

kennedy bay stage 2 design guidelines

april 2025



kennedy bay





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introduction

The Stage 2 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 and meet the built form and streetscape aspirations required to deliver the vision for the estate.

kennedy bay 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 liveability 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 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.





kennedy bay design objectives

development objectives: stage 2 residential area

Consistent with the broader Kennedy Bay vision of a 'relaxed coastal village', development within the 'Stage 2' subdivision area should contribute towards the creation of an attractive coastal, residential community nestled between the foredunes and golf course.

In support of this development aspiration, and to celebrate the character of the emerging community, new homes should seek to satisfy the following design objectives:

- Reinforce the 'coastal' character of the area through the careful use and selection of building materials and colours.
- Use architectural features to create a blend of unique and individualised homes that provide attractive and interesting streetscapes.
- Encourage landscaping of the private realm to reflect the coastal character of Kennedy Bay.

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 ('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.





home building plan assessment and approval process

developer approval

The Guidelines are intentionally flexible to enable you to design a unique home that suits your individual needs whilst also be consistent with the broader, high quality coastal community of Kennedy Bay. However, before designing your home, you are encouraged to carefully review the Guidelines with your building designer and/or home builder to ensure that the design of your home, including its materials and colour scheme is in accordance with Guidelines.

To ensure the application of these Guidelines, development proposals in Kennedy Bay require the stamped endorsement of developer's nominated representative prior to construction.

The applicant is required to provide the following documents to the developer's representative, for approval:

- **Site Plan (Maximum 1:200)**
The site plan includes levels, location of the 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, and 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.

Following developers approval, you may apply for a building permit with the City of Rockingham.

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.



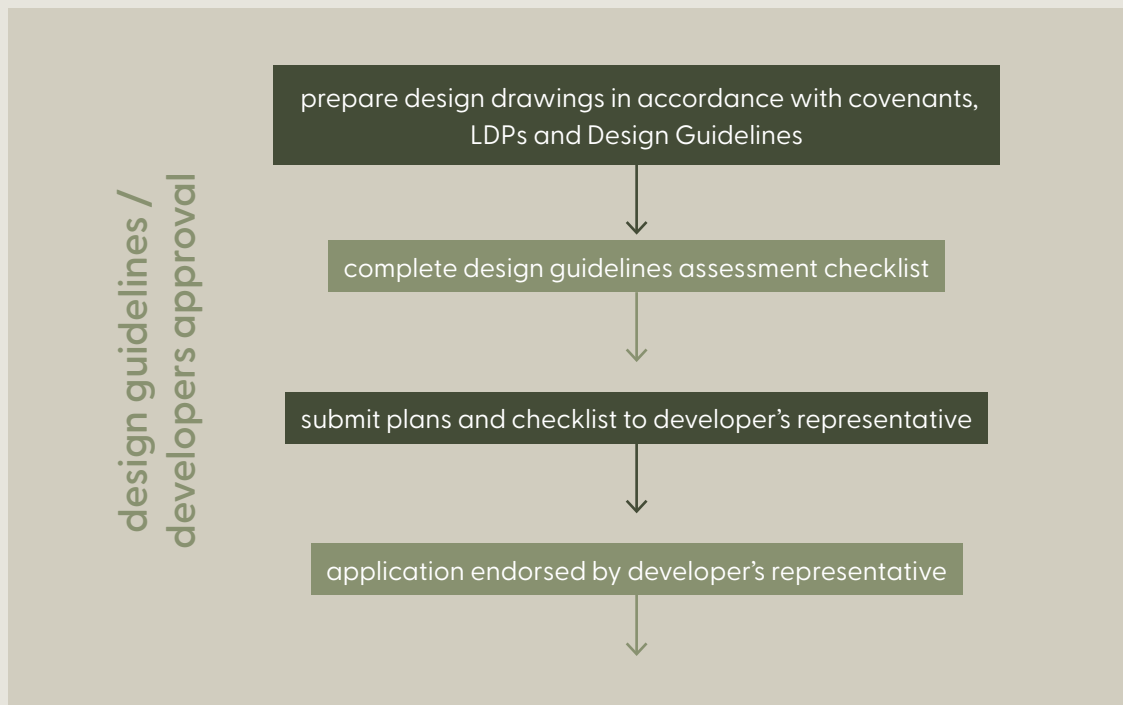
nominated representative

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.



Rowe Group
Level 3, 369 Newcastle Street, Northbridge WA 6003
92211991
kennedy.bay@rowegroup.com.au

approval process





other requirements

restrictive covenants

The criteria set out within these 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, 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 permit application.



1. building appearance

Buildings are designed to a high quality and reinforce the 'coastal' character of the area using architectural design features and selective colours and materials.



1.1. building facades

- Lots located on Tidal Drive and Offshore Drive are required to include a minimum of three (3) architectural features from the below options.
- All other lots are required to include a minimum of two (2) architectural features from the below options.
 1. Feature roof (roof **gable**, gabled or skillion roof)
 2. **Entry feature** (porch/portico/verandah) with a minimum depth of 1.2 metres.





3. **Feature wall** or blade wall.
4. Feature **bay window**.
5. **Feature garage door**.
6. **Planter box**.
7. **Balcony** to an upper floor.
8. Projecting corbel or moulding.
9. A feature entry door, which is substantially glazed.

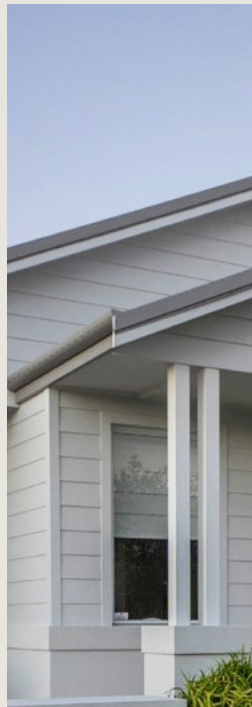


- Other architectural features may be deemed acceptable but will require approval from the developer. Any other architectural feature requested for consideration should be clearly listed when applying for developer approval.
- For two-storey development, balconies or terraces providing outlook to the primary and **secondary street** [where applicable] are strongly *encouraged*.
- The provision of alfresco areas overlooking the **primary street** within the coastal village area and offshore drive is strongly *encouraged*.



1.2. colours and materials

- Building materials and colours selections should be predominately light to reflect the coastal character of Kennedy Bay. *An indicative colour palette is provided on the page overleaf.*
- Buildings **elevations** should include a minimum of one (1) white feature element. Suitable feature elements are provided in the list below.
 - Window frames, door frames, down pipes, guttering & fascias, verandas, external walls, garage doors, feature cladding, fence posts, balustrades, doors;
- Predominantly dark (e.g. 'Monument') building features (roof coverings, garage doors, main render) will generally not be supported - the darkest acceptable shade is 'Woodland Grey.' The use of colours darker than this are only permitted on contrasting minor features.
- **Primary elevations** must include a 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%.
- Buildings are *encouraged* to use alternative materials such as weather board, compressed cement cladding, stone cladding, sheet metal cladding, clear glazing, timber and or feature brickwork.
- Driveways be constructed of brick paving, liquid limestone, exposed aggregate concrete or any other material deemed acceptable by the developer. No painted or in situ concrete driveways are permitted.





indicative colour palette

				
vivid white	spanish olive	highgate	ancient ruin	terrace white
				
white box	light rice	moorland	natural white	white exchange
				
pale tendril	miller mood	silver tea set	flooded hum	tranquil retreat
				
dieskau	paving stone	silkwort	whisper white	accord
				
french limestone	china white	linseed	woombat forest	white duck
				
white on white	lexicon quarter	lexicon half	highgate	snow season
				
casper white quarter	snowy mountains half	white polar quarter	enless dusk	whitsunday
				
beach quarter	rottnest island colour	dieskau sample pot	feather soft colour	grey pebble quarter
				
brume quarter	vanilla quater			

The indicative colour palette is based on the Dulux colour range and are provided as reference only. Selections may be made from other companies outside the Dulux brand.

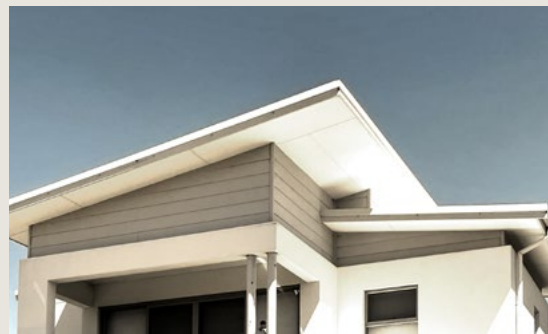


1.3. secondary elevations

- Buildings located on corner lots are to address both the primary and secondary street.
- 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 (including adjoining visible boundary walls) shall be generally consistent with the external colours and finishes of the primary elevation.

1.4. roofing

- Roofs shall be constructed having regard to the coastal colour palette comprising of light tones with a lower **solar absorptance** (SA) value of 0.7 or less.
- 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 are strongly encouraged.



indicative roof colours (solar absorptance less than 0.7)

dover white™	surfmist®	evening haze®	southerly®	dune®
paperback®	classic cream™	shale grey™	bluegum®	windspray®
gully®	jasper®	wallaby®	basalt®	woodland grey®

The indicative colour palette is based on the Colorbond range and are provided as reference only. Selections may be made from other companies outside the Colorbond brand.

2. fencing and landscaping

2.1. fencing

- Boundary fencing is provided by the developer in accordance with the conditions of the sales contract.
- Side boundary fencing is not permitted to be extended past the front of the dwelling.
- Return fencing is to be complimentary to the developer provided side and rear fencing.



2.2. landscaping

- Front landscaping is provided by the developer in accordance with the conditions of the sales contract.
- The planting of a mixture of species which provide variation in seasonal colour, texture and size is encouraged.
- The planting of waterwise species is highly encouraged. Native and exotic plants, suited to a coastal climate are likely to require less water and reduce overall maintenance. Further information on waterwise gardens are provided in the resources section of the guidelines.





3. studio apartments

- Studio apartments 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 apartments must be constructed to have the same appearance and use of colours as the primary dwelling.
- Studio apartments must also have a window or opening towards the laneway to provide passive surveillance.





4. other considerations

4.1. vehicles and garages

- Garages shall generally be designed such that the colour and style is consistent with the dwelling and generally be of light coastal colours.

4.2. 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.

4.3. 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.



4.4. 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.

4.5. tv antennae & satellite dishes

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

4.6. 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.

4.7. clothes lines & drying areas

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





definitions

Balcony: an open structure accessed from an upper storey room on the front façade with a minimum depth of 1.5m.

Bay window: a window structure that projects outward from the main wall of a building, creating a bay or interior recess.

Elevation: an external wall of any part of a dwelling facing a lot boundary.

Entry feature: a structure with separate roof support and a minimum of 1.5m in depth.

Feature garage door: a garage door made from natural timber (not pressed metal timber look) or acrylic panels.

Feature wall: an architectural element that stands out from other walls within an elevation, serving as a focal point or providing a contrast through unique design, color, or texture.

Gable: a vertical wall, triangular in form, extending to the ridge of a roof.

Planter box: an integrated masonry raised garden bed, consistent with the elevation and a minimum of 1.5m in length.

Portico: a roofed entry feature with an associated room, that defines the entry point to the dwelling.

Primary elevation: the front side of a dwelling which generally faces the primary street and includes the main entry to the dwelling.

Primary street: unless otherwise designated by the local government, the sole or principal public road that provides access to the major entry (front door) to the dwelling or building.

Secondary elevation: the side or rear view of a dwelling which generally faces the secondary street or adjoining public realm (public open space and golf course).

Secondary street: for a site that has access from more than one public road, a road that is not the primary street.

Solar Absorptance: the fraction of solar radiation absorbed by a material with 0 representing no absorption and 1 representing 100% absorption. A roof with a lower SA value will absorb less heat from the sun and assist with keeping the home cooler.

Verandah: a roofed area with a minimum width of 2.5m across the frontage.



resources

The following resources have been provided to assist both the future homeowner in the preparation of the building design plans and any associated landscaping.

- Good Design Guide - <https://www.wa.gov.au/system/files/2024-05/gawa-good-design-guide-infill.pdf>
- Rewild Perth - <https://rewildperth.com.au/>
- Water Wise Gardens - <https://www.watercorporation.com.au/help-and-advice/waterwise/garden/creating-a-waterwise-garden-in-5-steps>
- Your Home - <https://www.yourhome.gov.au/live-adapt>



checklist

1. building appearance

1.1 building facades	Primary elevations include the required number of architectural features, as listed.	1. _____ 2. _____ <i>Offshore Drive & Tidal Drive only</i> 3. _____
1.2 colours and materials	Building colours and materials are predominantly light.	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Building elevations include a minimum of one (1) white feature element. Please tick included white feature.	<input type="checkbox"/> Window frame <input type="checkbox"/> Door frame <input type="checkbox"/> Downpipes <input type="checkbox"/> Guttering and fascia <input type="checkbox"/> Verandah <input type="checkbox"/> External wall <input type="checkbox"/> Garage door <input type="checkbox"/> Feature cladding <input type="checkbox"/> Fence posts <input type="checkbox"/> Balustrades <input type="checkbox"/> Door
	If used, dark colours are only on minor features and not prominent building features.	<input type="checkbox"/> Yes <input type="checkbox"/> No
	The primary elevation includes a feature material in contrast to the predominant wall material (no one colour is to be no more than 90% of the wall area).	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Driveways are constructed of an approved material as listed. Please tick material.	Brick paving <input type="checkbox"/> Liquid limestone <input type="checkbox"/> Exposed aggregate <input type="checkbox"/> Requested alternate material: _____



1.3 secondary street elevations Buildings located on corner lots address both the primary and secondary street.

Yes
 No
 N/A

The secondary elevation (including adjoining visible boundary walls) is generally consistent with the external colours and finishes of the primary elevation

Yes
 No
 N/A

1.4 roofing The roof material has solar absorptance (SA) value of 0.7 or less.

Yes
 No

The roof pitch complies with the minimum 25 degrees for a traditional roof or minimum 5 degrees for a skillion roof.

Yes
 No
 Flat roof proposed

2. fencing and landscaping

2.1 fencing Side boundary fencing is not proposed forward of the dwelling.

Yes
 No

Return fencing is complimentary to the developer provided side and rear fencing.

Yes
 No
 N/A

3. studio apartments

3. studio apartments The studio apartment has been designed to have the same appearance and

Yes
 No
 N/A

use of colours as the primary dwelling.

Yes
 No
 N/A



4. other considerations

4.1 vehicles and garages	The garage is designed such that the colour and style is consistent with the dwelling.	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.2 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"/> Yes <input type="checkbox"/> No
4.3 letterboxes	The letterbox is constructed in the same colours and materials as the dwelling.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Letterbox after handover
	For laneway lots, letter boxes are to be provided and located within the primary street frontage	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
4.4 air conditioning	Air conditioning units are screened from street or park view (rear lane exempt).	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Roof mounted air conditioning (or evaporative cooling plant) is located so as to not be visible from a street or public open space and is finished in a colour to match that of the roof.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
4.5 tv antennae & satellite dishes	TV antennae or satellite dishes are not proposed.	<input type="checkbox"/> Yes <input type="checkbox"/> No
4.6 solar collectors	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"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Solar exposure requires street view
4.7. clothes lines and drying areas	Clothes lines and drying areas are screened from public view including streets, lanes and parks.	<input type="checkbox"/> Yes <input type="checkbox"/> No



kennedy bay