

Design Guidelines

Coda Urban Living Precinct



coda
BANKSIAGROVE

Banksia Grove,
WA Masterplanned Community

Signature: _____

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INTRODUCTION AND VISION

Banksia Grove, Stage 7 is located next to the proposed Town Centre. This new area is carefully planned to create:

- An attractive neighbourhood with 93 residential lots of different sizes and a variety of house types.
- A new landscaped park with mature trees; direct views from the fronts and openings of adjacent houses; and connection via a public access way to other residents in homes.
- Consistent fence design in public areas.
- A walkable network of leafy tree-lined streets.

Inspiration for these Design Guidelines comes from the informal village lifestyle that exists at Banksia Grove; a palette of urbane colours and mix materials, and best practice urban design principles that will help to create a safe, attractive and liveable place for the community.

The Vision for the dwellings and their site planning is to reflect:

- A cohesive neighbourhood feel created by the fronts of houses being enlivened by at least one substantial architectural feature, such as a projecting porch, wide veranda, balcony or bay window; a common thread of a red or brown brick and at least one other different and complementary material; and a palette of selected materials and colours.
- A neighbourly feel with open and attractive streetscapes. The impact of garages is minimised and services, such as clothes lines, gas/electricity meters and air conditioner units, are located to be visually unobtrusive.
- Recommendations to encourage an energy efficient house on the lot with good site planning and in-built flexibility for the house design – these recommendations would allow opportunities for a climate responsive house and one that can be more easily adapted to change over time.

The images overleaf help to define the character sought at Banksia Grove, Stage 7.

The images show examples of contemporary and traditional one and two-storey house designs with the required red or brown coloured brick material mixed with at least one other different material of a complementary colour.

1.0 GENERAL

This section provides information on the intent of the Design Guidelines, a set of design objectives, and the Applicant's process for Developer Approval.

1.1 AREA COVERED BY THE DESIGN GUIDELINES

These Design Guidelines apply to all new residential development at Banksia Grove, Stage 7 and aim to ensure a high quality of design for dwellings on individual lots with a baseline standard that will help to uphold the estate's value and contribute to an attractive streetscape and an architectural character.

An Applicant shall submit their design proposal for consideration for Developer Approval before an application to Council for statutory approval.

1.2 DESIGN OBJECTIVES

The Design Guidelines for Banksia Grove Stage 7 aim to integrate lot planning, building and landscape design in the streets and Park. The design objectives are:

- A contemporary design for single or two-storey built form, with selected architectural and brick features and an attractive mix of materials and colours on the front and any side elevations that are visible from the streets or Park.
- The safe use of the public domain of the park, public access way and streets, particularly through the orientation of habitable rooms and openings to allow opportunities for casual overlooking for public surveillance.
- The promotion of sustainability initiatives, such as recommendations to help reduce costs for electricity and water use; planning for possible future changes in the house layout for ageing in place; and good design for natural breezes and access to warming winter sun for comfortable living in the house and garden.

1.3 DEVELOPMENT CONTROL CONTEXT

These Design Guidelines form part of the Contract of Sale and are administered by the Developer's Design Assessor. The Design Guidelines complement and shall be read in conjunction with all other relevant statutory planning and building construction requirements.

Typical Architectural Character Examples



Below are examples of the typical architectural character for houses at Banksia Grove, Stage 7



The Applicant shall meet the mandatory requirements of these Design Guidelines and consider incorporating the recommendations on sustainability initiatives (*refer Appendix A - Checklist of Design Guidelines mandatory requirements*).

The Developer *may* consider an application that varies from the specific requirements of the Design Guidelines if, in its opinion, the design has architectural merit; supports the objectives for the development (*as noted in section 1.2 above*); and a written justification is provided. Approval of a variation shall not, however, set a precedence.

1.4 DEVELOPER’S APPROVAL PROCESS

The below flow chart indicates the steps the Applicant follows to ensure the dwelling design is initially compliant with the mandatory requirements of the Banksia Grove Design Guidelines and achieves 'Developer Approval' process prior to any application to Council for statutory approval:

STEP ONE
 Applicant emails the Documents to the Developer.

STEP TWO
 Developer checks the Documents for compliance with the Design Guidelines - route A or B applies.

A
 Documents fully comply with the mandatory requirements of the Design Guidelines - Step Three applies.

B
 The Documents require modification or additional information to comply with the Design Guidelines. The Assessor advises the Applicant on the requirements. The Applicant emails updated Documents to the Assessor for reassessment.

STEP THREE
 The Developer approves the Documents and emails the 'approved' stamped set and a confirmation checklist to the Applicant.
 For an application to the City of Wanneroo for statutory approval, the Applicant includes the Developer 'approved' stamped set and confirmation checklist together with all other required information.

IMPORTANT NOTE:

The Developer’s Approval of a building design shall **not** imply or guarantee a statutory approval by the City of Wanneroo.

Any improvements to a Lot that are not in accordance with the approved design shall be removed upon notification or rectified at the expense of the Lot owner.

1.5 APPLICATION DOCUMENTS

The Applicant shall email the following information to the Developer for assessment against the mandatory requirements of the Design Guidelines (*refer Appendices for the **Mandatory Design Guidelines Checklist and Materials and Colours Declaration** for an application*):

- Site plan, 1:200 minimum scale (showing levels; location of the dwelling and garage/ carport; boundary setback dimensions; location of services such as the bin store, drying yard, utility meters, any solar/photo voltaic panels and air conditioner compressor unit; any other structures). The plan shall include a north point and relevant annotation.
- Floor plans, 1:100 scale
- Elevations, 1:100 scale
- Materials and colours (roof, walls and garage door).



2.0 DESIGN CHARACTER

This section describes the **mandatory** requirements that will ensure the dwelling reflects the building character desired at Banksia Grove, Stage 7. **These controls shall apply to the publicly visible front elevation and, if the house is on a corner lot with two streets, at least 3m of the side elevation of the house up to the 1.8m high side fence.**

2.1 SINGLE STOREY HOUSE – MINIMUM EAVES HEIGHT

- For a single storey house, the roof eaves height shall be 2.4m (28 brick courses) minimum above the finished floor level of the house.

A lower height roof eaves above the finished floor level, such as 2.1m, may apply for wide veranda, the garage roof and other small lengths of non-habitable areas facing the street, such as a walk-in-robe.

2.2 MATERIALS AND COLOURS

A. ROOF

Permitted metal roof colours

- All Colorbond colours, except 'Manor Red', 'Cottage Green', 'Mangrove' and 'Pale Eucalyptus', and very dark colours of 'Night Sky' and 'Monument'. Refer Appendices **Roof Colorbond Colours Palette**.

Permitted roof tile colours

- All colours, except red, orange, blue, green and very dark colours of graphite and black. Refer Appendices **Roof Tiles Colours Palette**.

B. WALLS

- The common thread of a red or brown colour brick shall be incorporated into the publicly visible wall design of the dwelling. The brick may be a large brick panel or a distinctive detail, such as a window sill, arch, corbel, pier, column or blade wall.
- In addition to the brick detail, at least one other different material of a complementary colour shall be incorporated in the publicly visible front wall design.

- Colours shall reflect the urban Village Centre character with the selection being from earthy, warm tones. All colours are permitted, except very bright primary colours, black, purple, and pink. Refer Appendices **Wall Face Brick Colours Palette**.

Materials

- Face brick
- Rendered and painted masonry block
- Limestone
- Rammed earth
- Weatherboard or timber
- Stone
- Tiles
- Metal cladding
- Painted brickwork

Colour

- Earthy, warm "urbane" colours are permitted.
- All colours are permitted, except very bright primary colours, black, purple, and pink

Note: Other materials and colours are subject to Developer's approval

C. GARAGE DOOR (FRONT FACING)

- Metal door colour shall match one of the permitted Colorbond colours for the roof (see A. above) or the door shall be in a timber style. Refer Appendices **Garage Door Colours Palette**.

2.3 ELEVATION FEATURES

At least one substantial projecting feature shall be included on the front elevation to ensure an appealing, articulated appearance:

- The projecting feature may be a veranda, porch, bay window with glazing, gable wall end or a habitable room with a large wall area in a contrast material and colour. A balcony is encouraged for a two-storey dwelling.
- As for 2.2 Materials and Colours, the front wall shall incorporate the required red or brown colour face brick and at least one other different material of a complementary colour.
- On a corner lot, a dwelling's publicly visible front and side elevations shall be of the same quality of design.

2.4 ROOF

The house roof may be flat roofed, skillion or traditional duo-pitched, and may include a mix of gable ends, hips and small gablets for visual interest.

- The main duo-pitched roof shall be 24 degrees minimum
- The duo-pitched roof eaves shall be 350mm minimum width and continuous where possible.
- The gable end overhang shall be 300mm minimum width.

2.5 WINDOWS

- The house front shall have at least one major opening to a habitable room.
- On a corner lot, openings shall be included on both publicly visible walls of a house at the ground floor.
- Curved or mirror glass shall not face the public realm.

2.6 GARAGE (FACING THE STREET)

- A garage structure shall be 0.5m minimum setback from the main wall of the dwelling.
- The garage may be in line with a substantial, open and useable veranda.

2.7 SERVICES

- All services, bin store, communication devices, clothes drying area, hot water storage tank, gas/electricity meters, air conditioner unit, and other such service items shall be visually unobtrusive or screened from the street, Pedestrian Access Way or park.
- For a lot with a rear lane, the bins shall be located on the lot (and not in the rear lane) for pick up on waste collection day.
- Where a solar hot water system is visible from the street (a rear lane is exempt) or park, a split system (where the tank is separate and located elsewhere) shall be installed, otherwise a combined system (where the tank and panels are together) may be installed.

2.8 SHED

- Any shed that is publicly visible from the street (a rear lane is exempt) and that is more than 2m in height (i.e. 0.2m above a 1.8m lot boundary privacy fence) or greater than 16sqm in footprint shall match the materials, colours and style of the house.
- If shed is smaller than 2m in height refer to Annexure B—Restrictive Covenant 1.12 in existing Sales of Land Contract Annexures.



2.9 FENCES

Particular fences will be constructed by the Developer or specified for installation and construction by the lot owner to ensure a consistent design quality and style.

2.10 DENSITY AND DUPLEX CORNER LOTS

The provisions of these Design Guidelines apply and shall include the following additional key design elements:

- The preference for the Lot is a cluster of two-storey buildings to ensure a character in keeping with the small-scale residential nature of the area.
- The built form shall address the public realm of the street or Park with openings and habitable rooms orientated toward these areas. Houses shall include at least one ground floor habitable room with an opening orientated towards the public realm.
- The corner of the Density Lot that faces the two streets is visually prominent and, therefore, the building at this location shall include appropriate richness of detailing such as a feature material or colour, or an architectural feature such as a bay window or wraparound balcony.
- Residents' and any visitors' car parking shall be screened from public view.

3.0 RECOMMENDED SUSTAINABILITY INITIATIVES

The Lot owner should consider sustainability for the design of the home on the lot and for the garden. Listed below are *recommendations* only (not mandatory) on ways to help with access of natural heat in winter and air for ventilation; measures to reduce the cost and consumption of energy and water; and flexible house design for changes in lifestyle and ageing in place.

3.1 SOLAR DESIGN

The orientation and design of the garden and internal spaces of the home on the lot should allow access to the natural warming effects of the winter sun and flow of air for ventilation.

- The living areas of the home and the main outdoor living area should be orientated to the north to maximise access to warming winter sun.



- To enable use of the outdoor living area throughout the year, shade and breeze protection measures should be used, such as deciduous trees, screens, awnings, pergolas and shutters.

3.2 ENERGY REDUCTION

Minimising the use of electrical appliances should help to reduce household energy bills.

- A bathroom or WC should be located on an external wall and include an openable window for natural ventilation.
- Windows and doors of the home should be located to promote cross ventilation to passively cool spaces and reduce the reliance on fans or air conditioning.
- Select energy efficient appliances (such as the fridge, freezer and washing machine).
- A heat pump or roof mounted solar hot water system should be installed (*refer section 2.7 Services for advice on the type of solar hot water system and permitted location*).
- An array of roof mounted photo voltaic cells should be installed; these panels may be visible from the public realm but should be avoided on a roof facing the primary street.

3.3 WATER CONSERVATION

Minimising the use of appliances should help to reduce household water bills.

- Select waterwise plants and water efficient appliances for the garden, such as timers and irrigation systems.
- Select water efficient appliances for the house, such as shower heads, taps, toilets, dish washer and washing machine.

3.4 ADAPTABLE HOUSE PLAN

An adaptable floor plan should allow for changes in lifestyle and ageing in place.

- Include a level entry accessible from the street.
- Enable a wheelchair user to use a living area, doors and circulation spaces, and at least one ground floor bedroom and bathroom.
- Install fixtures and fittings (such as light switches and power outlets) within reach of a wheelchair user.



Mandatory Design Guidelines Checklist



2.0 DESIGN CHARACTER

See the relevant section in the Design Guidelines for a full explanation of the mandatory requirements.

Complies Yes / No

2.1 Single storey house – min. eaves height	Overhanging eaves 2.4m minimum height from finished floor level to the underside of the eaves with specific other areas permitted to be lower.	
2.2 Materials and Colours	For the walls, roof and garage door - check that the Materials and Colours comply with the Design Guidelines palette.	
	The common thread of a red or brown colour brick shall be incorporated into the wall design of the dwelling. The brick may be a large wall area or a detail of a sill, arch, corbel, pier, column or blade wall.	
	In addition to the red or brown brick, select at least one other different wall material of a complementary colour.	
2.3 Elevation features	Inclusion of a substantial and projecting architectural feature.	
	Inclusion of the red or brown colour brick and at least one other different material of a complementary colour (as per 2.2 above).	
	Publicly visible front and side elevations of a corner house shall be of the same quality of design.	
2.4 Roof	24 degrees minimum duo-pitched roof.	
	350mm minimum width roof eaves.	
	300mm minimum gable end overhang.	
2.5 Windows	The house front shall have at least one major opening to a habitable room.	
	On a corner lot, openings shall be included on both publicly visible walls at the ground floor of the house.	
	Curved or mirror glass in openings shall not face the public realm.	
2.6 Garage (facing the street)	A garage shall be 0.5m minimum behind the main wall of the dwelling.	
	The garage may be in line with a substantial, open and useable veranda.	
2.7 Services	Services and utilities shall be screened or visually unobtrusive from public view (a rear lane is exempt).	
	Split solar hot water system only is permitted if it is not visible from public view (a rear lane is exempt).	
2.8 Shed	Publicly visible shed more than 2m height or more than 16sqm area shall match the house materials, colours and style.	
2.9 Fences	Any fence proposed by the Lot owner on the Lot boundary and forward of the house frontage shall not be allowed unless approved by the developer.	
2.10 Density and Duplex Lots	Preferred cluster of two-storey dwellings; habitable rooms and openings to face the public realm; richness of detail for a building on a corner lot; and screen car parking from public view.	

Materials and Colours Declaration



Please provide materials and colour information for all publicly visible and any side elevation for a house on a corner lot and email to Candice Hartner chartner@banksiagrove.com.au

Lot Number and Street:

A. Roof (material and colour):

B. Wall (Red or brown brick and at least one other different and complementary material):

C. Garage facing the street (door material and colour):

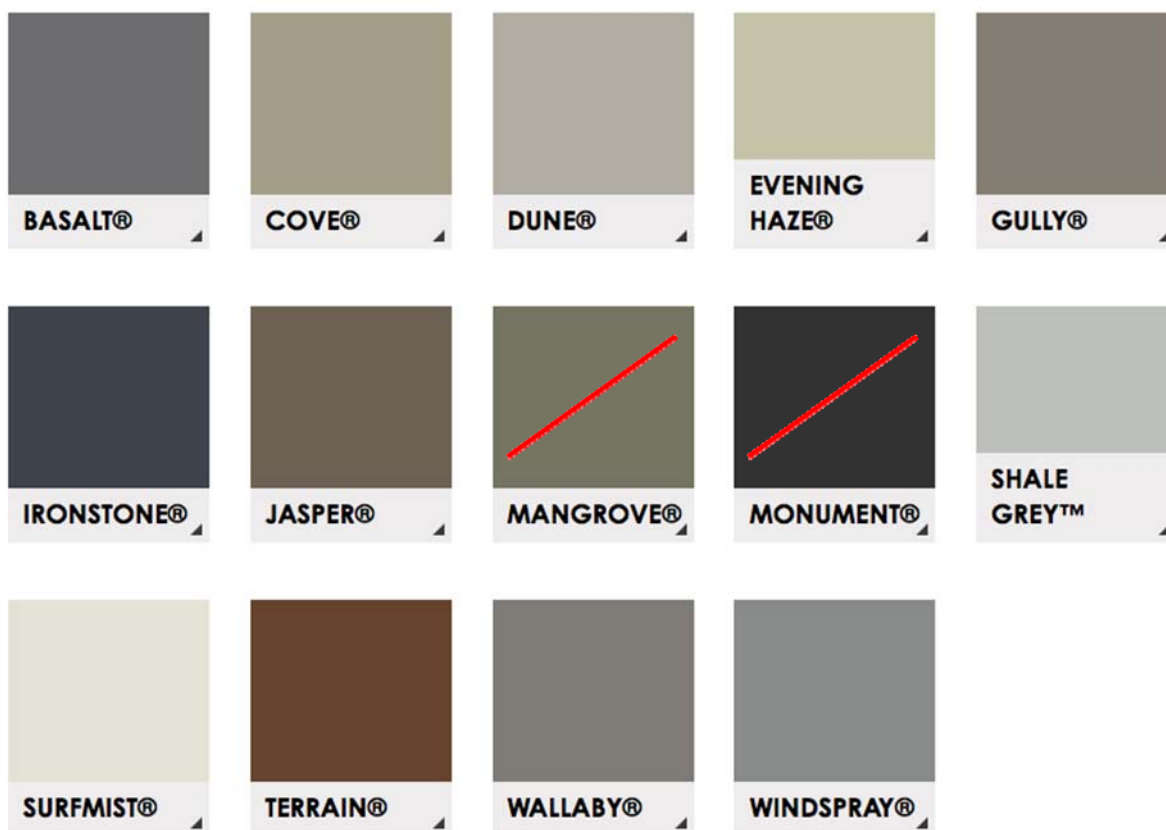
Roof Colorbond Colours Palette



Warm, earthy tones are sought to suit the character of the urbane Town Centre at Banksia Grove.

Permitted metal Colorbond colours (red line indicates a colour is not permitted).

Contemporary colours



Classic colours

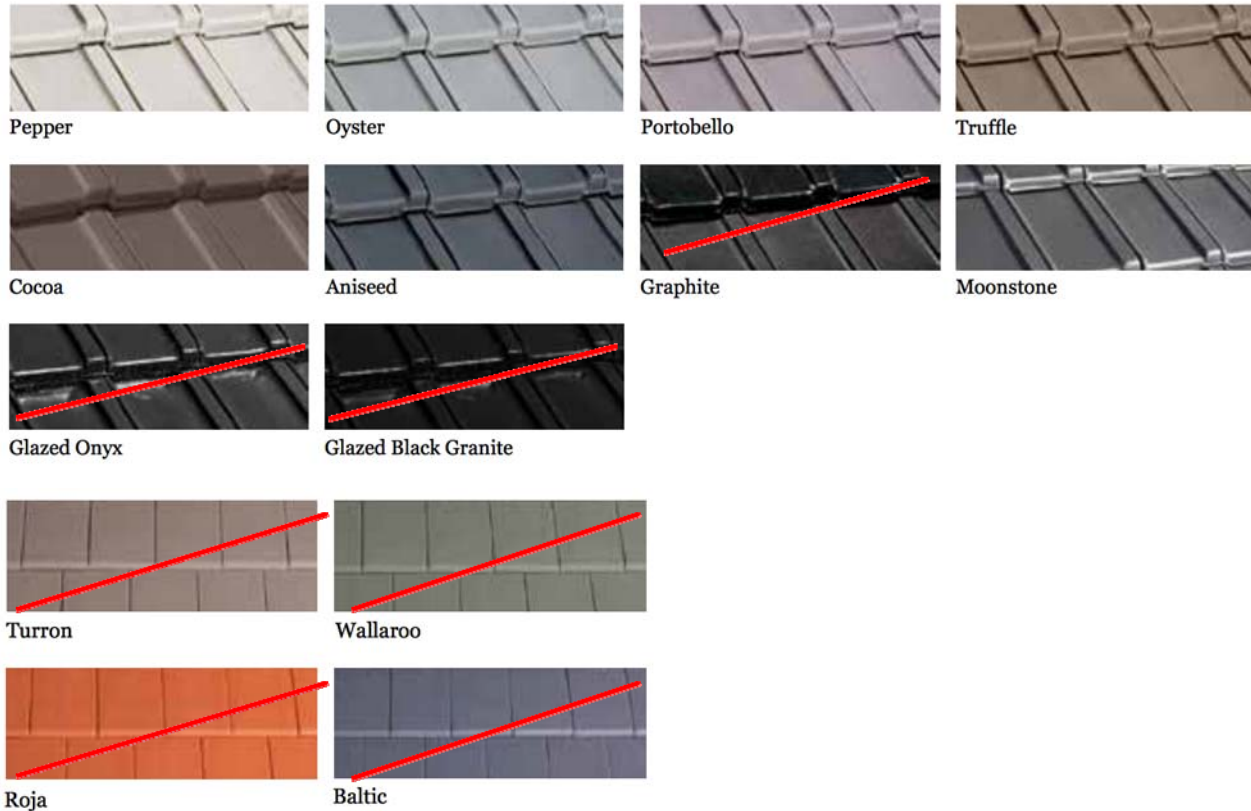


Roof Tiles Colours Pallette

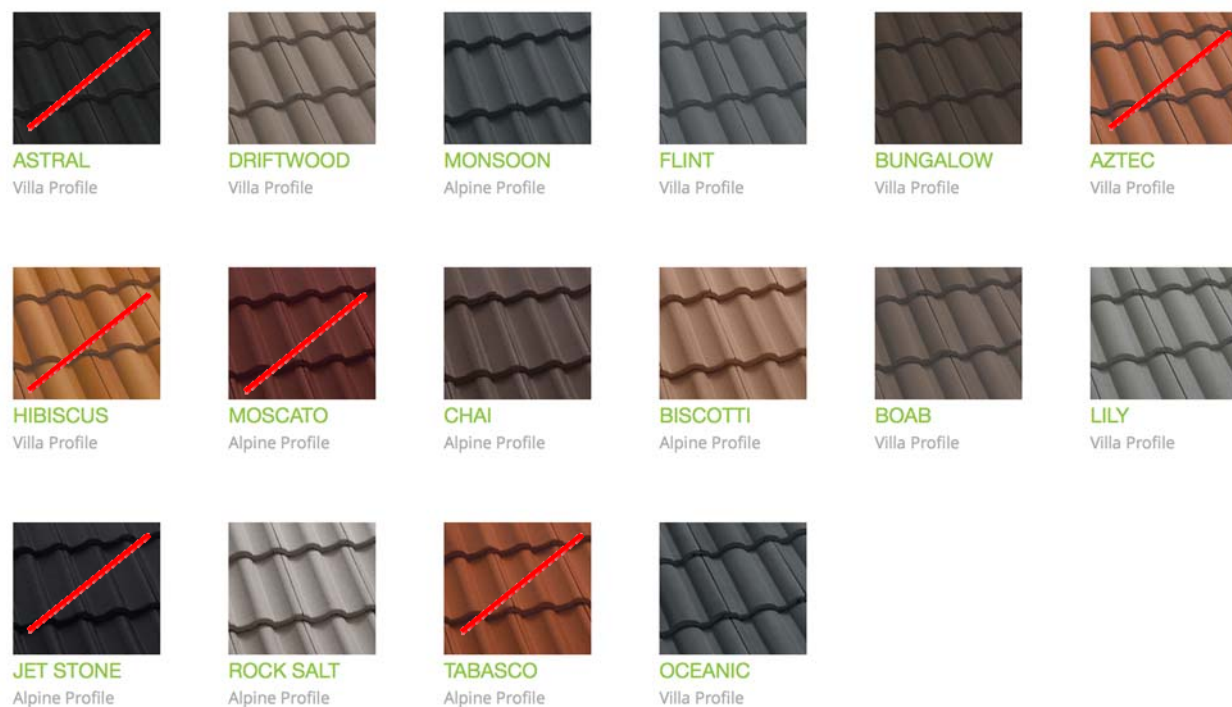


All profiles and colours accepted, except red, orange, blue, green and very dark colours of graphite/black (red line indicates a colour is not permitted).

Examples of permitted Bristile roof tile colours below - alternative tile manufacturers are accepted.



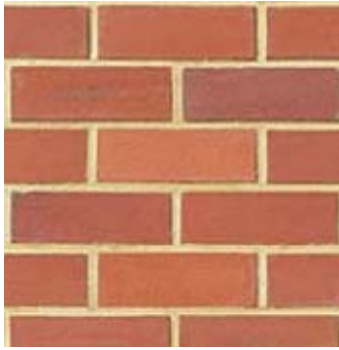
Examples of permitted BGC Habitat roof tile colours below - alternative tile manufacturers are accepted.



Wall Face Brick Colours Pallete



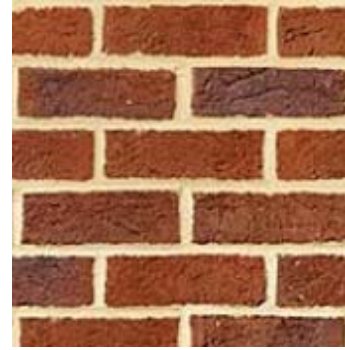
Examples of the type of red or brown colour face brick that is to be included on the front elevation - alternative brick manufacturers are accepted.



Midland Heritage Red



Midland Burnished Red



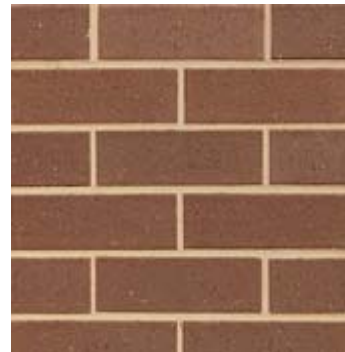
Midland Sandalford



Midland Woodbridge



Midland Helena Vale



Midland Copper Pearl

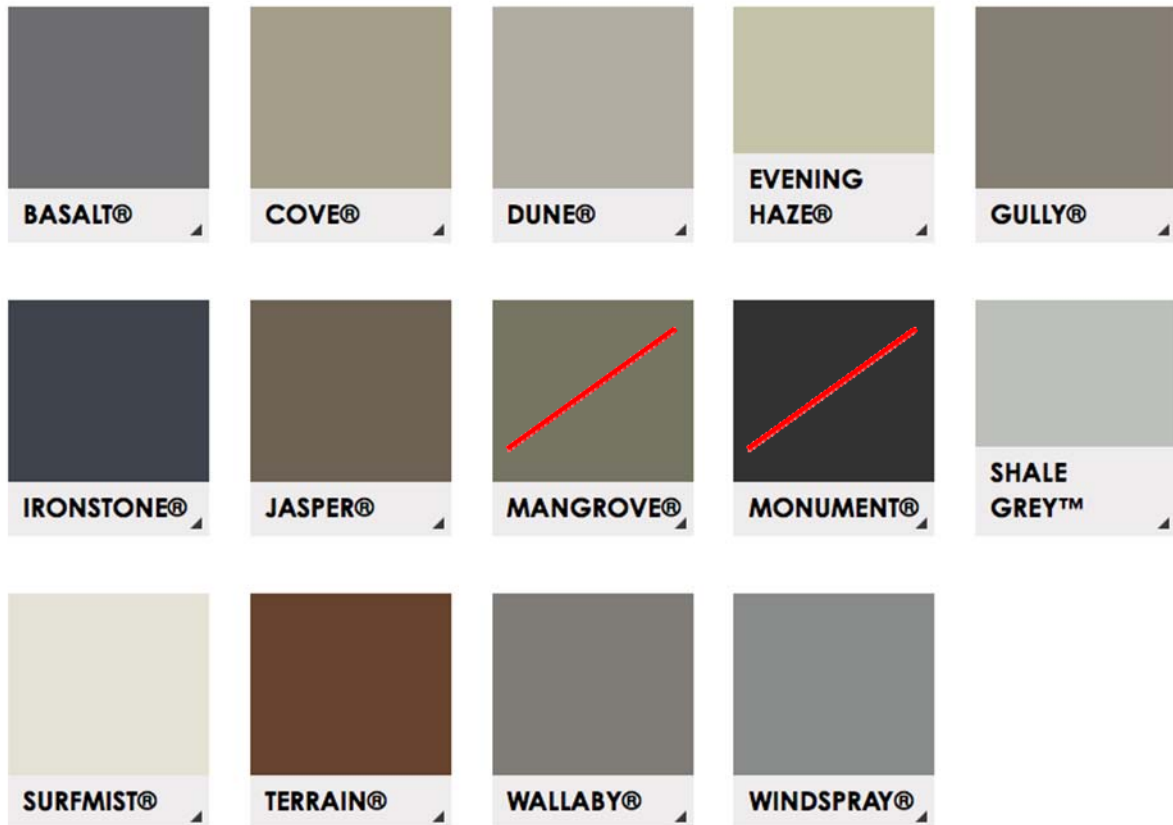


Garage Door Colours Palette



For all garage doors facing the street timber style doors or the following metal Colorbond colours are permitted (red line indicates a colour is not permitted).

Contemporary colours



Classic colours

