



EDEN  
BEACH

DESIGN **GUIDELINES**

December 2023

# THE VISION

Welcome to the ultimate beach lifestyle on Perth's sunny, northern shores. Eden Beach, Jindalee is a spacious, masterplanned community with direct beach access, and is close to everything you need to live a great life.

Eden Beach is the ideal place to escape the everyday, design your dream home, and build your perfect beachside life. Contemporary, innovative designs are encouraged to ensure Eden Beach's vision of sustainable living is realised in the design of your home.

The contemporary architecture is strongly influenced by the unique qualities of the estate, aimed at preserving its unique natural heritage and capturing ocean views. Through thoughtful design, estate architecture and local amenities, Eden Beach's value will be realised to ensure market returns.

This guide includes requirements and recommendations for dwelling designs that:

- Respond to the climate and conditions of the lot and the context in which it sits.
- Include high quality design detailing to create an attractive and contemporary coastal vernacular.
- Incorporate principles of environmental design and energy consumption.
- Contribute to the safety and security of the community.
- Add value to your greatest investment - your home.



## TABLE OF CONTENTS

<b>THE VISION</b>	<b>2</b>		
Interpretation and Application			
<b>INTRODUCTION</b>	<b>3</b>		
<b>3.0 SITE PLANNING</b>	<b>4</b>		
3.1 Building Orientation			
3.2 Energy Efficiency			
<b>4.0 BUILDING AND R-CODE VARIATIONS</b>	<b>5</b>		
4.1 R30 R-Code Variations		4.2 R60 R-Code Variations	
4.1.1 Setbacks		4.2.1 Setbacks	
4.1.2 Open Space		4.2.2 Open Space	
4.1.3 Boundary Walls		4.2.3 Boundary Walls	
4.1.4 Ancillary Accommodation		4.2.4 Ancillary Accommodation	
4.1.5 Privacy		4.2.5 Privacy	
4.1.6 Design for Climate		4.2.6 Design for Climate	
4.1.7 Public Open Space Interface		4.2.7 Public Open Space Interface	
		4.2.8 Outdoor Living Areas	
		4.2.9 Garages	
		4.2.10 Studio Above a Garage	
		<b>5.0 DWELLING APPEARANCE</b>	<b>10</b>
		5.1 Driveways	
		5.2 Fencing	
		5.3 Retaining Walls and Finished Levels	
		5.4 Dwelling Facade	
		5.5 Front Wall Height	
		5.6 Roof	
		5.7 Corner Lots	
		5.8 Building Materials	
		5.8.1 Roofing Materials	
		5.8.2 Wall Materials	
		5.9 Landscaping	
		5.10 Site Services	
		5.11 Letterboxes	
		5.12 Sheds and Outbuildings	
		5.13 Air Conditioners	
		5.14 Audio Visual Antennae and Satellite Dishes	
		5.15 Solar Collectors	
		5.16 Clothes Lines and Drying Area	
		5.17 Rainwater Tanks	
		<b>COMPLIANCE CHECK LIST</b>	<b>15</b>
		<b>R30 CODED LOTS SUMMARY</b>	<b>16</b>
		<b>R60 CODED LOTS SUMMARY</b>	<b>17</b>
		<b>RESIDENTIAL DENSITY CODE PLAN</b>	<b>19</b>

## INTERPRETATION AND 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 R-Codes, and Part 1 of the Jindalee Local Structure Plan. The guidelines operate only as a guide to the interpretation of the key design elements of the documents, which impact on basic site planning and house design.

In addition to these regulatory standards, mandatory requirements are also described in this document and reflect specific additional controls being imposed by the developer, to ensure the ultimate delivery of the vision for Eden Beach.

The applicant is required to provide the following documents for the developer's approval which must include:

- **Site Plan**

Include levels, location of dwelling and garage, boundary setbacks, all dividing fences and any front fence and side boundary fence if a corner lot, as well as any new retaining walls and any other outbuildings or structures.

- **Floor plan**

The agreed house design and layout, including window and door locations, all fresco areas, etc.

- **Elevations**

- To indicate ceiling height of front rooms (if single storey) and roof pitch.
- Indicative materials and colours schedule for wall, roof and trims.

Drawings should include a north point and annotation.

Plans should be lodged electronically in PDF format at [plans@satterley.com.au](mailto:plans@satterley.com.au) by your builder, with advice provided direct to the builder.

**Note:** The applicant is responsible for checking the site conditions prior to design work, particularly the location and design of any existing infrastructures such as retaining walls, fences and utilities.

**Note:** Approval from Satterley Property Group does not constitute permission to build. A separate application must be lodged with the City of Wanneroo. These processes can be completed concurrently to expedite the start of construction of your home.

This document is subject to ongoing revision and may be updated from time to time. Please contact the Eden Beach Sales and Information Centre to confirm the current version of the Eden Beach Design Guidelines, or visit [www.edenbeach.com.au](http://www.edenbeach.com.au).

## INTRODUCTION

The Eden Beach Design Guidelines are intended to provide helpful design advice to assist both the future homeowner and builder to understand the vision for Eden Beach, and embrace the critical home design elements, which must be adopted to ensure the quality, coastal, community-based vision for the estate is maintained.

At Eden Beach we have developed strong design themes to build the estate's vision, and these should be reflected in each home design. In addition, a set of more stringent statutory and policy requirements are in place to ensure the critical design elements are properly managed and regulated, so a consistent approach is maintained for all new homesites in the estate.

**The design guidelines contain three distinct information elements:**

- General design recommendations and suggestions, which provide broader guidance to the designer when preparing house plans.
- Key design elements which are mandated by the estate developer.
- Other important design-based regulatory requirements as part of the City of Wanneroo building approval process.

These elements are outlined in four sections, which have been structured to follow the logical thought processes involved in the preparation of the home design.

**These are:**

- Description of the Eden Beach vision.
- Site planning considerations for your new home.
- Key aesthetic and visual appearance elements.
- Other building matters.

In addition to any building approvals, which must be issued by the local authority, the developer's approval is also required for each dwelling.

## 3.0 SITE PLANNING

This section includes recommendations for passive solar dwelling design. The location of living spaces and outdoor living areas, as well as the provision of windows and openings on the southern interface, allows natural warming from the winter sun and ventilation and cooling by summer breezes.

Whilst not mandatory, the homeowner is encouraged to discuss the principles with the building designer or architect when preparing house designs.

### 3.1 Building Orientation

The orientation of your home has largely been defined by the original master plan of Eden Beach, Jindalee. The orientation of the lots have been considered to provide maximum natural light, views and cooling breezes.

To help keep your home warmer in winter and cooler in summer, with less reliance on mechanical devices such as air conditioning, the following is suggested:

- Maximise glazing to the north in order to harness the solar gain possible in winter (Note: Shade devices are required for solar protection during the harsh summer months).
- Locate garages or parapet walls on the western boundary to block the harsh summer sun.
- Locate back yards / outdoor living areas to capture cooling breezes in summer.
- Consider the internal layout of the dwelling and the capacity to create natural breezeways.
- Consult with your neighbour:

Where will my neighbour locate their house / windows / doors?

Are outdoor living areas located in the most appropriate location?

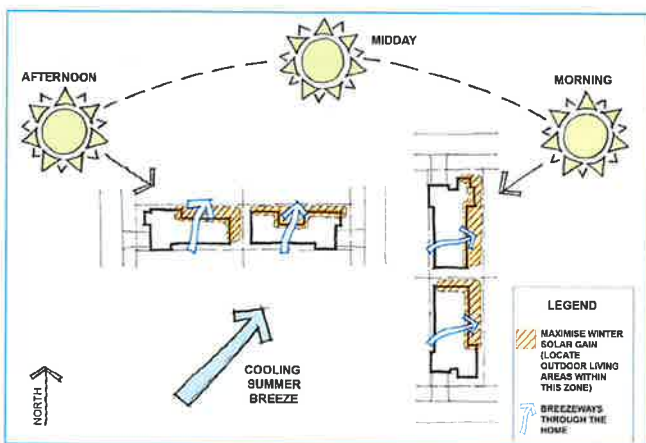


Fig.1: Preferred home orientation

## 3.2 Energy Efficiency

Sustainable living practices in the design and operation of the home and outdoor areas will help reduce the consumption and cost of household energy and water.

### Recommended

- Incorporate shade devices, which allow northern winter sun into living areas and prevent access from the summer sun. Shade devices include pergolas, deciduous vegetation and awnings.
- Minimise the number and size of openings on the eastern and western elevations and provide shade devices.
- Install high-rated electrical appliances (i.e. fridge, freezer, television, washing machine, dishwasher, air conditioner, hot water system, lighting etc.).
- Install efficient water-using appliances (i.e. toilet, taps, shower head etc.).
- Install a heat pump or roof mounted solar hot water system (subject to permitted locations).
- Install an array of roof-mounted photovoltaic cells.

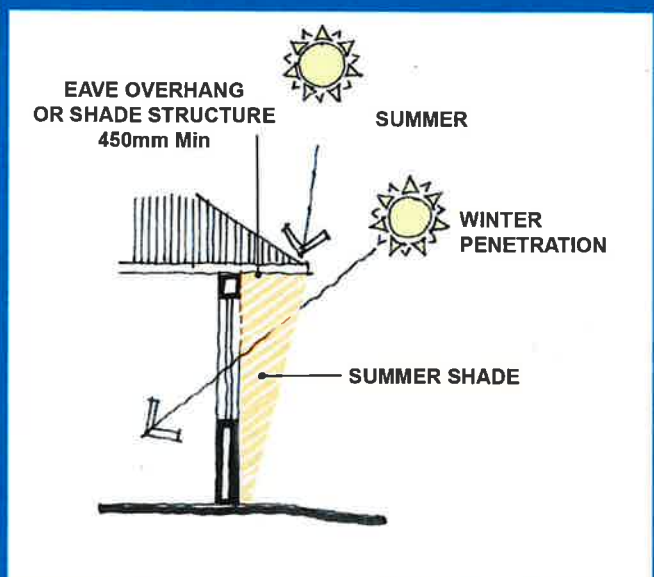


Fig 2: Glazing protection from summer heat and to maximise winter solar gain.

## 4.0 BUILDING AND R-CODE VARIATIONS

This section discusses the required development standards that will influence the design your home.

All homes in Eden Beach must follow the development standards set out in the Residential Design Codes (R-Codes) and the City of Wanneroo District Planning Scheme, except where variations to these development standards have been approved as part of the forward planning of Eden Beach.

The variations to these development standards were approved as part of the Eden Beach planning as they will facilitate high quality built-form outcomes for your home and recognise the need for flexibility, particularly when building on smaller lots. These include variations to front setback requirements, walls on boundaries, site cover, overshadowing and overlooking provisions, which will achieve practical and affordable outcomes.

### 4.1 R30 R-Code Variations

This section summarises the approved variations to the Residential Design Codes for lots coded R30, typically being the larger more traditional lots in Eden Beach.

#### 4.1.1 Setbacks (Relevant R-Code Section 5.1.2 & 5.2.1)

##### Mandatory Requirements

Dwellings:

- Minimum setback to primary street is 2.0 metres.
- Minimum setback to secondary street (not including laneways) is 1.0 metres.
- Minimum setback to laneways as specified below.

##### Garages and carports:

- Minimum setback to the primary street for any garage or carport for a single storey dwelling is 4.5 metres, or not less than 1.0 metre behind the front of the dwelling alignment (excluding any porch, verandah, balcony or similar such projection).
- Minimum setback to secondary street (not including laneways) is 1.0 metres.
- Minimum rear setback for all garages and dwellings abutting a laneway is:
  - 0.5 metres where abutting a laneway of 6.0 metres, or greater, in width.
  - 1.0 metres where abutting a laneway of 5.0-5.9m in width.
- For any single storey dwelling on a lot with a frontage less than 10 metres in width and where vehicle access is gained solely from the primary street, only a single garage/carport (including tandem) is permitted.
- For dwellings of two storeys and greater, the setback standards of the R-Codes apply to any garages and carports.

##### Recommended

- Garages should not protrude forward of the front building line.

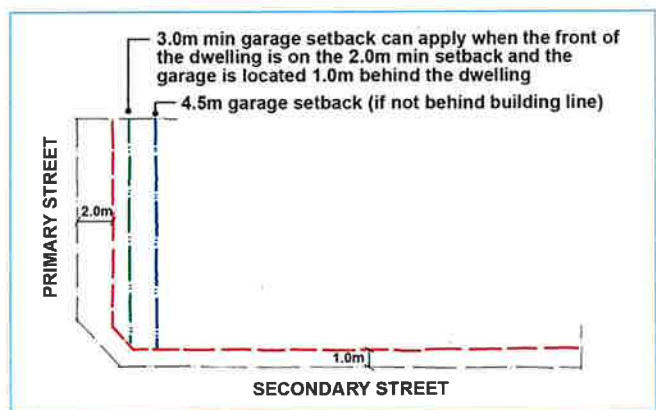


Fig. 3: Primary and secondary street setback for R30 lots.

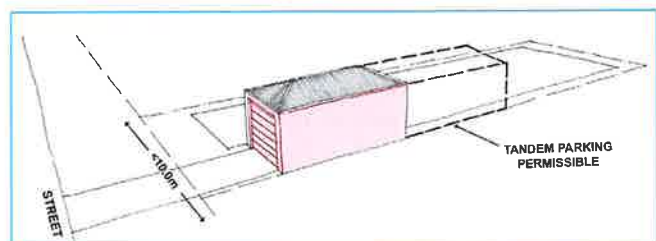


Fig.4: Single garage with tandem parking for lots with frontage less than 10.0m wide.



Fig.5: R30 garage should be located behind the front building line of the home.

#### 4.1.2 Open Space (Relevant R-Code Section 5.1.4 & 5.3.1 c1.1)

##### Mandatory Requirements

The following standards apply to any lot with a frontage of 13 metres or less.

The minimum open space requirement is reduced from 45% (as required by the R-Codes) to 30% subject to:

- A minimum 2.0m side boundary setback to habitable rooms, with major openings on the northernmost or easternmost side boundary.

##### AND

- The provision of an outdoor living area, which is directly accessible from an internal living area and:
  - Has a minimum useable space of 24m<sup>2</sup>.
  - Has a minimum dimension of 4.0m (which may include land within the nominated secondary street setback).
  - Adjoins a northernmost or easternmost side boundary (with the exception of corner or irregular shaped lots, providing it can be demonstrated that the minimum 2.0m side setback above can still be achieved).

Where the outdoor living is not directly accessible from an internal living area, provision of an additional outdoor living area which has:

- Minimum area of 20m<sup>2</sup>.
- Minimum dimension of 4.0 metres.

This additional outdoor living area may be included under the roof of the main dwelling and must be located on the northernmost or easternmost side boundary of the dwelling.

Permanent cover up to a maximum of two thirds of the outdoor living area is permitted.

For all other lots with a frontage greater than 13 metres, the minimum open space requirement is reduced to 40%, subject to compliance with those same requirements as specified above.

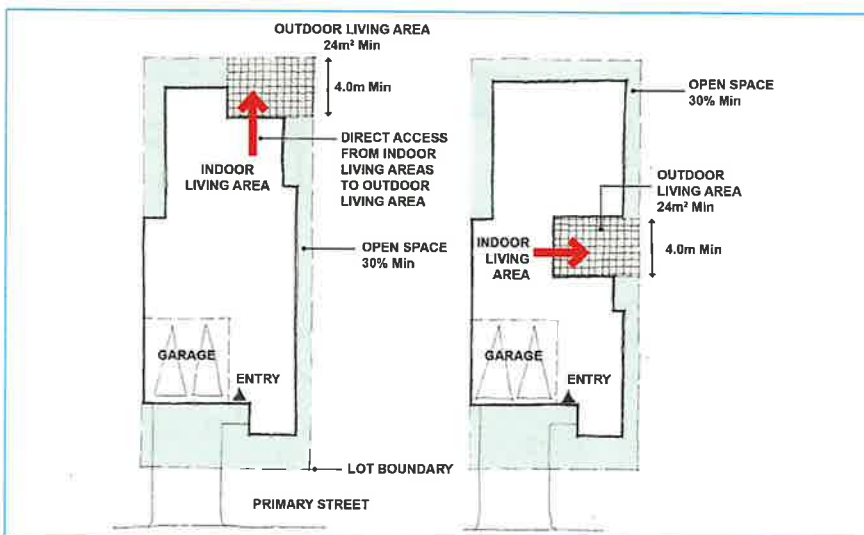


Fig. 6: Typical R30 home with outdoor living area accessed directly from an internal living area.

#### 4.1.3 Boundary Walls (Relevant R-Code Section 5.1.3 c3.2)

##### Mandatory Requirements

For lots less than 13 metres wide, boundary walls are permitted on both side boundaries of a lot (excluding secondary street boundaries other than laneways), behind the minimum front setback, within the following limits:

##### Single Storey

Maximum height – 3.5m.

Maximum length – no limit.

##### Two Storey & Above

Maximum height – 6.5m.

Maximum length – up to 12m in length.

For dwellings with a pitched roof, the height of walls on side boundaries may be increased to the top of the ridgeline, where the ridgeline runs parallel to the front boundary and abuts a similarly-configured wall or secondary street.

#### 4.1.4 Ancillary Accommodation (Relevant R-Code Section 5.5.1 c1)

##### Mandatory Requirements

Ancillary accommodation is permitted on lots less than 450m<sup>2</sup>. Such ancillary accommodation with a plot ratio area not exceeding 40m<sup>2</sup> does not require an additional car parking bay on site.

#### 4.1.5 Privacy (Relevant R-Code Section 5.4.1)

##### Mandatory Requirements

Where the floor level of a dwelling is more than 0.5m above natural ground level (as defined in the R-Codes) a minimum 4.5m setback to side and rear boundaries applies to major openings to all habitable spaces, including bedrooms, studies, balconies etc.



Fig.7:Typical examples of homes fronting public open space.

#### 4.1.6 Design for Climate (Relevant R-Code Section 5.4.2)

##### Mandatory Requirements

Overshadowing provisions do not apply.

#### 4.1.7 Public Open Space Interface (additional requirement)

##### Mandatory Requirements

Lots abutting public open space must have a minimum of one habitable room with a major opening facing toward the public open space area - where, for the purposes of this clause, a "habitable room" means a room that is used for normal domestic activities and includes a living room, lounge room, sitting room, television room, kitchen or dining room, but does not include a bedroom.

All lots shall have visually-permeable fencing to any public open space boundary, to the specifications and satisfaction of the City.

Boundary walls are not permitted to abut a public open space boundary.

Buildings on lots adjoining public open space shall be set back a minimum of 1m from the public open space boundary.

## 4.2 R60 R-Code Variations

This section summarises the approved variations to the Residential Design Codes for lots coded R60, typically being the smaller, cottage lots in Eden Beach, which are often accessed from a rear laneway.

### 4.2.1 Setbacks (Relevant R-Code Section 5.1.2 & 5.2.1)

#### Mandatory Requirements

Dwellings (and verandahs):

- Minimum dwelling setback to primary street is 2.0 metres and 1.5 metres for a verandah.
- Minimum setback to laneways as specified in Figure 8.

Garages and carports:

- Minimum setback to the primary street for any garage or carport for a single storey dwelling is 4.5 metres or not less than 1.0 metre behind the front of the dwelling.
- For any single storey dwelling on a lot with a frontage less than 10 metres in width and where vehicle access is gained solely from the primary street, only a single garage/carport (including tandem) is permitted.
- Minimum rear setback for all garages and dwellings abutting a laneway is:
  - 0.5 metres where abutting a laneway of 6.0 metres or greater in width
  - 1.0 metres where abutting a laneway of 5.0 metres in width.
- For dwellings of two storeys and greater the setback standards of the R-Codes apply to any garages and carports.

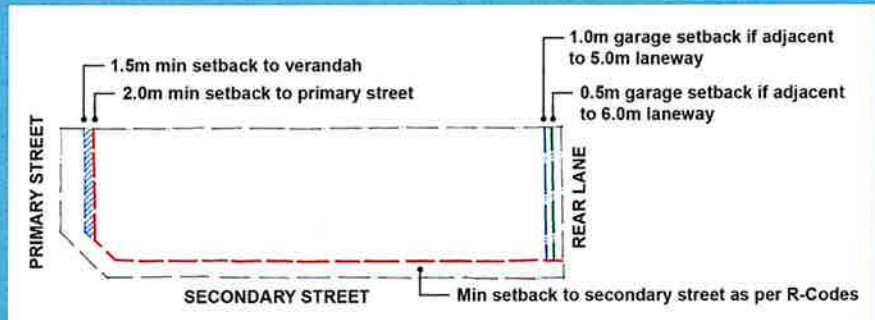


Fig. 8: Setbacks

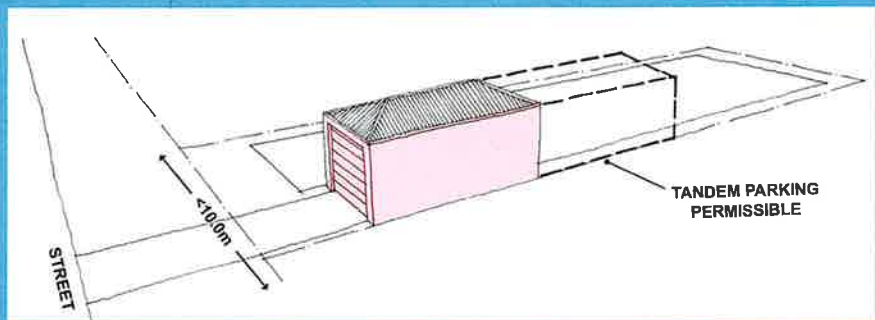


Fig. 8a: R60 single garage with tandem parking for lots with frontage less than 10.0m wide.

### 4.2.2 Open Space (Relevant R-Code Section 5.1.4 & 5.3.1 c1.1)

#### Mandatory Requirements

The minimum open space requirement is reduced to 25%, subject to the provision of an outdoor living area reduced from 40% (as required by the R-Codes) to 25%, which is directly accessible from an internal living area and:

- Has a minimum useable space of 24m<sup>2</sup>.
- Has a minimum dimension of 4.0m (which may include land within the nominated secondary street setback).
- Adjoins a northernmost or easternmost side boundary (with the exception of corner or irregularly shaped lots providing it can be demonstrated that (a) can still be achieved).
- Permanent cover up to a maximum of two thirds of the outdoor living area is permitted.

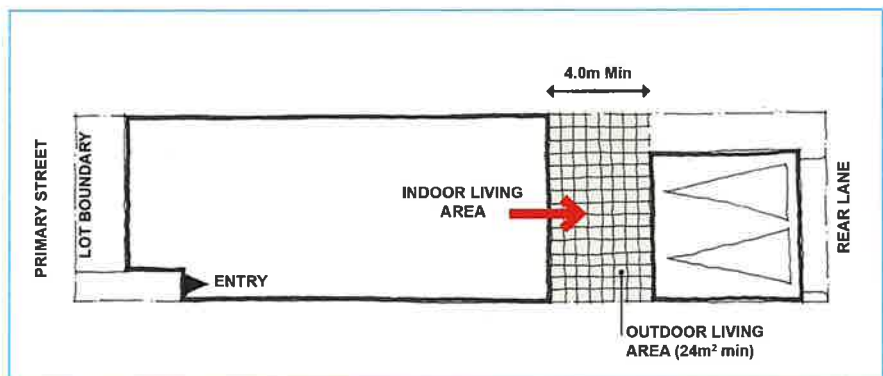


Fig. 9: Typical R60 home with outdoor living area accessed directly from an indoor living area.

### 4.2.3 Boundary Walls (Relevant R-Code Section 5.1.3 c3.2)

#### Mandatory Requirements

Boundary walls are permitted to both side boundaries of a lot (excluding secondary street boundaries other than laneways), behind the minimum front setback, within the following limits:

#### Single Storey

Maximum height – 3.5m.

Maximum length – no limit.

#### Two Storey & Above

Maximum height – 6.5m.

Maximum length – up to 12m in length.

For dwellings with a pitched roof, the height of walls on side boundaries may be increased to the top of the ridgeline, where the ridgeline runs parallel to the front boundary and abuts a similar configured wall or secondary street.

### 4.2.4 Ancillary Accommodation (Relevant R-Code Section 5.5.1 c1)

#### Mandatory Requirements

Ancillary accommodation is permitted on lots less than 450m<sup>2</sup>. Such ancillary accommodation with a plot ratio area not exceeding 40m<sup>2</sup> does not require an additional car parking bay on site.

### 4.2.5 Privacy (Relevant R-Code Section 5.4.1)

#### Mandatory Requirements

Where the floor level of a dwelling is more than 0.5m above natural ground level as defined in the R-Codes, a minimum of 4.5m setback to side and rear boundaries applies to major openings to all habitable spaces including bedrooms, studies, balconies etc.

### 4.2.6 Design for Climate (Relevant R-Code Section 5.4.2)

#### Mandatory Requirements

Overshadowing provisions do not apply.

### 4.2.7 Public Open Space Interface (additional requirement)

#### Mandatory Requirements

Lots immediately adjacent public open space must have a minimum of one habitable room with a major opening facing toward the public open space area - where, for the purposes of this clause, a "habitable room" means a room that is used for normal domestic activities and includes a living room, lounge room, sitting room, television room, kitchen and dining room, but does not include a bedroom.

All lots shall have visually-permeable fencing to any public open space boundary, to the specifications and satisfaction of the City.

Boundary walls are not permitted to abut a public open space boundary.

Buildings on lots adjoining public open space shall be set back a minimum of 1m from the public open space boundary.

### 4.2.8 Outdoor Living Areas

Living outdoors is an important aspect of living in Western Australia. In order to gain maximum use from outdoor living areas, the following recommendations should be considered.

#### Recommended

- Outdoor living areas should be directly accessed from the primary living area of the dwelling.
- Outdoor living areas should be orientated to the north to maximise solar access during the colder, winter months.
- Appropriate shade and breeze protection should be considered, such as screens, awnings, pergolas and shutters to enable the use of the outdoor living area throughout the year.



Fig.10: Typical example of outdoor living areas to be accessible from indoor living areas where possible.

#### 4.2.9 Garages

Attractive, safe and active streetscapes are created by minimising the prominence of garage doors and maximising passive surveillance opportunities through windows and habitable rooms oriented towards the street and lane.

The design of the dwelling and garage are important elements contributing to the attractiveness of the streetscape.

##### Mandatory Requirements

- A garage capable of parking two cars is required for all lots. This can be a traditional double garage (side-by-side parking) or a tandem garage to minimise the impact of garages on the street.
- For any single storey dwelling on a lot with a frontage less than 10 metres in width and where vehicle access is gained solely from the primary street, only a single garage/carport (including tandem) is permitted.
- All garages shall be in the same style, materials and colours as the dwelling.

##### Recommended

- Garage should not be forward of the front building line.



Fig. 11: R60 garages should be located behind the front building line of the home.



#### 4.2.10 Studio Above a Garage

Studios 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. Studios provide additional activity in the laneway and provide additional safety and security through passive surveillance of the public realm.

##### Mandatory Requirements

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



Fig. 12: Typical examples of studios above garages.

# 5.0 DWELLING APPEARANCE

This section summarises the contemporary, coastal look of Eden Beach, Jindalee, and how it will be achieved through the external finish of your home. This includes preferred colour palettes, finishes for the exterior of the home and natural paving materials that will establish the look of your Eden Beach home.

## 5.1 Driveways

Driveways, like garages, are an important design element of your home that impact on the streetscape.

### Mandatory Requirements

- Constructed of brick paving, liquid limestone or exposed aggregate concrete.
- A driveway shall not be constructed from grey, painted or in-situ concrete unless there is exposed aggregate.



Fig. 13: Typical driveway materials acceptable at Eden Beach.

## 5.2 Fencing

Where a purchaser is eligible, side and rear fencing shall be provided by the developer. Where fencing is not provided by the developer the following is required:

### Mandatory Requirements

- Fencing forward of the building line of the dwelling shall be constructed in the same materials and similar or complementary colours as the dwelling. The fence shall be visually-permeable above 750mm in height to a maximum height of 1750mm.
- Side and rear dividing fences shall be consistent with the developers 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.

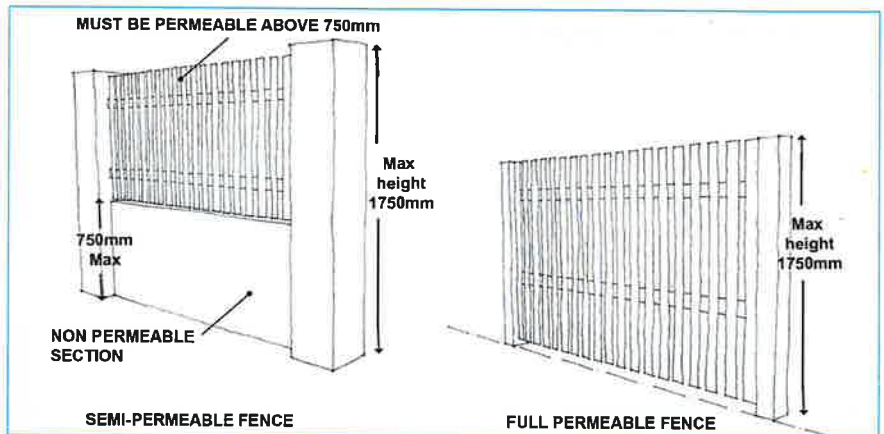
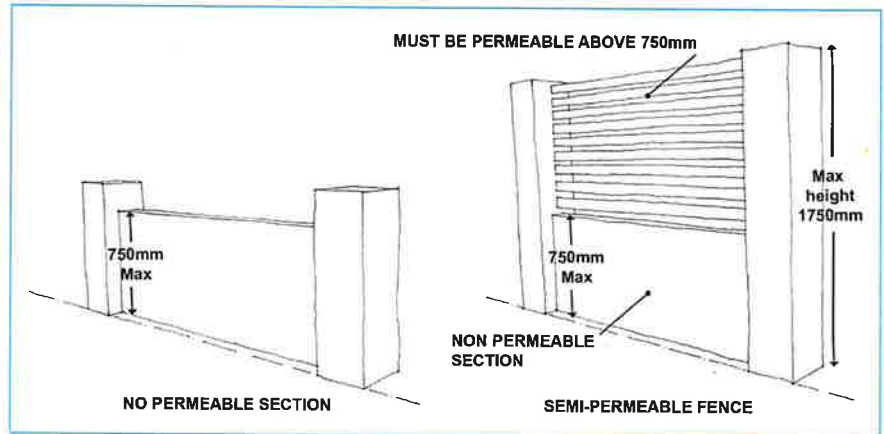


Fig. 14: Typical fencing options



Fig. 15: Typical fencing examples

### 5.3 Retaining Walls and Finished Levels

Eden Beach has been designed to reflect the natural topography of the land. Where retaining walls have been provided to a lot, they should not be altered or removed as this may compromise the structural integrity of the retaining wall.

#### Mandatory Requirements

- All retaining walls to common boundaries provided by the developer shall not be removed or modified in any way.
- Existing site levels shall not be modified by more than 500mm.

Included in this section are mandatory requirements and recommendations for elements of the dwelling and fencing.

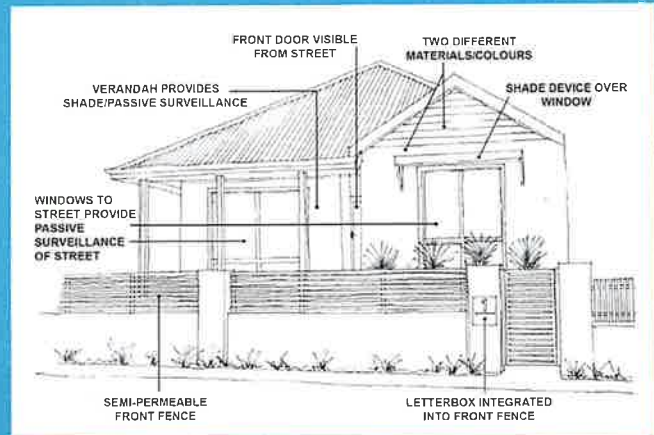


Fig. 16: Typical home showing various elements to be considered.

### 5.4 Dwelling Facade

A house which has character and looks good on the lot improves the overall streetscape. Particular design features can contribute towards consistency of streetscape, safety and security. In order to deliver the coastal vernacular of Eden Beach, face brick and heavy masonry should be minimal and where delivered should be complemented with more traditional coastal materials of weatherboards, timber and lightweight cladding materials. Consideration should be given to the coastal location when choosing colours and fittings, as dark colours will fade and poorly selected fittings will deteriorate quickly.

#### Mandatory Requirements

- Front elevation includes a minimum of two architectural features such as roof gable or gablet, arch, portico, projecting sill course, verandah, bay window, balcony, feature wall or planter box.
- A front elevation must comprise of two 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%.



Fig. 17: Typical examples of architectural features and material mixes acceptable at Eden Beach.

## 5.5 Front Wall Height

(For Single Storey Dwellings Accessed by a Rear Lane Only)

The front elevation of a single storey dwelling will have greater presence and provide for an improved streetscape when the front elevation wall height, fronting the public realm, is greater than the standard 2.4m. Additional height allows for a more enclosed street, increased light into the rooms and permits the installation of ceiling fans to allow air flow on hot days, reducing reliance on more expensive air conditioning.

### Mandatory Requirements

The front wall height for the full width of elevation is a minimum of 32 vertical brick courses (2.7m) for single storey dwellings, which have vehicle access from a rear lane.

## 5.6 Roof

The roof of the dwelling is an important design element, both for architectural interest and energy efficiency.

### Mandatory Requirements

- Roof pitch is minimum 24 degrees for a traditional roof and minimum 5 degrees for a skillion roof.
- Any areas of flat roof shall be screened by public view by a parapet wall
- Curved roof shall be minimum 12 degrees pitch.

### Recommended

- Roof eave overhang of 450mm minimum and gable overhang of 300mm minimum should be considered.
- Where windows are not protected by an eave or gable, a shade device consistent with the style of the dwelling should be considered.



Fig. 18: Typical examples of roof designs acceptable at Eden Beach.



Fig. 19: Typical examples of roof eave overhangs acceptable at Eden Beach.



Fig. 20: Typical examples of shade devices over windows.

## 5.7 Corner Lots

Homes located on corner lots should address both the primary and secondary street, providing passive surveillance of both streets. Fencing along the secondary street is encouraged to be articulated with visually permeable sections to minimise continuous blank fencing.

### Recommended

- The front elevation and 3.0m minimum of the side elevation, shall be visible from the public realm.

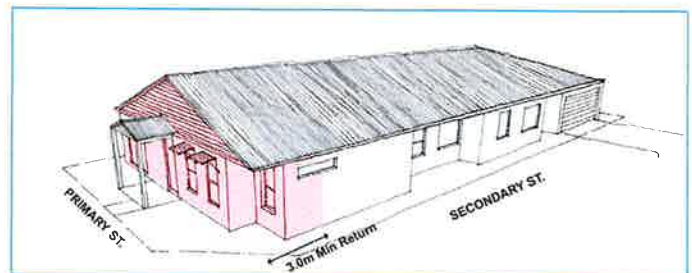


Fig. 21: Front elevation for corner lots to wrap around secondary street frontage.



Fig. 22: Typical example of corner lot homes wrapping around secondary street frontage.

## 5.8 Building Materials

### 5.8.1 Roofing Materials

In order to maintain a consistent coastal colour palette throughout Eden Beach, light Colorbond colours are recommended. Dark-coloured roof materials are not considered appropriate.

#### Recommended

- Roof to be light in colour,
- Dark colours are not recommended,



Fig. 23: Typical examples of roofing material acceptable at Eden Beach,

### 5.8.2 Wall Materials

Front elevations visible from the public realm (street 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 Eden Beach.

#### Recommended

- Include an element of white (window and door frames / down pipes / guttering),
- Include predominantly light colours,
- Avoid large expanses of dark colours and finishes,
- Include alternative materials such as:
  - Weatherboards:
    - Compressed cement cladding,
    - Stone cladding,
    - Sheet metal cladding,



Fig. 24: Typical example of light weight cladding materials.

## 5.9 Landscaping

In order to deliver a coordinated landscape outcome that reflects the Eden Beach coastal lifestyle, it is suggested that home owners consider natural coastal vegetation, which is salt and drought resistant. The use of pebbles and aggregates are encouraged to reflect the coastal location.



Fig. 25: Typical example of landscape elements to be considered at Eden Beach.

## 5.10 Site Services

### Mandatory Requirements

- All services shall be screened from the street or park view.

## 5.11 Letterboxes

### Recommended

- Letterboxes shall be constructed in the same colours and materials as the dwelling.



Fig.26:Typical examples of letterboxes which match the home.

## 5.12 Sheds and Outbuildings

### Mandatory Requirements

- Outbuildings shall match dwelling materials, colours and style.  
Outbuildings will not be permitted in the front setback area.

## 5.13 Air Conditioners

### Mandatory Requirements

- Air conditioning units shall be screened from street or park view (rear lane exempt).



Fig.27:Typical example of air conditioning units screened from public view.

## 5.14 Audio Visual Antennae and Satellite Dishes

### Mandatory Requirements

- All TV antenna and satellite dishes shall be located in the least visually-obtrusive location from the street or park (rear lane exempt).



Fig. 28: Typical example of TV antenna screened from public view.

## 5.15 Solar Collectors

Solar hot water systems and photo-voltaic plates are encouraged to be installed, where practicable, in order to reduce demand on traditional power generation.

### Recommended

- Where possible, solar hot water systems and photo-voltaic plates shall not be visible from the street or park view.



Fig.29:Typical example of solar collectors matching roof profile.

## 5.16 Clothes Lines and Drying Area

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

## 5.17 Rainwater Tanks

Rainwater tanks shall be screened from public view including streets, lanes and parks.

# COMPLIANCE CHECKLIST

GENERAL REQUIREMENTS		REQUIRED CRITERIA	DESIGN GUIDANCE
<b>1.0 BUILDING AND Site Planning</b>			
1.1	Building Orientation		
1.2	Energy Efficiency		
1.3	Setbacks		
1.4	Open Space		
1.5	Boundary Walls		
1.6	Ancillary Accommodation		
1.7	Privacy		
1.8	Public Open Space Interface		
1.9	Design for Climate		
1.10	Outdoor Living Areas		
1.11	Garages		
1.12	Studio Above a Garage		
<b>2.0 Dwelling Appearance</b>			
2.1	Driveways		
2.2	Fencing		
2.3	Retaining Walls and Finished Levels		
2.4	Dwelling Facade		
2.5	Front Wall Height		
2.6	Roof		
2.7	Corner Lots		
2.8	Roofing Materials		
2.9	Wall Materials		
2.10	Landscaping		
2.11	Site Services		
2.12	Letterboxes		
2.13	Sheds and Outbuildings		
2.14	Air Conditioners		
2.15	Audio Visual Antennae and Satellite Dishes		
2.16	Solar Collectors		
2.17	Clothes Lines and Drying Areas		
2.18	Rainwater Tanks		

## R30 CODED LOTS - SUMMARY OF MODIFIED R-CODE 'DEEMED-TO-COMPLY' CRITERIA

The following standards constitute ADDITIONAL AND/OR 'deemed-to-comply' criteria UNDER the R-Codes, for THOSE lots coded R30.

Unless otherwise required under the City of Wanneroo District Planning Scheme No. 2, any development which complies with the R-Codes, and/or the requirements of this table (and/or any adopted Detailed Area Plan) does not require a separate planning approval or consultation with other landowners.

Except as provided for in this table and any structure plan provisions all other R-Code provisions apply. Any HOME owner AND BUILDER should consult the FULL Jindalee North Local Structure Plan No. 88 and the R-Codes for all applicable provisions as they may relate to any development proposal.

<b>Setbacks</b>	<p><u>Dwellings:</u></p> <ul style="list-style-type: none"> <li>• Minimum setback to primary street is 2.0 metres</li> <li>• Minimum setback to secondary street (not including laneways) is 1.0 metre</li> <li>• Minimum setback to laneways as specified below</li> </ul> <p><u>Garages and carports:</u></p> <ul style="list-style-type: none"> <li>• Minimum setback to the primary street for any garage or carport for a single storey dwelling is 4.5 metres or not less than 1.0 metre behind the front of the dwelling</li> <li>• Minimum setback to secondary street (not including laneways) is 1.0 metre</li> <li>• For any single storey dwelling on a lot with a frontage less than 10 metres in width and where vehicle access is gained solely from the primary street, only a single garage/carport (including tandem) is permitted.</li> <li>• Minimum rear setback for all garages and dwellings abutting a laneway is;             <ul style="list-style-type: none"> <li>- 0.5 metres where abutting a laneway of 6.0 metres or greater in width;</li> <li>- 1.0 metre where abutting a laneway of 5.0 metres in width</li> </ul> </li> <li>• For dwellings of two storey and greater the setback standards of the R-Codes apply to any garages and carports.</li> </ul>						
<b>Open Space</b>	<p>The following standards apply to any lot with a frontage of 13 metres or less.</p> <p>The minimum open space requirement is reduced to 30% subject to:</p> <ol style="list-style-type: none"> <li>a. A minimum 2.0 metre side boundary setback to habitable rooms with major openings on northernmost or easternmost side boundary.</li> <li>b. The provision of an outdoor living area which is directly accessible from an internal living area and:             <ul style="list-style-type: none"> <li>- Has a minimum useable space of 24m<sup>2</sup></li> <li>- Has a minimum dimension of 4.0 metres (which may include land within the nominated secondary street setback)</li> <li>- Adjoins a northernmost or easternmost side boundary (with the exception of corner or irregular shaped lots providing it can be demonstrated that (a) can still be achieved)</li> </ul> </li> </ol> <p>Where the outdoor living is not directly accessible from an internal living area provision of an additional outdoor living area is required which has:</p> <ul style="list-style-type: none"> <li>• Minimum area of 20m<sup>2</sup></li> <li>• Minimum dimension of 4.0 metres</li> </ul> <p>This additional outdoor living area may be included under the roof of the main dwelling and must be located on the northernmost or easternmost side boundary of the dwelling.</p> <p>Permanent cover up to a maximum of two thirds of the outdoor living area is permitted.</p> <p>For all other lots with a frontage of more than 13 metres, the minimum open space requirement is reduced to 40% subject to compliance with those same requirements as specified above.</p>						
<b>Boundary Walls</b>	<p>For lots less than 13 metres wide boundary walls are permitted to both side boundaries of a lot (excluding secondary street boundaries other than laneways), behind the minimum front setback, within the following limits:</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"><u>Single Storey</u></td> <td style="width: 50%;"><u>Two Storey &amp; Above</u></td> </tr> <tr> <td>• Maximum height – 3.5 metres</td> <td>• Maximum height – 6.5 metres</td> </tr> <tr> <td>• Maximum length – no limit</td> <td>• Maximum length – Up to 12 metres in length</td> </tr> </table> <p>For dwellings with a pitched roof, the height of walls on side boundaries may be increased to the top of the ridgeline where the ridgeline runs parallel to the front boundary and abuts a similar configured wall or secondary street.</p>	<u>Single Storey</u>	<u>Two Storey &amp; Above</u>	• Maximum height – 3.5 metres	• Maximum height – 6.5 metres	• Maximum length – no limit	• Maximum length – Up to 12 metres in length
<u>Single Storey</u>	<u>Two Storey &amp; Above</u>						
• Maximum height – 3.5 metres	• Maximum height – 6.5 metres						
• Maximum length – no limit	• Maximum length – Up to 12 metres in length						
<b>Ancillary Accommodation</b>	<p>Ancillary accommodation is permitted on lots less than 450m<sup>2</sup>. Such ancillary accommodation with a plot ratio area not exceeding 40m<sup>2</sup> does not require an additional car parking bay on site.</p>						
<b>Privacy</b>	<p>Where the floor level of a dwelling is more than 0.5m above natural ground level (as defined in the R-Codes) a minimum of 4.5 metres setback to side and rear boundaries applies to <b>major openings</b> to all habitable spaces including bedrooms, studies, balconies etc.</p>						
<b>Design for Climate</b>	<p>Overshadowing provisions do not apply.</p>						
<b>Public Open Space Interface</b>	<p>Lots immediately adjacent Public Open Space must have a minimum of one habitable room with a major opening facing toward the Public Open Space area - where, for the purposes of this Clause, a "habitable room" means a room that is used for normal domestic activities and includes a living room, lounge room, sitting room, television room, kitchen, dining room, however, does not include a bedroom.</p> <p>All lots shall have visually permeable fencing to any public open space boundary, to the specifications and satisfaction of the City.</p> <p>Boundary walls are not permitted abutting a public open space boundary.</p> <p>Buildings on lots adjoining public open space shall be setback a minimum of 1 metre from the public open space boundary.</p>						

## R60 CODED LOTS - SUMMARY OF MODIFIED R-CODE 'DEEMED-TO-COMPLY' CRITERIA

The following standards constitute ADDITIONAL AND/OR 'deemed-to-comply' criteria UNDER the R-Codes, for THOSE lots coded R60.

Unless otherwise required under the City of Wanneroo District Planning Scheme No. 2, any development which complies with the R-Codes, and/or the requirements of this table (and/or any adopted Detailed Area Plan) does not require a separate planning approval or consultation with other landowners.

Except as provided for in this table and any structure plan provisions all other R-Code provisions apply. Any HOME OWNERS AND BUILDERS should consult the FULL Jindalee North Local Structure Plan No. 88 and the R-Codes for all applicable provisions as they may relate to any development proposal.

<b>Setbacks</b>	<p><u>Dwellings (&amp; Verandahs)</u></p> <ul style="list-style-type: none"> <li>• Minimum dwelling setback to primary street is 2.0 metres and 1.5 metres for a verandah;</li> <li>• Minimum setback to laneways as specified below</li> </ul>						
	<p><u>Garages and Carports:</u></p> <ul style="list-style-type: none"> <li>• Minimum setback to the primary street for any garage or carport for a single storey dwelling is 4.5 metres or not less than 1.0 metre behind the front of the dwelling</li> <li>• For any single storey dwelling on a lot with a frontage less than 10 metres in width and where vehicle access is gained solely from the primary street, only a single garage/carport (including tandem) is permitted.</li> <li>• Minimum rear setback for all garages and dwellings abutting a laneway is; <ul style="list-style-type: none"> <li>- 0.5 metres where abutting a laneway of 6.0 metres or greater in width;</li> <li>- 1.0 metre where abutting a laneway of 5.0 metres in width</li> </ul> </li> <li>• For dwellings of two storey and greater the setback standards of the R-Codes apply to any garages and carports</li> </ul>						
<b>Open Space</b>	<p>The minimum open space requirement is reduced to 25% subject to the provision of an outdoor living area which is directly accessible from an internal living area and:</p> <ul style="list-style-type: none"> <li>• Has a minimum useable space of 24m<sup>2</sup></li> <li>• Has a minimum dimension of 4.0 metres (which may include land within the nominated secondary street setback)</li> <li>• Adjoins a northernmost or easternmost side boundary (with the exception of corner or irregular shaped lots providing it can be demonstrated that (a) can still be achieved)</li> </ul> <p>Permanent cover up to a maximum of two thirds of the outdoor living area is permitted.</p>						
<b>Boundary Walls</b>	<p>Boundary walls are permitted to both side boundaries of a lot (excluding secondary street boundaries other than laneways), behind the minimum front setback, within the following limits:</p> <table border="0"> <tr> <td><u>Single Storey</u></td> <td><u>Two Storey &amp; Above</u></td> </tr> <tr> <td>• Maximum height – 3.5 metres</td> <td>• Maximum height – 6.5 metres</td> </tr> <tr> <td>• Maximum length – no limit</td> <td>• Maximum length – Up to 12 metres in length</td> </tr> </table> <p>For dwellings with a pitched roof, the height of walls on side boundaries may be increased to the top of the ridgeline where the ridgeline runs parallel to the front boundary and abuts a similar configured wall or secondary street.</p>	<u>Single Storey</u>	<u>Two Storey &amp; Above</u>	• Maximum height – 3.5 metres	• Maximum height – 6.5 metres	• Maximum length – no limit	• Maximum length – Up to 12 metres in length
<u>Single Storey</u>	<u>Two Storey &amp; Above</u>						
• Maximum height – 3.5 metres	• Maximum height – 6.5 metres						
• Maximum length – no limit	• Maximum length – Up to 12 metres in length						
<b>Ancillary Accommodation</b>	<p>Ancillary accommodation is permitted on lots less than 450m<sup>2</sup>. Such ancillary accommodation with a plot ratio area not exceeding 40m<sup>2</sup> does not require an additional car parking bay on site.</p>						
<b>Privacy</b>	<p>Where the floor level of a dwelling is more than 0.5 metres above natural ground level (as defined in the R-Codes) a minimum of 4.5 metres setback to side and rear boundaries applies to major openings to all habitable spaces including bedrooms, studies, balconies etc.</p>						
<b>Design for Climate</b>	<p>Overshadowing provisions do not apply.</p>						
<b>Public Open Space Interface</b>	<p>Lots immediately adjacent Public Open Space must have a minimum of one habitable room with a major opening facing toward the Public Open Space area - where, for the purposes of this Clause, a "habitable room" means a room that is used for normal domestic activities and includes a living room, lounge room, sitting room, television room, kitchen, dining room, however, does not include a bedroom.</p> <p>All lots shall have visually permeable fencing to any public open space boundary, to the specifications and satisfaction of the City.</p> <p>Boundary walls are not permitted abutting a public open space boundary.</p> <p>Buildings on lots adjoining public open space shall be setback a minimum of 1 metre from the public open space boundary.</p>						



# EDEN BEACH

## **EDEN BEACH SALES AND INFORMATION CENTRE**

32 Reflection Boulevard  
Jindalee, WA 6036

### **OPEN**

Monday - Friday 12 - 5pm  
Saturday & Sunday 12 - 5pm

### **SALES PROFESSIONAL**

Melanie Davidson  
Telephone (08) 7905 4976  
[edenbeach.sales@satterley.com.au](mailto:edenbeach.sales@satterley.com.au)

### **SATTERLEY HEAD OFFICE**

Level 3, 27-31 Troode Street  
West Perth WA 6005  
Telephone: 9368 9000

[www.satterley.com.au](http://www.satterley.com.au)

The information contained in this document has been prepared as of March 2021 and may not be current at any time after that date. This document is subject to ongoing revision and may be updated from time to time. Please contact the Eden Beach Sales and Information Centre to confirm the current version of the Eden Beach Design Guidelines, or visit [edenbeach.com.au](http://edenbeach.com.au).