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DESIGN GUIDELINES

‘Marina Front’ Precinct-Lifestyle Lots – Sorrento



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Beyond the Sea

**H**ARBOUR RISE  
SORRENTO



## ‘MARINA FRONT’ PRECINCT - LIFE STYLE LOTS

### CONTEXT

These guidelines apply to those lots referred to as ‘Marina Front’ Lifestyle lots – Sorrento. They are to be read in conjunction with the Restrictive Covenants of these lots, to form the basis of the overall design vision for this unique Marina neighbourhood.

These are within the area defined as ‘Sorrento Small Lot Residential Precinct’ by the City of Joondalup Hillarys Structure Plan No. 20.

All objectives and criteria within that document shall apply, unless expressly restricted within these guidelines, drawings or covenants as issued by the Estate Developer.

These guidelines are to be read in conjunction with the Restrictive Covenants, the Residential Planning Code of Western Australia and the City of Joondalup Town Planning Scheme and other relevant policies.

### CLASSIC COASTAL

Within this precinct we are continuing to establish a new benchmark in Perth seaside residential housing. The style, as discussed in the following, has been named ‘Classic Coastal’; where key elements such as colour, form and material work together in harmony to create a local character.

### APPROVAL PROCESS

To ensure that quality housing standards are achieved, each landowner is required to comply with the Design Guidelines and Restrictive Covenants. In the case of any inconsistency, the Covenants Registered on title will take precedence.

Prior to the lodgement of a Building Licence application with the City of Joondalup, the lot purchaser shall submit the necessary required documents (See Design Guidelines – Approval Requirements) to the Developer for approval.

- The landowner is also required to attend an initial one hour design briefing with the Harbour Rise Sorrento architect. This will enable the owner to discuss their design concepts with the architect to ensure that they understand the covenants and Design Guidelines. This is a free service provided by the Developer.

### BUILDING ELEMENT: WALLS

Requirements

- Allowable Materials: Limestone or Rammed Earth. Face, rendered, bagged or painted brickwork. Timber or James Hardie Weatherboards (Newport, Summit, Heritage or Old style) painted. No off stud fixing systems such as PVC, metal soaker joiners or Uni clip will be permitted.
- Natural finish (stain or clear) timber weatherboard (same profile as above) or similar.
- Glass or other contemporary materials which reinforce or enhance the maritime theme of ‘Classic Coastal’ for Harbour Rise Sorrento (as determined by the Developer).
- Diversity in the front façade: In colour, material or texture.
- Active frontage: No blank walls permitted to street, laneway or POS.
- Allowable colours: The ‘Marina Front’ Colour Palette represents the primary core colours of the ‘Classic Coastal’ theme. Other colours will be considered if they harmonise or accent the maritime theme of ‘Classic Coastal’ for Sorrento (as determined by the Developer).

### BUILDING ELEMENT: MISCELLANEOUS ITEMS SUCH AS WINDOW FRAMES, BALUSTRADES, VERANDAH OR PERGOLA SUPPORTS

- Allowable finishes/colours: Paint colours to match “Surfmist” (Off-White), Anodic Off-White, Anodic Dark Grey, Charcoal or finished in Natural timber (stain, Varnish).
- Round masonry columns or excessive mouldings or scroll work will not be permitted.
- All windows and doors to the front façade (and secondary street façade) must be hinged, casement or hung.

### BUILDING ELEMENT: ROOF

- Allowable materials: Metal roofing (profile to match Lysaght Custom Orb/Spandek Hi-Ten; or Stramit corrugated/Longspan). Colours to match Surfmist (off-white) Shale Grey, Jasper, Windspray, Woodland Grey, Classic Cream, Dune, Paperbark, Pale Eucalypt, Whithaven.

- Principal roofs visible to the street must have eaves (minimum of 450mm). BHP recommends that all pitched eaves in coastal environment be lined or protected.
- Single Storey Dwelling: Minimum roof pitch 35 degrees (to principal roof); this applies if the building is principally a single storey dwelling.
- Double Storey Dwelling: Minimum roof pitch 30 degrees to principal second storey roof. In conjunction, the remaining single storey roofs may be a minimum 26 degrees.
- Ancillary roof: May be minimum of 18 degrees (to a verandah)

## BUILDING ELEMENT: GARAGE/ ACCESS

- Garage and vehicle access must be located on the laneways (where provided). Any commercial vehicles, boats, caravans, trailers or repairs to vehicles must be screened from view.
- Garage Doors: Colour to match roof, wall or window frame selections or cedar or cedar look-alike.
- Garage must be constructed in the same materials and style of the house and detailed to reduce the visual impact of a double garage and increase pedestrian interest at the ground.
- Each house must provide 2 on-site, covered and screened car parking spaces.
- Crossover and driveway materials to match Estate paving or complement the house.
- Driveway maximum 6.0 metres width and minimum 0.5 metres from any side boundary
- Garage setbacks are subject to site truncations and to approval by the City of Joondalup.

## STREETSCAPES

- These typical small lots within Harbor Rise Sorrento as they are required to provide an active frontage to the street and have laneway vehicular access to rear. Except for lots:
  - 16 & 17 which will have access from Lanikai Lane
  - 18, 19 and 20 which will have access from Seaward Loop
- All street elevations must provide a focal building element such as a porch, colonnade, balcony, pergola or combination to provide visual interest.
- Buildings on corners shall address each street frontage and the corner with equal importance.
- Vertical emphasis is encouraged.
- Density: One dwelling only permitted per lot

- Letter Boxes: (Excluding Lots 4 -12 Levanzo Way, which have been provided by the developer) Shall be clearly numbered and made of materials which match or complement the house.

## BUILDING ELEMENT: FENCING

- **Front Street fencing and side fencing:** forward of the building line must be limestone piers with powder coated metal or painted timber picket infill, or match the construction of the house. Fences and gateways to the street on the front of the house must not be more than 1500mm high, and two-thirds of the fence must be visually permeable. Please note that all houses are required to have front street fencing (and secondary street fencing on corner lots)
- **Side fencing between the building lines:** To match construction of the house or pine lap or colorbond which must terminate at the pier, or painted timber picket to match dwelling to 1800mm.
- **Laneway and secondary street fencing:** To match dwelling to 1800mm.
- **New retaining walls:** to be constructed in the same material as existing Estate retaining walls. Existing walls must be protected by the owner.
- **Geotech:** it is the responsibility of the purchaser to ensure that the structural design of the dwelling and associated structures are suitable for the site and adjoining wall conditions of each lot.

## OPEN SPACE AND LANDSCAPING

- Open Space: The minimum open space shall not be less than 35% of each individual lot.
- Courtyard minimum area of 25m<sup>2</sup> to be provided, accessible from living area.
- Verges will be developed with garden mulch and street trees by the developer. Homeowners are responsible for maintenance of verges, street trees and Estate fencing.

## ZERO LOT LINE

- Zero lot line construction is permitted to one side only, in accordance with the City of Joondalup approval.
- To ensure against encroachment, walls constructed on the boundary must be set out by a licensed surveyor and certification lodged with the City of Joondalup. The wall must also comply with the Building Code of Australia and the Residential Planning Codes.
- Although not a requirement, the use of zero lot line construction is encouraged to maximise private open space and promote effective solar design.

- Any zero lot line construction shall not begin until 4m back from the front boundary. Any building forward of this point must have a side setback of 1m minimum for single storey and 1.5m for two storey (or otherwise to be accordance with the Residential Planning Codes).
- The maximum allowable length of any zero lot line construction will be determined according to its height, generally in accordance with the Residential Planning Codes:
- Walls not exceeding 2.0m, average height - no limit
- Walls not exceeding 2.5m average and 3.5m maximum height - 2/3 of the length of any common boundary
- Walls not exceeding 3.0m average and 4.0m maximum height - 1/4 of the length of any common boundary
- Walls over 4.0m in maximum height - 1/4 the length of any common boundary
- Any zero lot line development must meet the City of Joondalup requirements regarding overshadowing of adjoining lots.
- Side setbacks: Zero lot line construction is allowed to one side. A minimum 1.5m setback applies to the opposite side boundary.
- Secondary setbacks: Minimum setback to secondary streets is 1.5m for the dwelling.
- Dwelling size: Dwellings should have an internal area of at least 180 sqm (including external walls of the dwelling, but excluding any porch, garage, verandah, store room or pergola)
- Rear setbacks: Notwithstanding the provisions of the Residential Planning Codes, a rear setback of zero is permitted. However, an allowance must be made for a 1.5m sight truncation and setback of garage openings at ground level to enable vehicular access.
- Privacy: Care should be taken to allow for a reasonable level of visual and acoustic privacy to be maintained between adjoining properties, and to ensure that neighbours are not unreasonably overlooked by upper level living areas.
- Dwellings adjoining 'Lacepede Park' shall comply with City of Joondalup "Subdivision and Dwelling Development Adjoining Areas of Public Space Policy", dwellings adjoining areas of public space item 5.2

## HEIGHT

- These lots are subject to the City of Joondalup 'Height and Scale of Building within Residential Areas Policy'.
- If the dwelling is single storey only, the minimum external wall height (measured from the top of Finished Floor Level at Ground to the underside of the roof eaves support rafter or truss) allowed is 2.6m (approximate) and maximum 3.5m.
- Dwellings are encouraged to be wholly or partly two storey.
- Levels: Heights will be measured from natural ground level in accordance with City of Joondalup Height and Scale of Buildings within Residential Areas Policy.

## ENERGY EFFICIENCY

- The lot purchaser shall satisfy the Building Code of Australia (BCA) energy provisions for design and construction.

## SITE PLANNING

- Street setbacks: Minimum setback for balconies and other projections is 1.5 metres, maximum front setback is 6.0 metres (screening may be required subject to Council approval). Setbacks shall be as stipulated in this document and accompanying covenants (or otherwise as described in the Residential Planning Codes). Letter boxes and fences may be located on the lot boundary.

## SERVICING

- HWS or solar collectors: Plant areas are to be visually and acoustically screened where possible. Solar Collectors in plane of roof with storage tanks not visible from the street.
- Roof – mounted air conditioners are to be hidden from the street; reverse cycle units located on the ground are encouraged, where they are well screened visually and acoustically from neighbours.
- Bin storage: Must be screened from the street area and collection to be from the street.
- Clothes drying: Must be screened from the street.
- Storage area: minimum area of 4m<sup>2</sup> (construction to match the house) to be provided. This can be attached or contained within the garage.
- Signage: Will not be permitted without prior consent of the Estate developers, with the exception of those builder signs permitted during construction.
- Stormwater: All dwellings are required to collect stormwater within the lot. Details fo the drainage system are to be provided with all building licence applications.

# HARBOUR RISE SORRENTO 'MARINA FRONT' COLOUR PALETTE

## WALL COLOURS



## METAL ROOF COLOURS – GENERAL



\*Approval Colour Palette for 'Marina Front' Lots in Harbour Rise Sorrento. Sample colours are for illustrative purposes only.

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Please note that these 'Marina Front' Precinct Guidelines form part of the guidelines referred to in contracts of sale of lots at Harbour Rise Sorrento. Purchasers must refer to any restrictive covenants on title of lots, the structure plan and policies and by-laws of the City of Joondalup. In the case of inconsistencies between these guidelines and any restrictive covenants on title and/or any City of Joondalup policies and by-laws, the restrictive covenants, policies and by-laws prevail.

**Declaration**

Purchasers acknowledge that they have read and understood these design guidelines and that they form a part of the contract of sale.

Signed \_\_\_\_\_

Date \_\_\_\_\_ Lot Number \_\_\_\_\_