



SPYGLASS HILL

Design Guidelines

Vision

To create a new coastal community that is a great place to live with a strong sense of place and identity but which also recognises the responsibility to minimise environmental impact by being an environmentally friendly community with a relaxed seaside lifestyle. A contemporary 'coastal' architectural character is actively encouraged with modern sophisticated homes responding to a relaxed seaside lifestyle. The contemporary architecture should be strongly influenced by the unique qualities of the site, including the microclimate of Spyglass Hill and capturing ocean and golf course views.

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These Design Guidelines apply to the single residential lots 2301 - 2545, known as Spyglass Hill, Secret Harbour and should be read in conjunction with Detailed Area Plans (DAPS) 9, 10 and 11 prepared by Chappell Lambert Everett which have been adopted by City of Rockingham

These Guidelines are designed to provide a framework for the design decisions by homeowners, developers and their architects to create a high quality architectural outcome that meets the vision for Spyglass Hill.

In order to ensure that the final built form outcomes meet a high standard of residential home design, streetscape and landscaping, all residential dwellings within Spyglass Hill must meet the minimum standards and conditions set out in the Design Guidelines.

The objectives of the Design Guidelines provisions are to:

- > achieve a greater sustainability outcome through energy and water conservation efficiency;
- > promote consistency in built form yet providing a framework for innovative designs that create a greater sustainable outcome;
- > promote safety and security to help protect the capital investment of purchasers;
- > encourage an integrated design between neighbours.

These Guidelines relate to any structure, whether fixed or moveable, temporary or permanent, placed or erected upon land, and the terms includes dwellings and structures appurtenant to dwellings such as garages, verandahs, patios, outbuildings, boundary fences and retaining walls.



About These Guidelines

The purpose of these Design Guidelines is to ensure that the character and design of dwellings in Spyglass Hill meet the vision defined in the guidelines.

The guidelines will direct homeowners to mandatory (enforceable) design criteria and provide a framework for design decisions by each new Homeowner in the design and construction of their new home.

Prior to purchasing your land it is important to familiarise yourself with these guidelines, the Spyglass Hill 'vision' and the implications on the type and cost of the home you wish to build.

The Design Guidelines are to be read in conjunction with the Residential Design Codes 2002 (the R-Codes), the Building Code of Australia (BCA), all relevant Australian Standards, with the restrictive Covenants conveyed with the title of the land.

Approvals

To ensure the design controls set out in the guidelines are met, each Homeowner should comply with the following steps:



No development is to be commenced on any lot without the plans and specifications being approved in writing as set out above.

Appreciating that design is subjective; the Developer reserves the right to approve non-conforming designs based on design merit at the absolute discretion of the Developer. In the event of a non-conforming design approved by the Developer, the approved design will not set a precedent nor imply that the approval will be repeated.

Planning

New dwellings in Spyglass Hill provide an opportunity to establish a distinct architectural character relevant and identifiable to Secret Harbour that enshrines energy efficiency and water conservation as key elements in the design of the dwelling.

Minimum Building Area

The minimum dwelling size (excluding the area of porches, garages, verandahs and alfresco areas etc) for buildings on each lot is as follows:

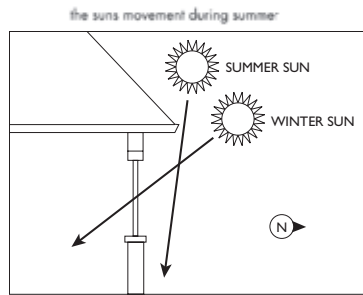
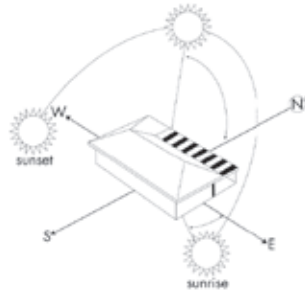
For lots -	
800m ² and over	280m ²
600m ² to less than 800m ²	230m ²
450m ² to less than 600m ²	200m ²
Under 450m ²	160m ²

Building Setbacks

The minimum building set back to the boundary of the lots and the golf course is 3 metres.

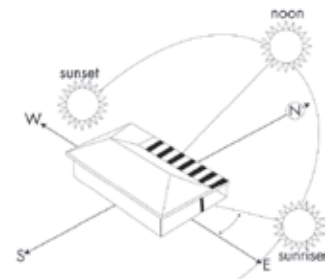
Site Plan

Dwellings should be designed to suit the local temperate climate and simple measures such as correct building orientation, room layout, window placement, appropriate shading and cross ventilation are strongly encouraged to create an energy efficient home.



The principle aim of a passive solar design is to minimise the energy required for summer cooling and winter heating and the following principles are encouraged:

- > Locate living areas such as family room, lounge, dining and kitchen to the north with good solar orientation and access for winter sun.
- > Living areas should be capable of being closed off from other areas of the dwelling to reduce the need for artificial heating and cooling
- > Minimise west/east facing windows or provide adequate summer shading with awnings, eaves, pergolas or the use of energy efficient glazing, shutters or screens to prevent summer heat gain.



the sun's movement during winter

- > Bedrooms, bathrooms and other non-living rooms should be arranged to the south, minimising potential for solar gain and making sleeping more comfortable in the summer.
- > Main bathroom and preferably all bathrooms should have access to an external openable window to reduce need for mechanical ventilation.
- > Dwellings should be designed to allow sufficient daylight access to all rooms to avoid the need for artificial lighting
- > Openings to dwellings should be located to promote cross ventilation and reduce the need to mechanically cool dwellings

The majority of these features make little difference to the initial building cost but will produce savings in reduced energy bills each year and should improve the resale value of the home.

Indoor/Outdoor Living

A contemporary approach to design for the environment and all seasons living is encouraged. The coastal location and temperate climate of Secret Harbour encourage outdoor living and multi-functional spaces. Dwellings are encouraged to provide:

- > Open-plan living for internal and external areas.
- > Indoor and outdoor areas that are linked through large openings such as Bi-fold doors or double sliding doors.
- > Upper level balconies and terraces that are of sufficient dimension to facilitate a functional use and be orientated to take advantage of Ocean and Golf Course views.
- > Outdoor living spaces that are



located to take advantage of the positive climatic influences such as morning northern sun and cooling south-west summer breezes.

Addressing the Street

In general, all dwellings must address the public street in a clear and legible manner to promote a positive relationship to the street.

- > This is best demonstrated by the use of expressed elements such as paths, lighting and entrance features to articulate the façade and create clearly defined entrances.
- > Dwellings must also be planned with the arrangement of living areas to ensure casual surveillance over the public realm, including streets, lane ways and the golf course enhancing passive surveillance and perceived security for the community.

Corner Dwellings; Golf Course Lots; Dual Frontage Lots

Due to their prominence in the neighbourhood, these dwellings are required to address both street frontages and the golf course respectively with:

- > Corner lots are to address both primary and secondary streets with the same architectural treatment provide to the front façade shall be

provided to the side façade.

- > Dwellings shall address the golf course through the location of major openings, verandahs, outdoor living areas and roof terraces.
- > No blank facades are permitted to public view.



Activation of Laneways

To a number of dwellings the laneway is the primary access to the home and should be treated as such. Therefore, all dwellings must address the rear laneway by way of articulation, design, fenestration and entrance in order to promote a sense of neighbourliness and vitality.



This can be achieved in a number of ways, including:

- › Development of an active use above garages i.e.: ancillary accommodation;
- › Balconies, terraces or windows to provide passive surveillance;
- › Landscaping abutting the laneway to soften the appearance of the Laneway, whilst also minimising 'hiding places'; and
- › Distinctive and clearly visible entrances to the lot from the laneway.

Garages & Laneways

The location and treatment of garages is to contribute positively to the streetscape. All dwellings must provide at least 2 enclosed off-street parking spaces. Garages must comply with the following:

- › Garages are to be designed as an integral component of the home and the materials used in the garage should match those of the house.
- › Where available, the garage must be located/accessed from the secondary street or laneway with the exception of the designated garage locations on the DAP's.
- › Garages must be equipped with a panel lift door of a timber or Colorbond steel finish.

Motor vehicles including caravans, boats, trailers airplanes, etc shall not be parked or stored on a property unless contained within the garage or screened from public view.

Driveways

Only one driveway is permitted to each dwelling and the driveway and crossover are to be completed at the same time as the dwelling and before occupation. Driveways are to be a maximum width of 6m and shall be no closer than 0.6m away from any side boundary.

Recommended driveway finishes include:

- › Masonry/Clay brick paving.
- › Pre-cast concrete pavers: plain honed or split-faced.
- › Cobble stones.
- › Exposed aggregate concrete finish.
- › Poured liquid limestone.
- › Plain concrete or bitumen driveways are not acceptable.



Design

Spyglass Hill provides an opportunity to establish a distinct architectural character, the key principles of which are:-

- › To embody a coastal village character reflecting the climate and beach feel of Secret Harbour rather than a conventional residential suburb.
- › Recognise the importance of ‘outside rooms’.
- › Dwellings should respond to the coastal environment: being energy and water efficient and embody passive solar design principles and natural ventilation.
- › Architecture should showcase modern open plan living and adaptable flexible design.
- › Modern contemporary architecture including a blending of building materials, colours and textures.

Elevations

Building designs are to promote a positive relationship to the streetscape and elevations are to be articulated with clearly defined architectural elements and should express the following characteristics:

- › Energy efficiency in design is to be expressed in the building character and this should be evident in the use of awnings, projected eaves, pergolas, screens, shutters and blinds.
- › All dwellings are to be articulated such that the mass of buildings is minimised by variations in walls, materials and roof lines.



Materials

The location of Spyglass Hill results in a high exposure to salt, wind and sun leading to degradation of materials. Extra care should be taken to ensure materials and finishes are selected that are resistant to these elements or are easily maintained to ensure longevity.

Street appeal will be generated by the clever use and composition of exterior materials, colours and finishes with the following principles:

- > A mix of materials is essential.
- > All exterior walls must be finished in the same manner and to the same standard as the primary façade.



- > Acceptable wall materials, unless otherwise approved, are painted rendered masonry, stonework, rammed earth, face brickwork split face blockwork, painted or clear timber weatherboards, eco-ply, corrugated metal cladding, and painted fibre cement sheeting.
- > All structural timbers to be plantation sourced.

Roofs

Roofing is to be of a scale, form and material representative of a coastal location and innovative roof forms are encouraged.

- > Roof forms should be articulated to provide solutions to natural light, providing summer shade, maximising winter sun, cooling and ventilation.
- > Low pitched skillion roofs, flat roofs and curved roof forms are acceptable where there is architectural merit in the overall house design.

- > All eaves, except where nil lot boundaries, should have an overhang to protect walls from the summer sun. Roofs without eaves are not permitted to the elevation facing the public realm (street, pos, golf course, etc).
- > Deep overhanging roofs are encouraged for weather protection and sun shading purposes to terraces, verandahs and other outdoor living spaces.
- > Roof Terraces are permitted subject to architectural merit and providing no adverse impact on neighbouring properties. Roof Terraces should incorporate pergolas, sun shade devices and planting.

Metal roofs must be non-reflective and zinalume is not permitted.



Doors & Windows

Windows and doors should be arranged to maximise winter solar gain and cross-ventilation, while minimising summer heat gain. This can be achieved in a number of ways, including:-

- > Locating large windows on northern walls, especially to living areas to maximise winter solar gain. Small windows should be located on the east and west facing walls to minimise summer solar gain.
- > Windows should be completely shaded from direct sunlight with the sun at a solar altitude of 65 degrees or greater.
- > Flyscreens and security screens are to match window frame colours and to have dark coloured mesh.
- > Security doors where required are to be simple and unobtrusive.
- > External roller security shutters are prohibited.

Environment

Spyglass Hill represents an ideal opportunity to encourage environmentally sustainable design and best practice in energy efficiency and water sensitive design.

Energy

The use of energy in the home is the largest contributor to greenhouse gas

emissions in the household and not only is it harmful to the environment it also costs the home owner money. Many of these emissions can be reduced through a greater efficiency of energy usage in the home and whilst improving the environmental performance of your home it will also significantly reduce your energy bills. All dwellings are encouraged to have:

- > A gas boosted solar hot water heater.
- > A natural gas supply.
- > Minimum 4 'star' rated electrical appliances, including refrigerator, freezer, clothes dryer and dishwasher.
- > Minimum R3 roof insulation.
- > Ceiling fans to living rooms and bedrooms.
- > Draught excluders and sealing strips to doors and windows throughout and/or additional insulation.

The Sustainable Energy Development Office provides rebates for environmentally friendly gas-boosted solar water heaters under the Western Australian Solar Water Heater Subsidy Scheme. For information on the Solar Water Heater Subsidy Scheme and to find out more information about creating an energy efficient home, visit the

SEDO website:

www.sedo.energy.wa.gov.au.

Energy Rating

The Building Code of Australia (BCA) requires a minimum energy star rating for new single dwellings of 5 stars and all new dwellings must achieve a minimum 5 star rating when assessed using the First Rate energy efficiency assessment or other similar modelling software or the "deemed to comply" provisions of the BCA.

Water

All West Australians should be aware of the issue of water conservation and homeowners can reduce water consumption by up to 35% without affecting lifestyle and save both water and money.



It is encouraged that all dwellings:

- > Provide all vanity basins with authorised in-tap flow regulators, rated 4 'Stars'
- > Install 4 'star' rated dishwashers and washing machines.
- > Install water efficient shower heads, rated 3 'Stars'.
- > Install a 600L, or greater, rainwater tank (screened where possible from public view) and link to WC flushing, dishwasher, washing machine and garden reticulation.
- > Install a WaterWise garden and landscaping.

Homeowners should contact the Department of Health on (08) 9222 4222 for guidelines on using rainwater tanks and a copy of its publication "Urban Rainwater Collection" prior to installation.

Better Practice Options:

The following options are recommended to the homeowner as ways to improve the environmental performance of their dwelling.

- > Solar photovoltaic panels to provide an alternative power supply for the home.
- > Dwellings to be supplied with power from renewable sources (eg: Natural Power from Synergy).
- > Electrical appliances rated above the mandatory criteria.
- > 50% of light fittings for general lighting to be energy efficient eg. compact fluorescents, light emitting diodes (LEDs).
- > Install on-site greywater treatment and recycling, in accordance with the provisions required by the Water Corporation, Department of Health and City of Rockingham.

- > Use of low emission (VOC) materials, including paints, surface coatings, carpets, composite wood products, adhesives and sealants.
- > Non systemic poison pest/vermin treatments to be used in building materials.
- > Use of building materials with high eco-rating and low embodied energy ratings.
- > Builders adopt waste minimisation practices throughout construction.



Landscape

Landscape plays an integral role in streetscape character and contributes significantly to the amenity of an area. Whilst enhancing the residential amenity, landscaping can also improve stormwater and air quality, contribute to biodiversity and improve the energy efficiency of buildings.

Therefore, all dwellings are required to be appropriately landscaped in accordance with the Landscape Guidelines in order to positively contribute to the amenity of Spyglass Hill.

Homeowners are required to submit a landscaping plan complying with the Landscape Guidelines for approval prior to any landscaping being installed.

Reticulation

By electing to install controlled irrigations, such as programmable controllers or reticulation, such as low flow drippers and coarse drop sprayers, you will be promoting the minimisation of water usage in your garden.

As Perth is currently subject to water restrictions, reticulation should only be used on your nominated watering days. Watering should take place between 6pm and 9am.

Sprinkler Days

Sprinkler days relate to the last digit of your house number.

Day	Number		
Monday	0	3	6
Tuesday		4	7
Wednesday	1	5	8
Thursday	2	6	9
Friday	0	3	7
Saturday	1	4	8
Sunday	2	5	9

Based upon a standard watering of 10mm depth of water or 10L per square metre for established plants in improved sandy soils, and using plants from Watercorp's One Drop Zone rating, the following watering roster should be followed to reduce water usage.

Monthly Frequency

January	}	Once a week*
February		
March		
April	}	Once a fortnight*
May		
June	}	No watering
July		
August		
September	}	Once a fortnight*
October		
November		
December		

*only if needed.

Plant Selection

Consider choosing native plants for your garden as they are more adapted to our climate & soils, and will therefore require less water than exotic species.

To reduce evaporation loss from the soil, apply a thick layer of mulch to your garden to a minimum depth of 75mm.

This will help retain moisture & improve the appearance of your garden.

It is also recommended that soil wetters be applied to both lawn & garden to increase the amount of water penetration to the plant roots.

Plant Species List

A combination of any or all of the following plant species may be used in each rebate package.

Trees

Agonis flexuosa – W.A. Peppermint
 Agonis flexuosa 'Afterdark' – Burgundy Peppermint
 Banksia attenuata – Slender Banksia
 Banksia grandis – Bull Banksia
 Callistemon 'Kings Park Special'
 Callitris preissii – Rottnest Island Pine
 Eucalyptus platypus heterophylla – Moort
 Fraxinus griffithii – Evergreen Ash
 Hibiscus tiliaceus 'rubra' – Red Cottonwood
 Lagerstroemia indica – Crepe Myrtle
 Melaleuca lanceolata – Rottnest Tea Tree
 Olea europaea – Olive Tree
 Plumeria acutifolia – Frangipani
 Ulmus parvifolium – Chinese Elm

Shrubs

Accacia saligna – Golden Wreath Wattle
 Adenanthos sericens – Wooly Bush
 Agapanthus orientalis - Agapanthus
 Anigozanthus flavidus – Kangaroo Paw
 Beaufortia squarosa – Sand Bottlebrush
 Brachycome multifida – Swan River Daisy
 Calocephalus brownii – Cushion Bush
 Calothamnus quadrifidus – One Sided
 Bottlebrush
 Carex petriei – Red Sedge
 Chamelaucium uncinatum – Geraldton
 Wax
 Coleonema pulchrum - Diosma
 Conostylis candicans – Grey Cottonheads
 Cordyline ‘Red Sensation’ – Red Sensation
 Cordyline
 Convolvulus muritanicus – Morning
 Glory
 Dianella revoluta – Flax Lilly
 Dietes bicolour – Iris
 Dietes vegeta – African Iris
 Grevillea ‘Ella Bella’
 Grevillea ‘Gingin Gem’
 Grevillea Olivacea
 Hebe species - Veronica
 Lomandra longifolia – Mat Rush
 Lonicera nitida – Dwarf Honeysuckle
 Lavendula species - Lavender
 Melaleuca huegelii – Chenille
 Honeymyrtle
 Olearia axillaris – Coast Daisybush
 Patersonia occidentalis – Purple Flag
 Phormium tenax – New Zealand Flax
 Pimelea ferruginea – Pink Rice Flower
 Rosmarinus ‘Tuscan Blue’ - Rosemary
 Scaevola crassifolia – Fan Flower
 Spyridium globuosum – Spyridium
 Syzgium ‘Bush Christmas’ – Bush
 Christmas
 Templetonia retusa – Cockies Tongues

Viburnum tinus - Laurestinus
 Westringia fruticosa – Coastal Rosemary
 Westringia ‘Wyanayabbie Gem’

Groundcovers & Climbers

Callistemon ‘Little John’ – Dwarf
 Callistemon
 Dampiera diversifolia - Dampiera
 Eremophilla ‘Kalbarri Carpet’
 Gazania – selected varieties
 Grevillea crithmifolia
 Grevillea thelmanniana
 Hemiandra pungens – Snake Bush
 Hibbertia scandens – Snake Vine
 Isolepis nodosa – Knotted Club Rush
 Kennedia prostrata – Running Postman
 Myoprum adscendens – Boobiella
 Sedum – Selected Varieties

Should you have any further
 questions in regards to being
 waterwise in your garden, please
 visit www.watercorporation.com.au
 or call 13 10 39.

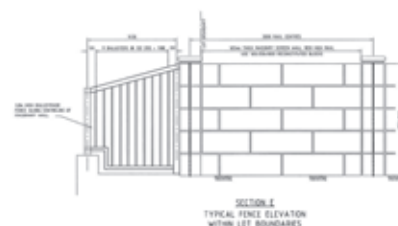
Fences

Front fences forward of the building
 line are discouraged. Where fences
 are constructed it is preferable that
 the fence be predominantly open
 pailing.

Boundary fencing shall be completed
 at the same time as the dwelling and
 before occupation.

Fence types

Fencing along the boundary to the
 golf course and along the ridge of
 some higher retaining walls is open
 railing balustrade. At the junction
 of each lot boundary and the
 balustrade fence a 1,450mm section
 of balustrade fence will
 be erected to provide a transition
 from the lot boundary dividing fence
 to the balustrade fence as is
 indicated below.



Lot boundary dividing fences are to
 be constructed of 500mm x 300mm
 limestone blocks to height of
 1,800mm. Joints to be in mortar
 flush jointed in matching colour.

Services

AC Units

External air-conditioning units, if required, are to be located towards the rear of the dwelling, preferably on the ground where they are not easily seen from the public realm and, where appropriate fitted with noise baffles.

Roof, wall and window mounted air-conditioning units will not be permitted where they are visible from the street or public areas.

Air-Conditioners located on the roof should be colour matched with the roof and located below the ridge line.

Refuse Bins

A separate storage area for the Refuse Bins should also be created at the site planning stage, which must not be visible from the street.

Outbuildings

No storage sheds are permitted.

A minimum storage area of 10sqm is to be designed as an integral component of the home and the materials used in the outbuilding should match those of the home.

MATV System.

A MATV system has been installed. All dwellings are required to connect into the MATV system.

Free to air stations Channels ABC, 7, 9, 10 and SBS broadcasts are available on the system free of cost.

Antennas

All antennas (or aerials, including Television, Radio, Two-way Radio, etc) may only be constructed within the roof space of a dwelling and shall not be visible externally. Satellite Dishes may be constructed below the highest point of the roofing and where generally not visible externally.

Solar Hot Water Units

Solar heating panels should be located on roof planes. Solar collector panels should be supported on the roof and not on a separate frame. Storage tanks can be detached and concealed from view by locating them within the roof space/ house or at ground level. Storage tanks located at ground level must be screened from public view.

Clothes Lines

A clothes line must be provided by the Home Builder to the residential dwellings. Clothes lines are to be located at ground level and have access to breezes and sunlight as well as being screened from public view.

Site Services

All piped and wired services entering/within the site, are to be concealed from public view so as not to detract from the appearance of the dwelling.

All meters are to be located and contained in compliance with the Landscape Guidelines.

Golf Course Operations

Purchasers are reminded that along with the benefit of overlooking the Secret Harbour Golf Course, there are risks associated with the sport and it is in the purchasers' interest to ensure that all property is adequately insured against such risk.

Site Management

Lot Maintenance

Each residential lot must be kept clear of excessive weeds and rubbish and maintained to an acceptable standard prior to commencement of construction.

All building waste is to be stored on the lot and may not be deposited on adjoining properties, nature strips or in public areas during construction.

Storage & Deliveries

All building materials, temporary toilets and building equipment must be stored within the lot boundaries at all times, unless otherwise agreed.

On-Site Maintenance

The nature strip, footpaths, roadways, neighboring properties and public areas must be kept clear at all times.

Any damage to areas outside the lot will need to be rectified by the Homeowner within the specified construction timeframe.

Builders and their subcontractors are not to park on the adjoining lots, surrounding public areas, or nature strips.

Design Guideline Checklist

Checklist of design criteria (mandatory) and better practice options to be completed and submitted with plans for approval.

Applicant Checklist

A covering letter describing the development, compliance with all aspects of the Design Guidelines and detailing any variations to the Design Guidelines and DAP's, including justification for each variation, is required to accompany each application.

Application forms and checklists

Site Plan (1:200) including:

- a) Dimensions and areas of proposed building structures;
- b) Setbacks to all boundaries and private open space dimensions;
- c) Original and proposed finished ground levels, including changes in level;
- d) Allotment boundaries, dimensions, areas and north point;
- e) Driveways, parking areas, all hard stand surfaces (including paving and pools);
- f) Details of proposed retaining walls;
- g) Open space calculations identifying location of courtyard balcony (& roof terrace);
- h) Locations of all ancillary structures, including Bin Stores, Rainwater tank, AC units.

Floor plans, roof plan and elevations (1:100) including:

- a) Internal layout including rooms, balconies, verandas, decks, windows, openings and dimensions;
- b) Elevations from four sides, indicating proposed building height and fencing details;
- c) Roof form and pitch;
- d) Sections;
- e) Outbuildings; and
- f) Landscape Plan.

Materials and colour schedule including:

- a) Building materials and finishes proposed to be used for external walls, roofing, pathways, driveways, fencing, retaining walls; and
- b) Colour schedule for external walls, roofing, pathways, driveways, and fencing.

Application Form

TO: Project Manager
 Secret Harbour
 PO Box 7130
 SECRET HARBOUR WA 6173

Please photocopy application and return complete form with attachments to the Project Manager for approval.

Lot Number _____

Street Address _____

Owners Details _____

Name _____

Address _____ Post Code _____

Tel () _____ Business () _____ Mobile _____

Fax () _____ Email _____

House Details

1. What is the site cover of the home? _____

Ground Floor _____ First Floor _____ Other _____

2. What is the floor area of the home? _____

3. How much private open space has been provided? _____ Courtyard Area? _____ Balcony Area? _____

External Materials/Colours _____

Primary Wall Material _____ Secondary Wall Material _____

Roof Material _____

Driveway Material _____

Attachments _____

Site Plan (1:200min) _____ Shadow Diagrams _____ Materials and Colours _____

Floor Plan (1:100 min) _____ Fencing Details _____ Landscape Plan _____

Roof Plan _____ Roof Form and Pith Design _____ Ancillary Structures Designs _____

Elevations _____ House Section _____

Signature of Applicant _____ Are you the Owner or Builder? (please tick) _____

Project Manager _____ Approved _____ Outstanding issues _____

Comments/Issues _____

Further Action _____



For more information visit the Sales & Information Centre, 2 Bendalong Blvd,
Secret Harbour. Open Sat-Wed 1-5pm. Telephone 9368 9069 (all hours)
or visit satterley.com.au