

design guidelines



kennedy bay



kennedy bay

vision	4
introduction	5
interpretation & application	5
approval procedure	6
developer approval	6
nominated representative	6
approval process	7
other requirements	7
restrictive covenants	7
local development plans	7
1. building appearance	8
1.1. building facades	8
1.2. secondary street elevations	9
1.3. roofing	9
2. building materials	10
2.1. driveways	10
2.2. wall materials	10
2.3. fencing	11
2.4. studio flats	11
3. other considerations	12
3.1. vehicle access and garages	12
3.2. site services	12
3.3. letterboxes	12
3.4. air-conditioning	12
3.5. tv antennae & satellite dishes	12
3.6. solar collectors	12
3.7. clothes lines & drying areas	12
checklist	13

vision

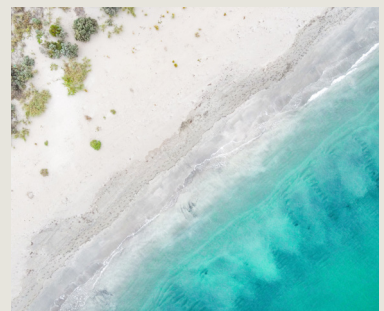
Kennedy Bay provides for the ultimate beachside lifestyle, with contemporary coastal homes nestled behind the foredunes which allows future residents to embrace the coastal lifestyle within walking distance of the beach.

Kennedy Bay's inherent site attributes and its urban development potential provides for a unique coastal village lifestyle opportunity within proximity to the amenity / recreation nodes and infrastructure, which contribute to the livability of the area. Ultimately, the site will provide for amenities which will allow for a lifestyle opportunity unsurpassed in Western Australia.

With a northern aspect across Warnbro Sound and located between the protected waters of the Sound and the Kennedy Bay Links Golf Course, the site is protected from the prevailing sea breeze improving the local amenity for future residents.

Kennedy Bay promotes a relaxed coastal village lifestyle on the Kennedy Bay through:

- Reimagining an under used pristine, waterfront destination
- Key focus is to unite nature, culture, community, recreation and business
- Distinct connection between the Indian ocean, residential homes, a world-class golf course and the Port Kennedy Scientific Park
- Selection of cafes and restaurants, entertainment and retail options
- Leisure community and tourism activities to create a vibrant waterfront



introduction

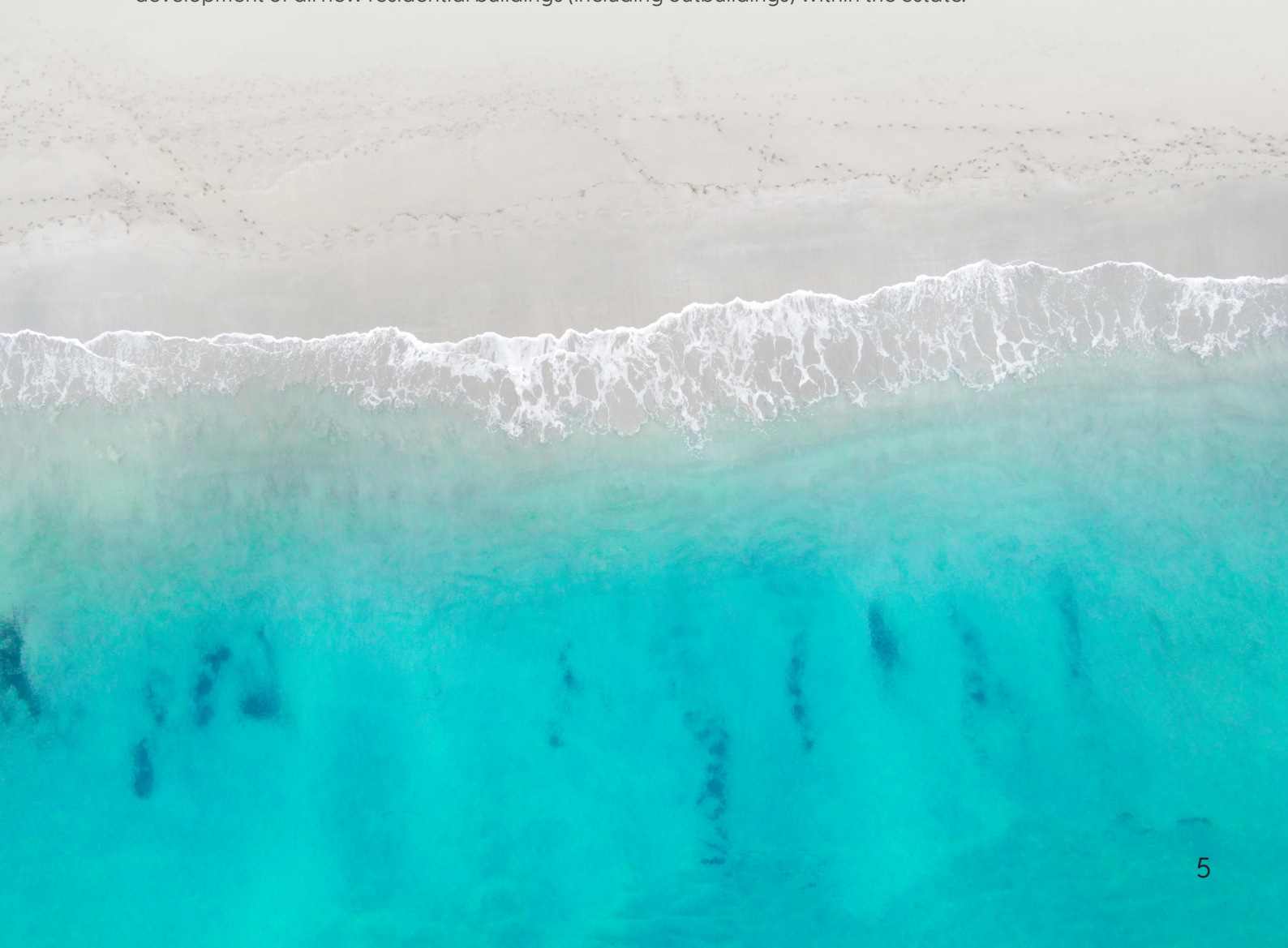
The Kennedy Bay Design Guidelines ('the Guidelines') are intended to provide design advice to assist both the future homeowner and the builder to understand the vision for Kennedy Bay estate and meet the built form and streetscape aspirations required to deliver the vision for the estate.

interpretation & application

When designing your home, these Design Guidelines must be read and considered by your builder/designer in conjunction with the regulatory requirements of:

- The Residential Design Codes ('R-Codes');
- Part 1 of the Kennedy Bay Structure Plan; and
- Any relevant Kennedy Bay Local Development Plan or Precinct Local Development Plan (for development within the Coastal Village only).

The criteria contained within these Design Guidelines have been imposed by the developer, to ensure the ultimate vision of the Kennedy Bay estate is achieved. These Guidelines apply to the development of all new residential buildings (including outbuildings) within the estate.



approval procedure

developer approval

Development proposals will require the stamped endorsement of Developer's nominated representative prior to construction. This process can occur concurrently with the City for Development or Building Approval, as required.

The applicant is required to provide the following documents to the Developer representative, for the approval:

- **Site Plan (Maximum 1:200)**
The site plan includes levels, location of dwelling and garage, boundary setbacks, dividing fences and any front fence and side boundary fence details, as well as any new retaining walls, refuse areas and outbuildings or structures.
- **Floor Plan (Maximum 1:100)**
The proposed house design and layout, including window and door locations, alfresco areas.
- **Elevations (Maximum 1:100)**
Elevations which indicate the ceiling and wall heights of all rooms, and roof pitch.
- **Colour and Materials Schedule**
A materials and colour list which confirms the treatments to all elevations.
- **Completed Checklist**

Drawings should include a north point and annotation.

The final approval of all house plans is at the sole and absolute discretion of the Developer (WABGR). Minor variations to the requirements of the Design Guidelines may be approved at the discretion of the Developer.

Note: Approval from the Developer does not constitute permission to build or negate the need for building approval from the City of Rockingham. A separate building application must be lodged with the City of Rockingham for approval.

nominated representative

Plans should be lodged electronically in PDF format to Rowe Group at the details below by your builder, with advice and approval provided direct to the builder.

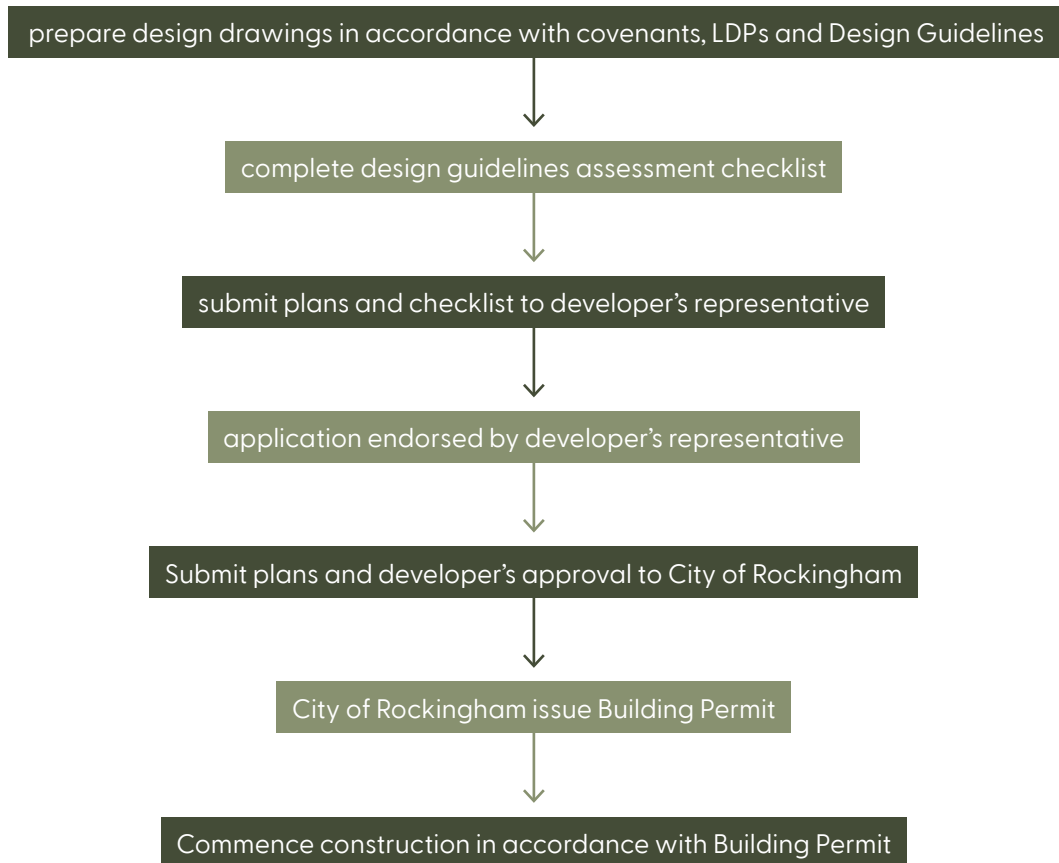


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kennedy bay

approval process



other requirements

restrictive covenants

The criteria set out within these Design Guidelines are enforced by way of Restrictive Covenants, which are in place to benefit and provide you with confidence by ensuring minimum standards of development are achieved throughout the entire estate. The covenants will include some, but not necessarily all, of the design elements covered in these Guidelines.

local development plans

Local Development Plans have been prepared for all lots within the estate as part of the subdivision approval process to guide development within the estate, including (but not limited to) building envelopes, dwelling orientation, mandated garage locations, R-code variations and landmark building element locations.

An assessment against the provisions of the LDP will be undertaken by the City following lodgement of your development application or building licence application with Council.

1. building appearance

1.1. building facades

- Primary elevations must include a minimum of two (2) architectural features, such as a roof gable or gablet, arch, portico, projecting sill course, verandah, bay window, balcony, feature wall or planter box.
- In addition to architectural features, primary elevations must comprise of two (2) colours or materials, as per the following:
 - Substantial feature material or colour that is in contrast to the predominant wall material or colour. No one material or colour is to be more than 90% of the wall area, maximum area of face brick is 75%.
 - Garage doors, window frames, door frames and balustrades are considered a second colour.
- For two-storey development, balconies or terraces providing outlook to both the primary and secondary street [where applicable] are strongly encouraged.
- The provision of alfresco areas overlooking the primary street within the Coastal Village area is strongly encouraged.



1.2. secondary street elevations

- Buildings located on corner lots are to address both the primary and secondary street elevations.
- The entrance to the dwelling may be provided at either the primary or secondary street, provided the dwelling appropriately addresses both street frontages with architectural building facades and major openings to provide passive surveillance.
- Secondary elevations shall be generally consistent with the external colours and finishes of the primary elevation.



1.3. roofing

- Roof pitch is a minimum 25 degrees for a traditional roof and minimum 5 degrees for a skillion roof.
- Flat roof elements will also be supported.
- Roof eave overhang of 450mm minimum and gable overhang of 300mm minimum should be considered.



2. building materials

2.1. driveways

- Driveways to be constructed of brick paving, liquid limestone or exposed aggregate concrete.
- A driveway shall not be constructed from painted or in situ concrete.

Acceptable driveway materials:



2.2. wall materials

- Front elevations visible from the public realm (street, laneway, or open space) should, where possible, deliver a layered facade providing a number of materials and colours, which incorporate an element of white to reflect the coastal character of Kennedy Bay by achieving two of the following:
 - Including an element of white (in one or more of the following elements: window frames, door frames, down pipes, guttering & fascias, verandas, external walls, garage doors, feature cladding, fence posts, balustrades, doors);
 - Including predominantly light/coastal colours;
- Including alternative materials such as weather board, compressed cement cladding, stone cladding, sheet metal cladding, clear glazing, timber, feature brickwork, render.



2.3. fencing

- Side and rear dividing fences shall be consistent with the developer's specification, which will include colorbond fencing to all dividing side and rear fences, and estate feature fencing to the secondary street side boundary only for corner lots.
- Selected lots within the estate will also receive estate-front fencing abutting significant roads and public open space.



2.4. studio flats

- Studio flats above garages, which either form part of the living area of the primary dwelling, or provide an independent living option, are encouraged along laneways where vehicle access is provided to a lot via a rear lane.
- Studio flats must be constructed to have the same appearance and use of colours as the primary dwelling.
- Studios flats must also have a window or opening towards the laneway to provide passive surveillance.



3. other considerations

3.1. vehicle access and garages

Garages shall generally be designed such that the colour and style is consistent with the dwelling.

3.2. site services

All piped and wired services including waste, vent pipes and rainwater tanks, refrigerant lines and cable ducts are required to be built into walls and are not to be visible from the street or adjoining properties.

3.3. letterboxes

- Letterboxes shall be constructed in the same colours and materials as the dwelling.
- For laneway lots, letter boxes are to be provided and located within the primary street frontage. Letterboxes are not permitted to be located on a laneway boundary.

3.4. air-conditioning

- Air conditioning units shall be screened from street or park view (rear lane exempt).
- Any roof mounted air conditioning or evaporative cooling plant is required to be located so as to not be visible from a street or public open space and is to be finished in a colour to match that of the roof.

3.5. tv antennae & satellite dishes

No TV antennae or satellite dishes are permitted. Signal is provided to all lots via cable to lot.

3.6. solar collectors

Where possible, solar hot water systems and photo-voltaic plates shall not be visible from the street or park view, unless there are no other location which affords suitable solar exposure.

3.7. clothes lines & drying areas

Clothes lines and drying areas shall be screened from public view including streets, lanes and parks.



checklist

1 building appearance		Y	N/A
1.1 building facades	Primary elevations must include a minimum of two (2) architectural features, such as a roof gable or gablet, arch, portico, projecting sill course, verandah, bay window, balcony, feature wall or planter box.	<input type="checkbox"/>	<input type="checkbox"/>
	In addition to architectural features, primary elevations must comprise of two (2) colours or materials, as per the following:		
	<ul style="list-style-type: none"> Substantial feature material or colour that is in contrast to the predominant wall material or colour. No one material or colour is to be more than 90% of the wall area, maximum area of face brick is 75%. 	<input type="checkbox"/>	<input type="checkbox"/>
	<ul style="list-style-type: none"> Garage doors, window frames, door frames and balustrades are considered a second colour. <p>For two-storey development, balconies or terraces providing outlook to both the primary and secondary street [where applicable] are strongly encouraged.</p>		
	The provision of alfresco areas overlooking the primary street within the Coastal Village area is strongly encouraged.	<input type="checkbox"/>	<input type="checkbox"/>
1.2 secondary street elevations	Buildings located on corner lots are to address both the primary and secondary street elevations.	<input type="checkbox"/>	<input type="checkbox"/>
	The entrance to the dwelling may be provided at either the primary or secondary street, provided the dwelling appropriately addresses both street frontages with architectural building facades and major openings to provide passive surveillance.	<input type="checkbox"/>	<input type="checkbox"/>
	Secondary elevations shall be generally consistent with the external colours and finishes of the primary elevation.	<input type="checkbox"/>	<input type="checkbox"/>
1.3 roofing	Roof pitch is a minimum 25 degrees for a traditional roof and minimum 5 degrees for a skillion roof.	<input type="checkbox"/>	<input type="checkbox"/>
	Flat roof elements will also be supported.	<input type="checkbox"/>	<input type="checkbox"/>
	Roof eave overhang of 450mm minimum and gable overhang of 300mm minimum should be considered.	<input type="checkbox"/>	<input type="checkbox"/>
2 building materials			
2.1 driveways	Driveways to be constructed of brick paving, liquid limestone or exposed aggregate concrete.	<input type="checkbox"/>	<input type="checkbox"/>
	A driveway shall not be constructed from painted or in situ concrete.	<input type="checkbox"/>	<input type="checkbox"/>
2.2 wall materials	Front elevations visible from the public realm (street, laneway, or open space) should, where possible, deliver a layered facade providing a number of materials and colours, which incorporate an element of white to reflect the coastal character of Kennedy Bay by achieving two of the following:		
	<ul style="list-style-type: none"> Including an element of white (in one or more of the following elements: window frames, door frames, down pipes, guttering & fascias, verandas, external walls, garage doors, feature cladding, fence posts, balustrades, doors); 	<input type="checkbox"/>	<input type="checkbox"/>
	<ul style="list-style-type: none"> Including predominantly light/coastal colours. <p>Including alternative materials such as weather board, compressed cement cladding, stone cladding, sheet metal cladding, clear glazing, timber, feature brickwork, render.</p>	<input type="checkbox"/>	<input type="checkbox"/>

2.3 fencing	Side and rear dividing fences shall be consistent with the developer's specification, which will include colorbond fencing to all dividing side and rear fences, and estate feature fencing to the secondary street side boundary only for corner lots.	<input type="checkbox"/>	<input type="checkbox"/>
	Selected lots within the estate will also receive estate-front fencing abutting significant roads and public open space.	<input type="checkbox"/>	<input type="checkbox"/>
2.4 studio flats	Studio flats above garages, which either form part of the living area of the primary dwelling, or provide an independent living option, are encouraged along laneways where vehicle access is provided to a lot via a rear lane.	<input type="checkbox"/>	<input type="checkbox"/>
	Studio flats must be constructed to have the same appearance and use of colours as the primary dwelling.	<input type="checkbox"/>	<input type="checkbox"/>
	Studios flats must also have a window or opening towards the laneway to provide passive surveillance.	<input type="checkbox"/>	<input type="checkbox"/>
3 other considerations			
3.1 vehicle access and garages	Garages shall generally be designed such that the colour and style is consistent with the dwelling.	<input type="checkbox"/>	<input type="checkbox"/>
3.2 site services	All piped and wired services including waste, vent pipes and rainwater tanks, refrigerant lines and cable ducts are required to be built into walls and are not to be visible from the street or adjoining properties.	<input type="checkbox"/>	<input type="checkbox"/>
3.3 letterboxes	Letterboxes shall be constructed in the same colours and materials as the dwelling.	<input type="checkbox"/>	<input type="checkbox"/>
	For laneway lots, letter boxes are to be provided and located within the primary street frontage. Letterboxes are not permitted to be located on a laneway boundary.	<input type="checkbox"/>	<input type="checkbox"/>
3.4 air-conditioning	Air conditioning units shall be screened from street or park view (rear lane exempt).	<input type="checkbox"/>	<input type="checkbox"/>
	Any roof mounted air conditioning or evaporative cooling plant is required to be located so as to not be visible from a street or public open space and is to be finished in a colour to match that of the roof.	<input type="checkbox"/>	<input type="checkbox"/>
3.5 tv antennae & satellite dishes	No TV antennae or satellite dishes are permitted. Signal is provided to all lots via cable to lot.	<input type="checkbox"/>	<input type="checkbox"/>
3.6 solar collectors	Where possible, solar hot water systems and photo-voltaic plates shall not be visible from the street or park view, unless there are no other location which affords suitable solar exposure.	<input type="checkbox"/>	<input type="checkbox"/>
3.7 clothes lines & drying areas	Clothes lines and drying areas shall be screened from public view including streets, lanes and parks.	<input type="checkbox"/>	<input type="checkbox"/>







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