PERRY LAKES Design Guidelines Summary

DISTINCTIVE DESIGN

Architecture by Wright Feldhusen Architects

When the international community first laid eyes on the site of Perry Lakes it was for the Commonwealth and British Empire Games of 1962. Immense thought and ingenuity went in to the planning and design of the Games Village and what Perth presented to the world was a thoroughly modern approach to architecture and housing design – one that continues to be reflected in today's development.

By purchasing and building at Perry Lakes, you will be a part of defining this next stage of development, one that will continue the 50-year old tradition of showcasing modernist design for today. The Perry Lakes Redevelopment Plan (the Plan) has been carefully designed to enhance a number of physical and historical elements that are of particular importance to Perry Lakes and its history.

To achieve the intentions of this plan, Design Guidelines have been created to provide a clear framework for new building design that takes its cues from the modernist history of the estate.

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WHAT ARE DESIGN GUIDELINES?

Design Guidelines provide a set of parameters to help coordinate decisions made during the building and design process. They define the limits within which design choices must be made to achieve the intentions of the Plan. They also help to:

- ensure that design decisions complement each other and contribute to creating a quality and aesthetically pleasing place to live.
- aid creativity and personal expression by establishing a framework which invites property owners and their architects, builders and landscape architects to develop innovative solutions for individual projects.

Four unique precincts will characterise Perry Lakes, each with its own design requirements inspired by the site's rich history and the neighbouring community of Floreat.

STAGE ONE

Stage 1 will feature 35 lots from the Garden Setting Precinct and four from the Track and Field Precinct.

Houses in the Garden Setting Precinct reflect the qualities of traditional Floreat. Homes are nestled in a parkland setting with large front setbacks and feature sophisticated styling, integrating indoor living with the outdoor natural environment. Side setbacks have been established to create separation between the houses. In this way the new development continues the modernist garden city tradition where houses engage directly with the green belt that runs through the suburb.

The Track and Field Precinct is located around the original 400m running track. This precinct will feature naturally lit and ventilated space with terrace-style housing and inner courtyards.

DEFINING CHARACTER

Modern function and design will be at the forefront of the Perry Lakes development. The following is a summary* of the Design Guidelines and describes certain characteristics of the estate precincts:

Wright Feldhusen Architects and Photographer, Robert Frith

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*This document does not replace the Perry Lakes Design Guidelines. A comprehensive set is available on request.

BUILT FORM

- Roofs shall be flat, skillion or very low pitched.
- Elevations shall be carefully composed and designed with an emphasis on horizontal elements.
- Ornamentation shall be restrained and take the form of integrated feature materials and colours.
- Large expanses of glazing should be treated carefully and protected from excessive heat.
- Use of canopies and blockwork breeze walls are encouraged as methods of sun protection.
- Use of design elements such as roof extensions, full width balconies (enclosed on the short sides) and upper level terraces overhanging an inset ground floor base is encouraged to create a “floating” effect that was often employed by Modernist architects.

MATERIALS

A choice of materials has been selected for development within Perry Lakes to provide for a cohesive streetscape.

- All materials shall be authentic (raw material) - no stick-on elements or fake cladding is permitted.
- Feature materials can be used but shall constitute no more than 20 per cent of the overall street elevation.
- Alternative materials that are consistent with the Modernist design intent may be considered, subject to the Perry Lakes Architect approval.

COLOUR

Continuity is a strong element of Modernist design and will feature prominently in the colour palette of the estate.

- Colour to external walls shall be predominately white.
- All highlight colours will be selected from the relevant colour chart developed for each setting.

LANDSCAPE

Integration between built structures and surrounding natural elements will be an important aspect of each precinct.

- Existing large native trees will be retained.
- Within the Garden Setting no front boundary fences will be erected, creating a seamless link between the verge, garden and house.
- Broad street verges.

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