



BUILDING GUIDELINES



BURNS BEACH

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Design Vision

- Coastal urban theme
- Composite materials/colour
- Coastal colour theme
- Consistent roof forms
- Sustainable design principals

1. Introduction

Burns Beach Estate by Peet & Co (Peet) is an exciting housing estate in a desirable beachside location. These guidelines have been prepared to assist purchasers in designing and building their homes to a high standard which will maximise the value of their investment whilst enhancing the quality of the estate as a whole.

In assessing and approving home designs, Peet will require compliance with protective covenants and adherence to the principles of these guidelines.

Residential lots for Stage 1 have been categorised in accordance with lot sizes and amenity as illustrated in Figure 1.

2. Design Vision

The vision for Burns Beach Estate is for a vibrant residential village based on sustainable design principles and featuring a contemporary Australian coastal urbanism in robust architectural form with street elevations articulated to feature clearly defined elements.

External wall finishes of all homes are to feature a primary material such as painted render, face brickwork, stonework or rammed earth complemented by minor elements including painted or clear finished weatherboards, corrugated metal cladding, painted fibre cement panel cladding, accent colours etc.

In conjunction with changes in colour and texture, changes in material are an important design element. The general preference is for housing to feature a common wall treatment in conjunction with a change in material and/or colour.

3. Protective Covenants

Protective Covenants will provide confidence to all home owners by ensuring high standards of development are achieved. The covenants will include some, but not necessarily all of the

matters covered in the guidelines and are enforceable until 2020. They will not be modified, surrendered, released or abandoned, either wholly or partially.

4. Approval Process

Home designs will be assessed against these Guidelines, the applicable Protective Covenants and the City of Joondalup's BURNS BEACH STRUCTURE PLAN NO 10. Where the Structure Plan differs from these Guidelines, the Structure Plan shall take precedence.

All homes to be built require the written approval of Peet prior to lodging with the City of Joondalup for Building Approval. Owners may engage in a consultative process with representatives of Peet to ensure the intent of the Guidelines and the Covenants are satisfactorily addressed.

Three copies of Building Plans (to include a site plan, floor plans and elevations illustrating built form, external materials/finishes, and roof colour) are to be submitted to Peet for approval.

Following approval by Peet, two copies of Building Plans will be returned to the property owner stamped "Approved". A Building Licence application (which is to include at least one of the stamped copies of the Building Plans) may then be made to the City of Joondalup.

5. Environmental Sustainability

Peet is committed to the promotion of environmentally sustainable development. Individual residences constructed within the estate should satisfy a range of socially responsible sustainability criteria.

5.1 Energy Management

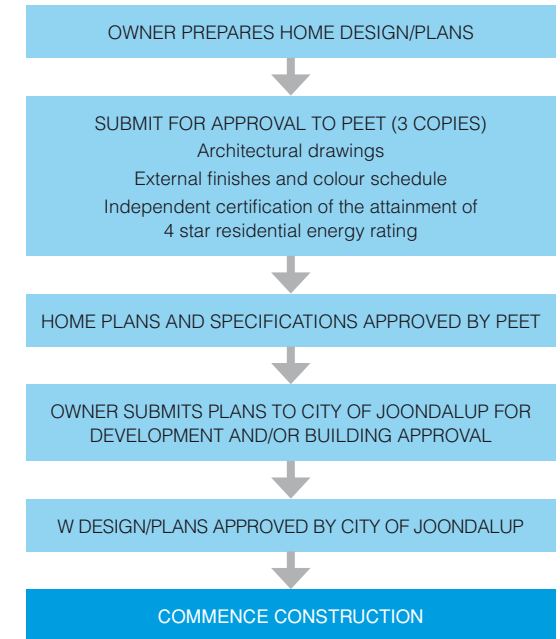
Residential Design is required to satisfy the "Deemed to Satisfy" or "Alternative Solution" energy management rating provisions of the BCA current at the time of submission for approval. For

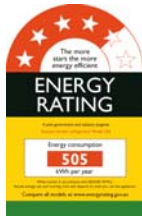
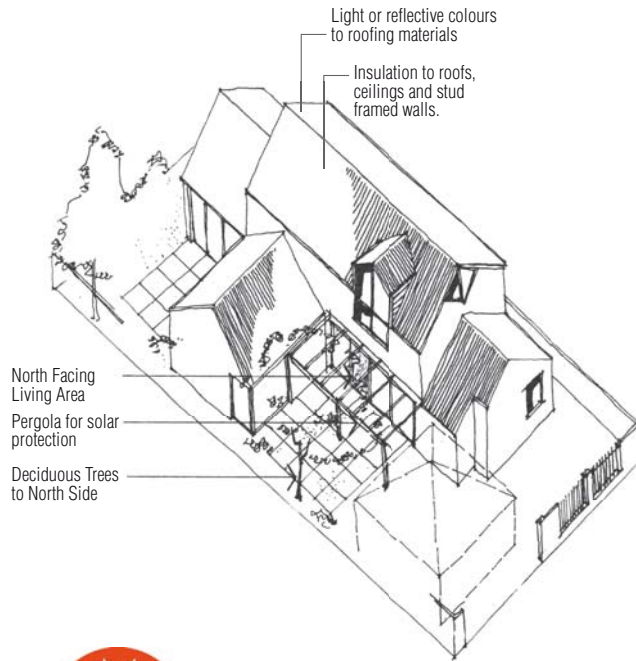


Figure 1 - Burns Beach Estate: Stage 1

- R20 Front Loaded Residential
- R40 Laneway Residential
- - - - - Uniform Fencing provided by developer

Approval Process





www.deh.gov.au/water



www.watercorporation.com.au



an “Alternative Solution” the owner shall submit an energy rating certificate prepared by an accredited assessor and complying with the relevant star rating of the “First Rate” or any subsequent approved rating system.

Site Planning and Energy Efficiency

In satisfying the requirements of the BCA, climatic condition responses must embrace the principles of passive solar design. The design of dwellings is to maximise the extent of winter solar penetration to indoor and outdoor living areas whilst limiting summer penetration. For R40 laneway lots the west side boundary is nominated as a Zero Lot Line (nil setback) to better facilitate the design of a solar accessible courtyards.

The following solutions should also be considered:

- Locating daylight living areas (internal and external) to face north with larger openings positioned to maximise winter solar penetration whilst incorporating overhangs or screening to minimise summer solar impact;
- Minimising the extent of glazing to the east and west sides of a dwelling;
- The protection of exposed openings by the application of horizontal (or vertical) screening including eaves, balconies, verandahs, pergolas, sunshades, awnings, overhangs, etc;
- Adequate insulation to roofs, ceilings and stud framed walls;
- Location of openings to facilitate cross ventilation through buildings and roof spaces;
- Light or reflective colours to roofing materials;
- Appropriate room zoning to compartmentalise heating and cooling;
- When planting trees to solar accessible spaces, strategically locate deciduous species to provide summer shade whilst permitting winter solar penetration;
- Shade paved areas to prevent heat build up around dwellings; and

- The selection of energy efficient services and appliances with a minimum Energy Rating Label of 4 stars.

5.2 Water Management

In keeping with the principles of sustainable development, dwellings must be designed to minimise water consumption.. Where reference is made to ratings under the Water Services Association of Australia 5A system this shall also apply to any equivalent –approved rating under the Water Efficiency Labelling Scheme (WELS) which - is expected to become mandatory.

5.2.1 Fittings and Fixtures

- All toilets shall have AAA rated dual flush cisterns.
- All shower heads shall be AAA rated.
- All tapware shall be AAA rated.

Note: if considering the use of a gas instantaneous hot water unit, the compatibility of this with AAA rated fixtures should be confirmed with the manufacturer.

Additional steps to be considered which can reduce demand on water resources are as follows:

- Use tap aerators and pressure and/or flow reduction valves;
- Use low volume baths, basins, sinks and troughs which can equate to reduced water usage and heating costs;
- Use AAAA rated dishwashers and washing machines;
- Use front loading washing machines rather than twin tub/top loader machines; and
- Install compact rainwater tanks to provide an alternative water source resulting in a reduced dependency on scheme water.

5.2.2 Landscaping

As part of its commitment to the provision of a consistently high standard of landscaping, the installation of gardens to the front of homes will be undertaken by Peet.

When completing the balance of their gardens, homeowners are encouraged to take into account the following points which will contribute to minimal water use gardens:

- Soil conditioners. For lawn areas improve soil to a depth of 150mm. For garden areas improve soil to a depth of 300mm;
- The application of 75mm of mulch over non lawn planted garden areas;
- Controlled irrigation through drippers, coarse drop spays, subterranean drippers and electronic controllers;
- Maximised use of indigenous and drought resistant plant species;
- The use of deciduous trees for summer shade and winter solar access;
- The utilisation of minimal water usage lawn varieties;
- Collect stormwater and re-use on garden areas;
- Plan paved areas to direct surface rainwater run-off onto planted areas; and
- The use of segmented or permeable paving to limit run-off and increase on-site water absorption.

Information on Waterwise garden construction, including plant selection examples for varying garden styles, is available online at www.watercorporation.com.au.

5.3 Construction Management

Builders must take steps to minimise both the production of non-recyclable waste and the impact of their construction activities on neighbouring residents.

A construction management process addressing these issues should be established and clearly articulated to sub-contractors in order to develop an ongoing culture of sustainable building practice.

5.3.1 Minimisation of Waste

Builders should develop a strategy to minimise the amount of waste required to be disposed of through landfill. Initiatives to be

considered include the following:

- Set in place designated waste storage areas to enable a degree of on-site sorting, i.e separate bins/areas for metal, timber, plasterboard, masonry, glass/ceramics, etc as opposed to a single general waste pile;
- Educate sub-contractors to dispose of waste accordingly thus facilitating opportunities for sorting and recycling;
- Engage waste collection agencies who carry out further sorting/recycling off site;
- Regularly remove waste from the site to minimise unsightly mess and the potential for spillage into neighbouring properties. An orderly building operation should be promoted thus reinforcing for sub-contractors the message that they should take some responsibility for the minimisation of waste;
- Maximise the use of prefabricated components in order to achieve reductions in the extent of waste, i.e. the use of steel or timber roof trusses;
- Accurately order amounts and lengths of materials thus avoiding excessive waste;
- Store and recycle useable brick offcuts into rendered walls rather than sending to landfill;
- Store timber offcuts on site for mulching and use on garden areas;
- Maximise the use of non-hazardous materials, i.e water based sealers and paints rather than epoxy/oil based wherever possible;
- Use certified plantation timber only, i.e plantation pine trusses and laminated veneer timber beams rather than hardwood rafters and structural beams; and
- Provide secure storage areas, fencing, and the use of security agents in the final stages of construction in order to minimise the opportunities for break in and theft, a major drain on additional resources for the residential construction industry.



Landscaping



- Outlook over laneway - balconies/windows



- Windows/balconies maintaining outlook to street



- Open low planting/fencing permitting casual surveillance of the street



5.3.2 Minimise Impact on Neighbours

Builders are encouraged to take appropriate steps to minimise the impact of the construction process on neighbouring properties. These should include the following:

- Minimise dust and rubbish intrusion into neighbouring properties through watering down and the application of strategically placed screening to minimise the impact of prevailing winds (i.e. hessian or shade cloth);
- Maintain any stormwater runoff within the property for the duration of the construction process; and
- Comply with City of Joondalup permissible hours of work and also have due respect for neighbours by not playing loud radios and refraining from the use of loud or objectionable language on the site.

5.4 Design to Promote Security

To create a safe and enjoyable residential environment, consideration should be given to enhancing the quality of community security through the following home design principles:

- Maintain visibility over streets, laneways and public open spaces from surrounding buildings by providing ample windows from habitable rooms facing, or overlooking the public domain;
- Design front and dividing fences forward of the building line to be low in height in order to promote visibility;
- Design and maintain landscaping to minimise visual obstruction, i.e. utilising planting such as low hedges and trees with a high canopy;
- Utilise the minimum front setbacks to provide windows overlooking the street and thus maintain an easily surveilled front garden;
- Front gardens and rear outdoor areas at laneways should be well lit, possibly incorporating motion activated light fittings;

- Provide secure connections to rear laneways through the installation of lockable garage doors and gateways; and
- Upgrade sliding door and window security through the application of deadlocks and consider stainless steel security mesh insect screens.

5.5 Noise Attenuation

Noise generating features such as air-conditioning or evaporative cooling plant are to be appropriately located or otherwise acoustically screened to minimise the level of noise intrusion into neighbouring properties to within the limits set out in the Environmental Protection (Noise) Regulations 1997.

6. Building Form

6.1 Building Height

To ensure an appropriate urban scale the allowable height for dwellings is 2 storeys with a third habitable level permitted within the roof space. This may be served by dormer type windows projecting forward of the main roof pitch but may not have a balcony or terrace.

Maximum building height for 2 storey development shall be as follows:

Top of wall with pitched roof over	6.5m
Top of external parapet wall with concealed roof	7.5m
Top of pitched roof	9.5m

For nil side setbacks the maximum wall height is 3.5m above the adjoining ground level.

6.2 Articulation of Facades

To provide visual interest, elevations to streets, rear laneways and public open spaces are to be articulated and feature defined architectural elements, including:

- Front entries to residences which are clearly identifiable from the street through expressed elements such as entry porticos, glazing, etc;
- The avoidance of blank facades through the provision of projections and indentations in the floor plan with the resultant shadow effects and corresponding roof elements;
- Wall panels broken up by the use of glazing and elements such as balconies;
- The application of awnings and other shading devices; and
- Accent materials and colours applied to specific elements of the built form i.e changes in material and/or colour at dado line.

6.3 Secondary Street Elevations

To promote security and provide visual interest, development on corner lots is required to address both the primary and secondary streets. The front portion of the secondary street elevation is to be articulated and feature a suitable level of detail including windows to habitable rooms, which is consistent with that of the primary street elevation. The extent of fencing permitted along secondary streets is reduced to allow the dwelling to address the street (as described in clause 9.3 Secondary Street Fences).

6.4 Roof Form

The architectural character of coastal areas has historically exhibited an eclectic range of roof profiles including conventional pitched roofs with gables and hips, low pitched skillion and flat roofs typical of some of the earlier holiday homes. Recent roof designs such as vaulted “wave forms” also have relevance to the coastal environment.

Roof forms within Burns Beach Estate are not restricted; however, where conventional pitched roofs are employed, the pitch shall be 25° minimum and 42° maximum in order to

promote a consistency of development. Pitches lower than 25° shall be restricted to skillion and secondary roofs such as verandahs and awnings. Areas of flat roof may be used where hidden behind parapets or expressed as awnings. For habitable spaces within a pitched roof the profile may be broken by dormer windows.

- At gables the roof verge is to have a minimum of 200mm overhang.
- All pitched roofs are required to feature eave overhangs except at nil setbacks.

6.5 Site Levels

To maintain views and avoid overlooking issues, existing site levels may not be raised by more than 200mm without the specific approvals of Peet and the City of Joondalup.

7. Building Materials

7.1 Roof Materials

To promote a basic sense of uniformity, roof colours are generally to be of neutral and low visual impact with individuality promoted through a permitted range of colours as follows:

- Corrugated sheet metal in zincalume or colorbond finish from the following range of colours: Windspray, Shale Grey, Classic Cream, Surfmist, Dune, Bushland, Sandbark, Ironstone, Pale Eucalyptus, Woodland Grey, Paperbark and Jasper; and
- Slate style roofing tiles in lighter shades of grey/charcoal and pale terracotta.

Dark, black or overly bright roof finishes outside the above range such as blue colorbond and blue, red or deep terracotta roof tiles are not permitted as they are not consistent with the desired streetscape character and are more heat absorbent than lighter colours.



• Building height



Articulation of Facades

- Front entries clearly visible
- Projections/indentations to facade
- Feature elements

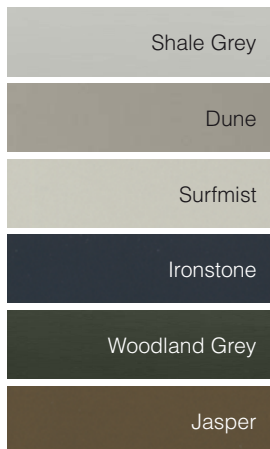


• Secondary Street Elevations - Articulated as for front elevations



Roof Form

- Hipped and Gabled elements
- Constant range of pitches



• Indicative Colorbond swatches

7.2 Wall materials

The visual appeal of development within the Burns Beach Estate will be greatly influenced by the colours and textures of walls visible from streets or other public spaces. They will be required to feature a composite of construction materials such as dominant masonry material with painted or coloured render/bagging, face brickwork, stone, rammed earth or blockwork. These are to be complemented by minor elements of alternative materials and/or colour such as:

- Face or rendered/painted brickwork/blockwork of contrasting colours;
- Stone cladding;
- Clear glazing;
- Weatherboards in painted or natural finish;
- Corrugated sheet metal cladding in custom or mini orb profile in Colorbond finish; and
- Compressed fibre cement cladding.

Tilt up or precast concrete will only be approved for internal walls or where the design exhibits sufficient components of detail and glazing to satisfy the spirit of the guidelines.

8. Colour

The application of colour from a coastal palette is considered a valuable means of unifying buildings within the Burns Beach Estate. In keeping with its near coastal setting, the colour indicators are derived from the natural elements of ocean, sky, beach, dunal scrub and coastal bush.

The intent is not to stifle expression, rather to provide a common colour base which can be accentuated through the judicious application of tonal variations and bolder accents.

Wall Colours

- Base walls : (i.e to distinct wall panels, up to a dado line or change in material) coloured/rendered masonry or stone cladding in earth/sandy and blue/green tones;

- Accent colours (i.e above a dado line and to feature elements);
- Colours differentiated from base wall colours; and
- Accent paint colours in pastels or natural finishes for weatherboards and sheet cladding and Colorbond colours for corrugated metal cladding.

9. Fences

9.1 Uniform Fencing by Developer

In order to contribute to a consistently high standard of streetscape, uniform front fencing is provided by Peet to the Ocean Reef Road entry and along the main beach road. See Figure 1 for extent. Peet will also provide dividing rear and side fencing and fencing to rear laneways.

9.2 Front Fences Generally

Peet has a preference for any front fencing to be in the form of low walls in order to maintain an open streetscape, good visibility and cross surveillance, with the maximum height to be 1.0m for masonry piers and 0.8m for masonry walls. Where tall fencing is desired, this is to be visually permeable with the maximum height to be 1.8m for masonry piers and 1.6m for infill panels. Dividing fencing in front of the building line is required to be low or visually permeable and to the same construction requirements as for front fences.

9.3 Secondary Street Fences

In line with the requirement for corner residences to address both streets, the secondary street boundary up to 4m behind the front building line is required to be free of fencing or alternatively if front fencing is used, it is to be low or visually permeable up to 4m behind the front building line (being a continuation of the front wall treatment.)

The balance of secondary street fencing may suit particular privacy requirements with any tall fencing to feature painted/ rendered masonry piers to 2.0m maximum height with infill panels in either painted/rendered masonry or square topped timber palisades to 1.8m maximum height. (Colorbond capped metal, corrugated fibre cement, brushwood or timberlap fencing is not permitted to Secondary Street boundaries)

10. Services

- Where lots are provided with easements for the connection of water, gas and electrical services, all meters are to be contained within the easement with screening or other architectural treatments to be integrated into the landscape or building design.
- All waste/vent pipes, refrigerant lines and cable ducts are required to be built into walls and not to be visible from the street.
- Satellite dishes, hot water storage tanks, clothes drying areas and television antennae are to be concealed or screened from street or public view.
- In line with sustainability principles the use of solar hot water systems is encouraged, however solar panels and storage tanks are to be located such that they are not visible from public areas. Where there is no alternative location which affords a suitable level of solar efficiency, solar panels may be visible where they are in the same plane as the roof, and the storage tank is located remotely in a position not visible from public view.
- Airconditioning plant is to be screened from street or public view. Where evaporative cooling plant is roof mounted it is preferred to be located so as to not be visible from street or public view. In any event, roof mounted plant is to be in a colour to match that of the roof.

- Provision is to be made for the storage of rubbish bins in such a way as they are screened from public view whilst facilitating access for collection.
- Clothes lines and drying areas should be located to maximise the use of winter sunshine without being visible from public areas.

11. Garages, Stores and Outbuildings

A garage is to be constructed of wall and roof materials which match those of the main residence.

- A store with a minimum area of 4m² is to be provided under the main roof of the home or garage and accessible from the exterior or within the garage area.
- Any additional outbuilding/store separate from the house and visible from a street or other public area, or greater in area than 10m², is required to be constructed of the same wall and roof materials as the main residence.

12. R20 Housing

12.1 Setbacks

All setbacks shall be as required by the R Codes.

12.2 Open Space

Open space shall be provided as required by the R Codes.

12.3 Outdoor Living Area

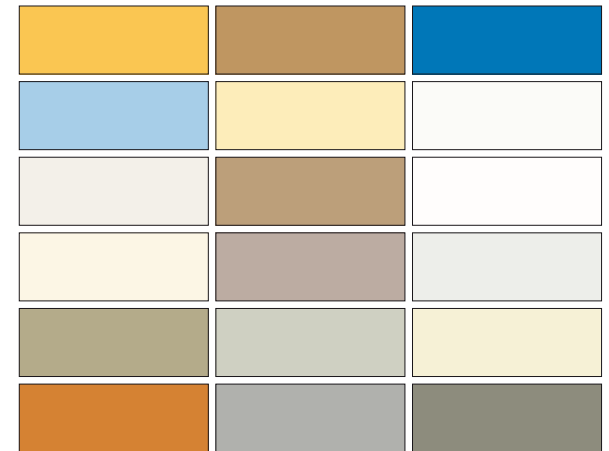
An outdoor living area with a minimum area of 30m² and a minimum width of 4m, directly accessible from a living area is to be provided in a location to best facilitate winter solar penetration.

12.4 Parking

A minimum of 2 side by side parking spaces is to be provided within a garage or carport complete with a segmented panel lift, roller or 'tilt-a-door'.



Roof and Wall Materials



• Indicative Coastal Colours



Coastal Colour Indicators

The garage setback shall be as required by the R. Codes.

For lots 138, 158, 159, 180, 181, 204, 205, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235 fencing is provided by Peet to the main beach road boundary. Vehicular access to lots is not permitted from this street.

13.0 R40 Laneway Housing

13.1 Setbacks

Refer to Figure 2

13.2 Open Space

A minimum of 35% of the lot area is to be provided as open space.

13.3 Outdoor Living Area

An outdoor living area with a minimum area of 20m² and a minimum width of 4m, directly accessible from a living area is to be provided in a location to best facilitate winter solar penetration. This may include space located in front of the street setback.

13.4 Parking

A minimum of 2 side by side parking spaces is to be provided within a garage or carport complete with a segmented panel lift, roller or 'tilt-a-door'.

The garage shall be setback from the rear boundary by a minimum of 1.5m with a 1.5m visual truncation.

		Min	Ave
Front		3m	4m
Side (West) (zero lot line)	Ground Floor	nil (max height 3.5m, max wall length 2/3 of balance of front boundary behind front setback)	n/a
Side (East) (non zero lot line)		As per R Codes	
Solar Side Setback (East) (non zero lot line)	Where a habitable room has a major opening in the side wall the minimum setback shall be 2m to facilitate solar access		
Rear (Laneway)	Ground Floor	1.5m (With 1.5m visual truncation)	
	First Floor	nil	
Secondary Street		1.5m	

• Figure 2: R40 Laneway Housing Setbacks



• Front Fences



Secondary Street Fences

- Low up to 4m past front building line
- Tall permitted to balance





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