

NOVEMBER 2020

# ELIZA PONDS

## DESIGN GUIDELINES



ELIZA PONDS  
COOGEE

# INTRODUCTION

## ELIZA PONDS DESIGN GUIDELINES

Eliza Ponds is a multiple award-winning estate that is rapidly developing into a thriving residential community near Cockburn Coast within the City of Cockburn.

These guidelines have been prepared to ensure your house contributes to the on-going development of the estate in a complementary and positive manner. The guidelines apply to all single houses and grouped dwellings, seeking to protect your investment in the location.

The objective of the guidelines is to ensure general uniformity and a collective approach where good design principles contribute towards a cohesive appearance and unique sense of place. They are not intended to be too prescriptive nor inhibit creativity.

### KEY PRINCIPLES

Key principles of the Eliza Ponds design guidelines seek to achieve the following:-

- Dwellings that address streets and public spaces in a positive, engaging and neighbourly manner;
- The coordinated use of materials, colours and finishes to ensure the locality enjoys a unique identity; and
- A considered and uniform approach to the manner in which incidental elements like fencing and the placement of items external to a dwelling are dealt with.



# APPROVAL PROCESS

All houses and grouped dwellings require pre-approval from George Weston Foods (the developer) prior to application being made for Development Approval or a Building Permit to the City of Cockburn. The objective is to ensure due regard has been given to the Restrictive Covenant applicable to your land, the principles above and content of these design Guidelines. Construction should not commence without development approval.

These Design Guidelines are to be considered in addition to the Residential Design Codes (R-Codes), any Local Development Plan approved for Eliza Ponds, the City of Cockburn's Town Planning Scheme No.3 and any relevant Local Planning Policy.

To have your plans and elevations endorsed, the following is required:-

- A site plan;
- Floor plans;
- Elevations;
- Materials/finish and colour selections; and
- A completed copy of the Developers Checklist.



The package of information is to be provided to:-

By post:-

MW Urban  
PO Box 214  
NORTH FREMANTLE WA 6159

By email:-

[tonyw@mwurban.com.au](mailto:tonyw@mwurban.com.au)

There is no assessment fee associated with the developer's pre-approval.

## ADDRESSING THE STREET AND PUBLIC DOMAIN

New dwellings are to be street orientated, addressing the public realm. This requirement, by having front doors and windows adjacent to local streets, provides for attractive and community focused streetscapes.

Community spirit is enabled by residents engaging in an orderly and traditional manner, this same dwelling orientation providing for enhanced neighbourhood safety via 'eyes on the street' and higher levels of natural surveillance.

## STREET ORIENTATED HOUSES

Dwellings are to address the street they front, including the front door and windows in the front elevation.

In the case of corner lots and lots abutting public open space, the dwelling is to address both the street and corner truncation and/or the public open space. In addition to defining the street edge or public realm, community engagement and natural surveillance can take place.

If a two-storey house is proposed, balconies facing and overlooking the street or public open space are strongly encouraged, the same situation applying to two storey development on laneway lots. Studios or habitable floor space over rear garages are encouraged to achieve laneway surveillance.

In addition to having a clearly identifiable front door, all houses should have clearly visible street numbers.



## VERANDAHS

Verandahs, larger porches and decks provide a welcome approach at the front of a dwelling. If included in the design, they cater to social interaction and enable casual surveillance of the street or public open space. They also allow residents to take full advantage of the outdoor lifestyle made possible by our climate. Combined, these opportunities contribute to resident enjoyment and enhanced amenity in and around the estate.

To be effective, verandahs, porches or decks should be a minimum 1.5m wide, with 2.5m encouraged to accommodate a table and chairs providing for genuine social use and interaction with passers-by.



## WINDOWS

The front elevation of a dwelling should consist of one-third window/s in the case of laneway lots, and 50% of the remaining portion of the front of a dwelling where the garage forms part of the same elevation.

Reflective and/or tinted glass should only be used away from public view i.e. not in the front or secondary street elevation or adjacent to public open space.



## WALL MATERIALS AND COLOURS

Wall materials for dwellings, garages and out-buildings should comprise one or more of the following, non-reflective materials:-

- Clay face-brick;
- Limestone or similar stone cladding (including quality stack-stone cladding or panels);
- Rendered masonry;
- Timber or timber panelling (as a secondary but integral design element);
- Steel or metal cladding (as a secondary but integral design element); and
- Painted Fibre cement sheeting (as a secondary integral design element).



Wall colours are not restricted though encouraged to be light or natural in appearance acknowledging the coastal location.

Colours that reference the historical context and the natural landscape are also encouraged.

Material and colour composition will contribute to the appeal of each dwelling and local streetscapes.

### ROOF FORMS AND MATERIALS

Roof design should be simple to achieve an uncomplicated form and appearance. The roof design should also complement dwelling elevations with the considered positioning of hips and gables.

Roof materials are to be one of the following:-

- Tiles; or
- Steel or metal sheeting (in Custom Orb, Trimdek or Klip-Lok profiles).

Roof colours are encouraged to be light, ranging from off-white, light grey to charcoal. Terracotta coloured roofs that match the style of the dwelling are also acceptable. Colours and/or finishes that should not be used include stark-white, jet-black and Zinalume.

### FENCES

Front and side fences, on street frontages and public open space, contribute to the make-up and character of an estate like Eliza Ponds. They are important for the purpose of defining property boundaries, provide for privacy and security, with their well-thought-out use allowing for appropriate levels of social and community interaction.



Fences between the front of a dwelling and the street (and fences on the edge of public open space) should be designed and erected to enhance the openness of the streetscape or public realm, enable resident engagement and facilitate casual surveillance of non-private areas. To deliver these advantages, fences should be as follows:-

- Consist of piers and transparent infill panels not exceeding 1.8 in height; or
- Consist of a solid base up to 0.75m in height, with piers and transparent panels above to 1.8m.

The materials and colours used in the construction and finish of the fence should be complementary to the appearance of the house or dwelling.

On corner lots, at least 50% of the fencing on the secondary street boundary, must be permeable above 1.2m in height. The fence material is to be Colourbond (Paperbark in colour) or masonry (face brick or render), matching the appearance of the dwelling. Note: Colourbond colour names can change. It is the Buyer's responsibility to use the equivalent Paperbark colour (current November 2020)

Fences can also be constructed using limestone, matching if possible the colour and construction type used in estate fencing.

On lots abutting or served by laneways where a fence has not been erected by the developer, a solid fence up to 1.8m in height can be erected on the laneway boundary.

In addition:-

- Fencing erected by the developer is to be maintained as is and not be modified; and
- The use of incidental screening devices, added or affixed to existing fences is not permitted.

## RETAINING WALLS

Retaining walls should not be modified without the prior approval of the developer.



## ADDITIONAL CONSIDERATIONS

### ROOF-TOP HARDWARE

If roof-top installations are proposed, including air-conditioning condenser units, PV panels, solar water heaters, TV antennas, satellite dishes or other roof-mounted structures, these should be located away from public view i.e. front streets and/or public spaces.

These structures should also be slim-line in appearance (in the case of PV panels and solar water heaters) and attached to match the pitch of the roof.

Where possible, hot water storage tanks should be detached from the heating panel/s and positioned within the roof structure or at ground level.

### SHEDS AND OUT-BUILDINGS

Sheds or outbuildings are to be constructed using new materials. The design and material are to match the dwelling where possible. The positioning of a shed or outbuilding is to be to the rear of a dwelling, away from public view (street or public space). If positioned in the back yard or garden, material finishes that are green are recommended.

### BINS

Bins storage is to be considered at the design stage. Bins are to be stored behind the building line, away from public view. Internal storage or external dedicated bin enclosures are recommended. Ease of access should be considered to assist with presentation on collection day.

For laneway lots, the Local Development Plan should be referenced. If applicable, the Local Development Plan will identify bin pad locations.

The City of Cockburn has a 'Three-Bin System' requiring the on-site storage of 3 bins.



## LANDSCAPING

Eliza Pond has been developed as an estate with a focus on high quality landscaping. Streets and public open space are associated with new street trees, expansive planter beds and the retention of original trees and vegetation where possible. The benefits are many and include:-

- The green appearance of the area;
- Enjoyable environments within which residents can walk, meet or recreate – healthy lifestyle;
- A habitat for local fauna; and
- A more sustainable place for people to live (with more shade and reduced heat-load).

For the same reasons, residents are encouraged to complement public landscaping with high quality landscaping of their own properties.

Landscaping is known to add value to real estate, particularly when maintained. Landscaping can also deliver a cooling effect, through shading in and around the house. To take advantage of the benefits of landscaping, the following is recommended:-

- The establishment of trees and gardens that frame views, taking care with positioning to maintain sight-lines, views and surveillance over the public realm; and
- The use of trees and plants that are native and/or water wise, attracting birds whilst minimising watering.

Considerations that should inform a landscape design include tree and branch heights, plant types and suitability along with water usage. Large expanses of paving and low maintenance solutions including the use of artificial or synthetic grass are strongly discouraged.

