencing**

For all lots type, front and corner fencing will be supplied by developer. Unless stated or indicated otherwise, new proposed fencing design must comply with criterias outlined below.

### **Rear and side fencing**

All rear and side boundary fencing will be supplied by the developer and builder and will be of a maximum height of 1.8m.

Please note:

All fences should be constructed prior to the residents moving into their homes.

Any retaining wall, boundary fencing and gates built by the developer cannot be removed, altered or replaced without prior written approval from a representative of the developer.

*Objective:*

- To ensure that any proposed fencing design contributes and complements the design of the dwelling and overall streetscape.

*Criteria:*

- Front fencing to be a maximum height of 1.2m and a minimum height of 0.9m.
- Visually permeable fencing infills consist of vertical and horizontal slats. Colours choice are as follows: Colorbond Dune, Surfmist and shalegrey.
- Fencing must be of open style with any solid portion to be less than 1/3 of the overall length of the front fence.
- Materials, colours and detailing of the front fence shall be consistent and compatible with those of the main dwelling.
- Colorbond or solid metal fencing is not permitted as front fencing.
- Front fencing must be designed to incorporate letterboxes.

# 7. EXTERNAL CONSIDERATIONS

## 7.3 EXTERNAL SERVICES LOCATION

Location of all external services must be marked on drawing plans to be submitted to the developer for approval.

All external services such as rain water tank, TV antenna, clothes-lines, bin storage, external hot water services and air conditioning condenser unit or evaporative air conditioners systems must not be visible from the street and screened from public view.

Solar water heaters are permitted and must be located out of public view from the front boundary and the street abutting it.

*Objective:*

- To ensure that the location of any external services has been carefully considered and won't compromise the pleasing visual aesthetic of the streetscape.

*Criteria:*

- Location of all external services must be marked on drawing plans to be submitted to the developer for approval and must not be visible from the street, and screened from public view.

## 7.4 DOMESTIC OUTBUILDINGS

Domestic outbuildings should be sited behind the front setback and away from public view.

*Objective:*

- To ensure that the outbuildings are sited unobtrusively and not visible from the street and public view.

*Criteria:*

- Location of domestic outbuildings such as colorbond fences and free standing patio and other similar improvements must be marked on drawing plans to be submitted to the developer for approval and must also comply with any Residential Design Codes (R-Codes) requirements.
- Materials and colours of the outbuildings should match with the fence or colour of the main dwelling.







# 8. LANDSCAPING

## 8. LANDSCAPING

A well thought-out front landscaping design and planting, mulch and turf (where applicable), selection provides a significant contribution to the appearance of the streetscape and the liveability of the residential estate for its residents.

### *Objective:*

- To ensure the private landscaping complements the public landscaping, so that the streetscape presents as an integrated landscape garden with a pleasant street appeal. Water wise irrigation system and planting, mulch and turf (where applicable) selection.

### *Criteria:*

- Front garden planting to consist of a semi advanced feature tree and assorted shrubs.
- Water efficient front garden design to be landscaped with waterwise planting, mulch and turf (where applicable) selection and serviced by a water wise automatic reticulation system.
- Front landscaping by developer:
  - Buyer must comply with all the terms and conditions of the sale contract.
  - Developer to complete within 6 weeks of completion of home.
  - Buyer must give access to Developer to undertake and complete these works.







# 9. APPENDICES

**APPENDIX 1- DESIGN GUIDELINES CHECKLIST**

**APPENDIX 2- COLOUR AND MATERIAL SCHEMES**

# DESIGN GUIDELINES CHECKLIST

## APPENDIX 1

NAME OF APPLICANT.....

ADDRESS OF PROPERTY.....

	RESIDENTIAL GUIDELINES CRITERIAS	COMPLIANT (Y/N)
<b>5.0</b>	<b>BUILT-FORM</b>	
<b>5.1</b>	<b>BUILT-FORM STYLE</b>	
	All homes shall incorporate either a porch / portico or verandah to clearly identify the front entry point	
	Fencing and landscaping should be designed to complement the street elevation	
	Front entry to each home should be clearly visible from the street	
	Street elevations should be visually appealing through articulation into the floor plan design	
	Street elevations shall incorporate major opening(s) to habitable rooms which will also provide passive surveillance to front garden and streets	
	Built form style for street elevations shall include a composite of wall colours, finishes and materials	
<b>5.2</b>	<b>STREETScape REQUIREMENTS</b>	
	Identical house type with similar street facades and colour and material palette shall not be constructed in close proximity and must be separated by a minimum of (4) four homes in any direction	
	Where repeated floor plan design occurs within the same street, these shall differ through the incorporation of variances in wall and roof materials, finishes and colours	
<b>5.3</b>	<b>SECONDARY STREET ELEVATIONS</b>	
	Secondary elevation should read as a continuation of the front elevation by incorporating elements of articulation or change in wall materials for a distance of minimum 20% of the overall length of the building	
	Fencing and landscaping should be designed to complement built form. Minimum 20% of boundary length to have low (max 1.2m high fence) and visually permeable fencing	
<b>5.4</b>	<b>WALLS AND OVERALL HEIGHT</b>	
	Boundary wall heights and maximum height of a detached dwelling as prescribed in the Residential Design Codes (R-Codes).	
	External walls visible from public view and fronting onto public space must limit the use of face brick only as feature or highlight element and be finished in acrylic render or painted sand finish render.	
<b>5.5</b>	<b>ROOF FORMS</b>	
	Roof pitch should be a minimum pitch of 25 degrees	
	Roof must be constructed of masonry, terracotta tile or slate or non reflective metal roofing material	
	Roof design should be limited to pitched roofs, gable roof (minimum pitch of 32 degrees) and skillion roof (minimum pitch of 5 degrees)	
	Roof gutter and rain water head should match with the roof colour	

# DESIGN GUIDELINES CHECKLIST

NAME OF APPLICANT.....

ADDRESS OF PROPERTY.....

	RESIDENTIAL GUIDELINES CRITERIAS	COMPLIANT (Y/N)
<b>6.0</b>	<b>COLOURS AND MATERIALS PALETTE</b>	
<b>6.1</b>	<b>COLOUR PALETTE</b>	
	The proposed drawings must include the selected colour and material scheme	
<b>6.2</b>	<b>MATERIAL PALETTE</b>	
	The proposed drawings must include the selected colour and material scheme	
<b>7.0</b>	<b>EXTERNAL CONSIDERATIONS</b>	
<b>7.1</b>	<b>VEHICULAR ACCESS, CROSSOVERS AND DRIVEWAYS</b>	
	Driveways must be setback a min of 450mm from any side boundary for landscaping strip	
	Each lot should have a separate vehicular and pedestrian access	
	Both the driveway and crossover should be of similar material, plain concrete is not permitted	
	Driveways widths shall not exceed 3.0m for a single garage and 6.0m for a double garage	
<b>7.2</b>	<b>FENCING DESIGN</b>	
	Front fencing to be a maximum height of 1.2m and a minimum height of 0.9m	
	Visually permeable fencing infills consist of vertical and horizontal slats. Colours choice are as follows: Colorbond Dune, Surfmist and shalegrey	
	Fencing must be of open style with any solid portion to be less than 1/3 of the overall length of the front fence	
	Materials, colours and detailing of the front fence shall be consistent and compatible with those of the main dwelling	
	Colorbond or solid metal fencing is not permitted as front fencing	
	Front fencing must be designed to incorporate letterboxes	
<b>7.3</b>	<b>EXTERNAL SERVICES LOCATION</b>	
	Location of all external services must be marked on drawing plans to be submitted to the developer for approval and must not be visible from the street, and screened from public view	
<b>7.4</b>	<b>DOMESTIC OUTBUILDINGS</b>	
	Location of domestic outbuildings such as colorbond fences and free standing patio and other similar improvements must be marked on drawing plans to be submitted to the developer for approval and must also comply with any Residential Design Codes (R-Codes) requirements	
	Materials & colours of the outbuildings should match with the fence or colour of the main dwelling	



# DESIGN GUIDELINES CHECKLIST

## APPENDIX 1

NAME OF APPLICANT.....

ADDRESS OF PROPERTY.....

	RESIDENTIAL GUIDELINES CRITERIAS	COMPLIANT (Y/N)
<b>8.0</b>	<b>LANDSCAPING</b>	
	Front garden planting to consist of a semi advanced feature tree and assorted shrubs	
	Water efficient front garden design to be landscaped with waterwise planting, mulch and turf (where applicabe) selection and serviced by a water wise automatic reticulation system	
	Front landscaping by developer:	
	- Buyer must comply with all the terms and conditions of the sale contract	
	- Developer to complete within 6 weeks of completion of home	
	- Buyer must give access to Developer to undertake and complete these works	