

THE AMBLE
ESTATE

Design Guidelines

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Contents

The Approval Process..... 4

Design Guidelines and How They Work..... 4

Street Appeal..... 5

Street Frontage 5

Corner Lots..... 5

Fencing And Letterboxes..... 5

Retaining Walls And Levels..... 5

Driveways 5

Your Home 6

Façade Treatment 7

Face Brick or Blockwork 8

Front Door..... 9

Garage Door, Gutters And Downpipes 9

Windows..... 10

The Roof..... 10

Outdoors..... 11

Outdoor Living Areas..... 11

Landscaping and Gardens..... 11

Other Buildings and Building Services..... 12

Sustainable Design 13

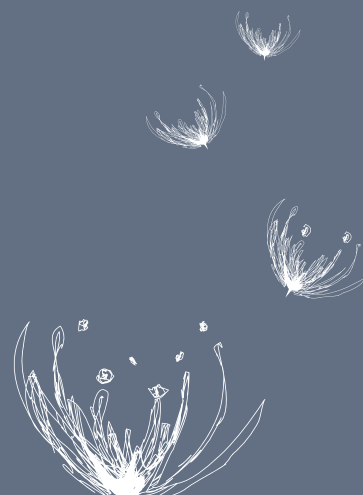
Climate Responsive Design..... 13

Orientation 13

Solar Technology..... 14

Energy And Water..... 14

Your Building Site 15





Hello neighbour.

Welcome to The Amble Estate, an innovative, sustainable new residential community in the heart of Girrawheen.

Once the location of Hainsworth Primary School, this lovely pocket of land is transforming into a One Planet Living inspired community for everyone. Now, instead of chalkboards there are welcome mats, as a new generation of people create memories where so many did before.

There's a lot to love about your new community. With the soon to be rejuvenated Roydon Park right on your doorstep and three other parks just a short walk away, you've got your pick of where to walk the dog, kick the footy or take a stroll; there's even a skatepark down the road.

Your local shops are a short walk away, as is the public library and there are four schools you can walk or cycle to. The CBD is within 15km and the nearby train and bus lines will get you anywhere you need to go. Everything is within ambling distance at The Amble Estate.

Congratulations on joining The Amble Estate community, we know you'll love it as much as we do.

The Approval Process

Design Guidelines and How They Work

These Design Guidelines relate to residential lots. Think of them as a roadmap for you and your builder or architect to create a home with its own sense of style while contributing to the look and feel of The Amble Estate.

The guidelines also offer ways to add to the value of your home. Some of the design guidelines are compulsory, others are suggestions. The compulsory guidelines are presented within this document as “must” and suggestions are represented as “recommendations”.



STEP 1:

The builder is required to send the below documents to Harris Architects; theamble@harrisarchitects.com.au

- Site plan
- Floor plans
- Elevations (colours preferred)
- Finishes schedule

Once you receive approval in writing, please proceed to Step 2.

STEP 2:

The developer approves and returns your application to your builder with a confirmation email. Your builder can now send your approved application and confirmation email (along with all the other previously supplied information) to the City of Wanneroo.

A building design approved by the developer doesn't automatically guarantee development approval or a building license by the City of Wanneroo. The City of Wanneroo will take the developers approval of a building design into account in the statutory approval process. Any changes to a home that don't comply with the Design Guidelines will need to be rectified at the home owners expense.

Street Appeal

Street Frontage

Making sure you can see the street from inside your home and your home can be seen from the street helps keep your community safe through what is called 'passive surveillance', where highly visible spaces help prevent crime.

The front of your home must face the street, with the front door and windows visible from the street. To help foster a sense of community and connectedness with neighbours your home must have a verandah, entry canopy or porch.

Corner Lots

Corner lot homes must be designed to ensure both the front and side of your home facing the street have the same design qualities and look.

You must have at least one window on the secondary street façade overlooking your street

Fencing and Letterboxes

To help make The Amble Estate a friendly community full of social streets, front fencing is not permitted.

The fencing on your side and rear boundary must be Stratco Good Neighbour Fencing Superdek Profile. It should be 1800mm high and Slate Grey colour. Boundary fencing is not permitted in front of your building line and all side and rear boundary gates should match your fence.

One-third of your fencing along the secondary street boundary (on corner lots) must be visually permeable fencing – fencing you can see through. It must be Stratco Good Neighbour Fencing Superdek 1150mm Colorbond Fencing with 650mm aluminium Slatted Infills, and a maximum height of 1800mm. The remaining two thirds should be Stratco Good Neighbour Fencing Superdek Profile at 1800mm high, Slate Grey colour.

Some lots that border a laneway can include non-solid fencing that doesn't completely block the view from either side of the fence. Fences provided by the developer cannot be altered in any way.

Your letterbox must match the design of your home, made from materials used for the rest of your home and must be permanent.



Retaining Walls and Levels

Any modifications to existing retaining walls must be approved by the developer and need to be in the same materials and colours of existing walls.

Driveways

Your garage must be positioned in consideration to your driveway and crossover to ensure there isn't a conflict with street trees and service infrastructure like light poles and power domes.

Your driveway must be made of exposed aggregate in situ concrete, or square profile concrete pavers, laid in stack bond. No diagonal paving arrangements are allowed. Grey tones should be used. With no red, cream, beige or 'Florentine' colours permitted.

Your driveway must be complete before you move into your home.

Your Home

We want to ensure The Amble Estate is a successful residential estate, both in terms of it being a well organised and attractive estate and one that is highly sustainable.

Homes must be designed to take advantage of sustainable living opportunities while also creating liveable, social streets and public spaces.

The front of your home, or front elevation, is the face of your home, the important first impression that everyone sees. How your home fits with others in the estate is very important – everybody's homes should complement each other, working together to create one overall style at The Amble Estate.

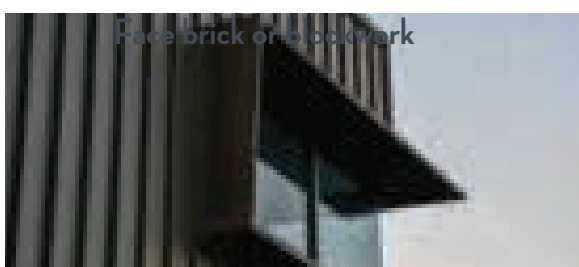


This image is for illustrative purposes only.

Façade Treatment

To make sure your home complements others in the estate and fits in with the design, look and feel of The Amble Estate, the materials and colours of your home and other structures on your lot need to fit within the Design Guidelines.

Your front façade must incorporate a minimum of two materials from the list below, so houses in the street have their own unique features to make for an interesting, but complementary, streetscape:



Other materials can be submitted for consideration but will require approval by the developer. Use of an approved accent colour may be considered as an alternative to using two materials, where approved by the developer.

We recommend you use reverse-brick or stud frames for walls on the east and west to help reduce heat absorption. You might also consider using a reflective insulation fabric in brick wall cavities.

We recommend you choose materials based on their thermal mass and how much they cost to produce, and we recommend using low or zero-emission volatile organic compound (VOC) finishes.

We recommend the use of sustainable and/or renewable materials.

To help reduce heat absorption, lighter colours must be used on external walls (particularly those that face east and west) and roofs, with darker colours used only as highlight colours. You must use a minimum of two colours in your front façade. Any paint finishes must match these Colorbond colours, with Surfmist being your best option:

Surf Mist

Shale Grey

Dune

Windspray

Wallaby

Bassalt

Monument

Face Brick or Blockwork

The face brick or blockwork of your home is important as it determines the overall street appeal of your home. The below selections are the only permitted colours within The Amble Estate and can be selected for the front façade of your home.

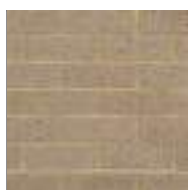
Single Course



Toolonga



Ivory



Nouveau Grey



Minilya Red



Vintage Red

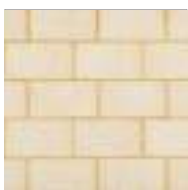
Double Course



Loongana

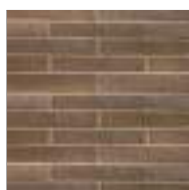


Shale



Bullara

Slimline Bricks



Philadelphia Dusk



Boston Grey



Seattle Mist



Mississippi Cream



Kingston Grey

Please note:

- Comparable colours from other brick suppliers may be approved
- All mortar colours are acceptable
- Other brick colours may be approved for the side and rear of the home (outside of the requirements of the front facade)

Accent colours can be used to complement façade elements including awnings, entry doors and verandahs. Approved accent colours must match Taubman colours:

Birch Forest

Clear Brook

Weathered Stone

Stormy Weather

Barcelona Tan

Memorise

Honey Flower

White Clover

Any portion of your home that sits within the front 4m setback zone (including the side elevation) must meet these material and colour guidelines.

Front Door

The front of your home must include a front door and windows that overlook the street, with the front door framed by a porch, verandah or canopy (and not connected to your garage). Your front door can be:

- Powdercoat aluminium framed glazed door (clear or opaque)
- Clear finished timber
- Painted timber.

It can be a flush panel paint-finished door, external aluminium framed glazed door or a three horizontal-strip glazed feature door. No other decorative or style features are permitted.



Garage Door, Gutters and Downpipes

Your garage must fall under the main roof of your house and your garage door must be a panel lift style door, roller-doors are not permitted. Your gutters, downpipes, capping and flashing must be made from Colorbond steel or similar. You can choose from the Colorbond colours (or equivalent) below for your garage door and gutters, downpipes, capping and flashing:

Surf Mist

Shale Grey

Dune

Windspray

Wallaby

Bassalt

Monument

Windows

Your windows must look modern and contemporary to fit in with the overall look of the estate. Feature bay windows are not permitted. Full height glazing down to the slab is recommended on windows at the front of the house facing the street. Windows must have powdercoat aluminium frames and be in one of the colours listed for garage doors above.

Roller shutters are not permitted to be installed on windows visible from the street.

The Roof

Your roof makes a big impact on the overall style of your home and can also go a long way in making your home more climate responsive. The right roof will also allow for the placement of solar panels and solar hot water units.

The estate has a certain look and feel, and roofs play a role in ensuring each home complements the next and fits into The Amble Estate's aesthetic.

The pitch of your roof is important.

- Hip and gable roofs need to have a pitch of 25°
- Single gable, concealed parapet roofs and skillion roof forms need to have a maximum pitch of 25°

Roofs must be a sleek profiled steel, tiles are not permitted. Colours to choose from include Colorbond (or equivalent) with Surfmist as your best option:

Surf Mist

Shale Grey

Dune

Windspray

Wallaby

Bassalt

Monument

Outdoors



Outdoor Living Areas

With our state's abundant sunshine and mild winter weather, Western Australians are able to make the most of the outdoors almost all year long. To take advantage of this, your home must include a well-planned outdoor living area – one that connects to your main indoor living space is recommended.

Your outdoor living area must be designed so it soaks up the northern sun in winter (while also being protected from wind and rain) and offers protection from the scorching sun in summer. Shading to use during the hotter months is highly recommended. If it's not possible to have a north-facing outdoor living area, one that is east-facing is permitted.

Landscaping and Gardens

Your front yard adds to the overall look of the street. The trees and plants used in the landscaping throughout the estate have been chosen to suit The Amble Estate's unique style. To keep within this style, certain species have been selected for you to use in the landscaping of your home.

Your front garden must include plants of various colours, textures and sizes. Planting edible water-wise plants is also encouraged. All garden beds must be topped with mulch. Artificial turf is not permitted.

We encourage choosing native or edible ground cover instead of grass. These not only look great, they don't need as much water as grass.

We recommend that you consider the following:

- Your neighbours when planting trees
- Deciduous trees (those that drop their leaves each winter) are planted in north-facing areas
- There is nothing that could shade solar panels if you choose to install on your roof, such as trees, bushes or a sun shade sail (yours or your neighbours). Trees, bushes and hedges must be kept trimmed near this equipment
- You install a water tap at both the front and rear of your home
- Your front street tree is connected to your reticulation system during its first 2 years of growth, as well as providing it with additional water over the hot summer months

A landscaping rebate incentive is offered within The Amble Estate to purchasers. To accommodate landscaping and receive the incentive the following criteria need to be adhered to in the building design process;

- Taps installed which can be used to irrigate the vegetable garden and the front landscaping
- A 90mm PVC pipe installed beneath the driveway to accommodate reticulation
- Ground level has been lowered 100mm from finished lot level (i.e driveway curb level) to accommodate landscaping

Other Buildings and Building Services

To make sure the street view remains uncluttered and attractive and your house and garden are seen from the street, there are a few guidelines relating to buildings, building services and equipment.

Out Buildings, Sheds and Studios/ Ancillary Accommodation

Any outbuildings, sheds, studios or ancillary accommodation must be made from a material that complements your home. This includes:

- Rendered brickwork
- Paint-finished cement modular cladding
- Weatherboard and profiled timber lining
- Profiled Colorbond steel
- Face brick or blockwork

Other materials can be submitted for consideration but will require approval by the developer. Any paint finishes must match Colorbond colours:

Surf Mist

Shale Grey

Dune

Windspray

Wallaby

Bassalt

Monument

Accent colours are also acceptable.

Sheds, storerooms and outbuildings are only allowed in your backyard (not at the front of your home) so they aren't easily seen from parks, laneways and streets opposite your house.

Sustainable Materials

We recommend using sustainable construction materials in the building of your home where possible and seek to minimise waste and landfill generated from construction. Discuss with your builder what materials or substitutes may be available for use.

We recommend use of low VOC paints, adhesives and sealants to reduce indoor toxins.

The use of recycled materials in the build of your home, such as bricks, should be discussed with your builder. The reuse / repurposing of materials in the dwelling construction contributes to reducing waste and associated landfill.



Sustainable Design

The Amble Estate is using Bioregional's One Planet Living framework to guide building and land development to support a holistic and long-term approach to sustainability. This relates to sustainable water; local and sustainable food; sustainable materials; zero waste; zero carbon; and culture and community. For further information regarding the One Planet Living framework visit www.theambleestate.com.au/sustainable-living

There are a range of things you can consider when designing and building your home to reduce energy and water usage; lessen the impact of outside temperatures inside; and reduce overall running costs.

Climate Responsive Design

We recommend each home is designed to take advantage of passive heating and cooling to help control temperatures naturally, instead of relying solely on air-conditioners, fans and the like.

Air Flow

If your home is designed for good ventilation you don't need to rely on your air-conditioner as much, as the air flow will naturally cool your home.



Thoughtfully placed windows or openings to allow for cross ventilation increases airflow to help cool your home naturally



Placing smaller windows or openings on the side of your home that gets most of the wind and larger ones on the opposite side, also helps encourage air flow



Adding roof ventilation, like vented gables, E-vents or wind-activated mechanic ventilators help create air flow

Thermal Efficiency

Through using the right materials and insulating properly, you can lower your energy consumption and in turn, reduce your power bills.

- Making sure there are no draughts in your home by draught-sealing windows and doors will help maintain the temperature inside your home
- Designing your home so your living and sleeping areas are compartmentalised means you can better control the temperature for each area
- We recommend you use light/low mass materials or reverse brick veneer for external walls

Orientation

A climate responsive design makes use of clever positioning in relation to the sun, so that your home soaks up the sun in winter and is shaded in summer.

Position your main living area (like the kitchen or family room) so the northern winter sun shines in and warms your floor slabs.

Windows on the west side of your home should have eaves, awnings or verandahs to provide shade from the hot summer sun but also allow the winter sun to shine in.

Laundries, bathrooms and some bedrooms should be positioned on the south side of your home as they are rooms that typically don't need much sunlight.

Garages should be positioned on the east or west side of your home (where possible) to help insulate against the heat of the summer sun.

Planting trees, shrubs and bushes alongside your home helps reduce heat absorption and helps shade your home from the sun.



Energy And Water

By installing energy efficient appliances, fittings and fixtures, you can reduce energy and water wastage as well as the costs related to keeping your home running.

You might like to consider the following suggestions to better your home from an environmental perspective:

- Only purchase electrical appliances with a minimum 4 point-star rating
- Install an electric cooktop
- Install an electric hot water system
- Set your timers to your appliances during the day when the sun is shining
- Install a "master switch" to turn off all appliances simultaneously or install a standby power switch
- Only buy electrical appliances with a minimum 4-star rating
- Link outside lighting to a timed sensor (with a manual override switch)
- Apply a seal to exhaust fans and downlights
- Insulate hot water pipes
- Install tap and shower fittings that use less than 6 litres a minute
- Install a grey water system

Solar Technology

The sun shines in Western Australia for over 3,000 hours a year so using solar as an energy source makes a lot of sense. As well as the environmental benefits, installing a solar system can help you save on your power bills.

Your Building Site

You must keep your lot tidy during the building process, with The Amble Estate's building site waste management guidelines set out for your builder to follow. These guidelines are in line with The Amble Estate's One Planet Living Objectives.

We recommend you ask your builder to undertake the following to meet the objectives of the One Planet Living framework:

- Outlining how construction materials will be recycled and how sediment will be controlled in a brief waste management plan
- Securing a letter from the waste management contractor outlining the weight/volume recycling rate percentage by a Department of Water and Environmental Regulation licenced facility
- Ensuring windblown waste is contained by using a solid sided skip bin
- Keeping the building site tidy to deter illegal dumping
- Making sure to follow any bylaws and building permit requirements outlined by the City of Wanneroo

Appendix – Builder Key Design Guideline Checklist

The below checklist is a high-level guide to assist builders. Refer to the main document, sales contract, and LDP for details.

Item	Pass	
	Yes	No
External finishes – Front façade and within the 4m street setback zone (page 7)		
- min 2 different materials with approved 2 colours		
Roof (page 10)		
Correct pitch		
Colorbond		
Gutters, Downpipes, capping, flashing (page 9)		
Colorbond steel or similar		
Garage Doors (page 9)		
Panel lift door		
Glazed window and door framing (page 9)		
Powder coated aluminium frames		
Front Entry Door (page 9)		
Powder coated aluminium or;		
Painted timber or;		
Clear finished timber		
Fencing (page 5)		
Developer providing		
Driveway (page 5)		
Exposed aggregate or;		
Square concrete pavers		
Building Services (page 12)		
No services visible from primary streetscape		
Acceptable design		
Front and back yard (page 11)		
Front and rear yard tap connection		
Install PVC pipe beneath driveway for irrigation		
Sustainable Living Package (page 13)		
Buyer to select one of the below Sustainable Home Upgrades which the developer is contributing \$1000 towards:		
R5.0 Insulation batts throughout home		
Ceiling fans with lights or;		
LED lighting package or;		
Skylight “skytunnel” and with E-Vent to roofline and eave vents		



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