



# Beachridge Estate



**Jurien Bay - Turquoise Coast, Western Australia  
Shire of Dandaragan**

## Residential Design Guidelines

(referred to as **Detailed Site Plan** in the  
Shire of Dandaragan's Town Planning Scheme)

**October 2023**

Adopted by the Shire of Dandaragan on 26 October 2023

# INTRODUCTION

## Background

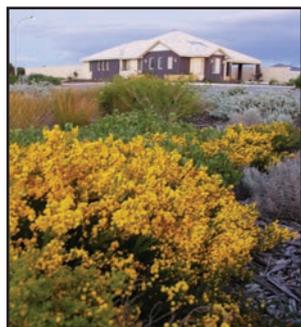
These Residential Design Guidelines (**Guidelines**) have been prepared to guide the urban design of the Turquoise Coast Development to achieve the shared vision of the Shire of Dandaragan (**Shire**) and Ardross Estates Pty Ltd (**Developer**).

The Guidelines explain this vision to lot owners and ensure their investment in this new lifestyle is protected by maintaining similar standards for the development of neighbouring properties.

## Vision

The opportunity exists in Jurien Bay to create a unique coastal living environment and lifestyle.

The Turquoise Coast Development incorporates the latest urban design methods to mould the development into the natural landscape, thereby creating a strong sense of place.



Buildings and public spaces have been designed and located to complement the environment and each other, creating a place where people like to be.

Somewhere that retains a relaxed, holiday-like feel, yet provides facilities for everyday life.

A key element in creating this character is the landscaping which has been designed to minimise water and fertiliser use, as well as reducing ongoing maintenance.

Native vegetation has been employed extensively to achieve these objectives and its use in private yards is strongly encouraged to create a “live at the beach” atmosphere.



## How to Use these Guidelines

These Guidelines have been prepared to assist existing and potential residential lot owners with the development of individual houses, which will in turn affect the character and quality of the locality.

Where the lot owner has purchased the lot from the Developer, as a condition of the contract of sale, the lot owner is obliged to submit building plans to the Developer for its written approval prior to seeking the Shire’s approval.

The Guidelines will also assist Council staff when assessing development proposals.

## Framework

The Guidelines have been adopted in accordance with Part 2 of the Shire of Dandaragan Local Planning Scheme No. 7. As a Local Planning Policy, they are not statutory controls, however the Shire is required to have due regard to the provisions contained within them. Development and Detailed Site Plans, prepared in accordance with Section 6 of Schedule 12 of the Local Planning Scheme No.7, will need to be consistent with them.

Owners should read the following documents in conjunction with these Guidelines:

- Shire of Dandaragan Local Planning Scheme No. 7, as amended from time to time;
- Turquoise Coast Development – Jurien Bay Structure Plan;
- Residential Design Codes of Western Australia (R-Codes);
- Building Code of Australia (BCA).

The Guidelines have application to the area identified on the plan shown in Appendix 1.

## GENERAL PRINCIPLES

The integration of public space and built form has an important role in fulfilling the vision for the Turquoise Coast development. The relationship between a new development and the public domain will be particularly considered by the Shire, based on the following criteria:

- the area as a whole;
- the streetscape;
- adjoining properties; and
- the subject house and its setting.

## Landscaping

Natural coastal vegetation is promoted in the Turquoise Coast Development. Being indigenous to the area, it is Waterwise<sup>1</sup> and low maintenance, as well as being attractive.

Grass or lawn is not indigenous to the coastal region of Jurien Bay and does not promote Waterwise principles.

This type of landscaping is prohibited within the street setback area/s (primary and secondary). Behind the street setback areas, it is a requirement that the total area for lawn is limited to 150 m<sup>2</sup>.

Native vegetation is being planted in road reserves.

New planting within the street boundary setback area/s of properties must be restricted to indigenous species from the approved plant materials list (refer to **Appendix 3**).

**Appendix 4** provides illustrated examples of Waterwise landscape design that comply with these Guidelines.

1. Waterwise is a Water Corporation initiative to reduce consumption of water.



Examples of Approved Plant Materials

**Site Earthworks**

Earthworks should be minimal as the area is level.

The raising of individual site levels generally will not be permitted as it can obscure ocean views, prevent access to sunlight and breezes, and result in retaining structures along common boundaries.

Housing can be constructed on a plinth.

A requirement for building is that the top soil is removed and replaced with clean compacted sand.

**Building Form**

Uniquely native Western Australian housing designs including verandahs and balconies facing the street are encouraged.

Designs reflecting the marine and coastal environment of Jurien Bay are favoured, including the use of appropriate materials:

- Structural - stone, brick and timber
- Cladding - weatherboard, corrugated iron
- Roofing - non-reflective galvanised iron and Colorbond™.

Beach style buildings with pitched roofs, gable ends, vertically oriented windows, verandahs and balconies are encouraged.

Georgian, Mediterranean, Renaissance and Tudor designs are not permitted.

To unify the streetscape, the use of lattice work on the front façade of residences is encouraged.

Pastel colours reflecting the seaside environment are considered appropriate for external surfaces of buildings.

Where proposed residences are to be constructed in materials typically used for utilitarian sheds or outbuildings, such as corrugated Colorbond™ cladding, special care must be taken with the design to ensure compatibility with the emerging residential landscape with Beachridge Estate.

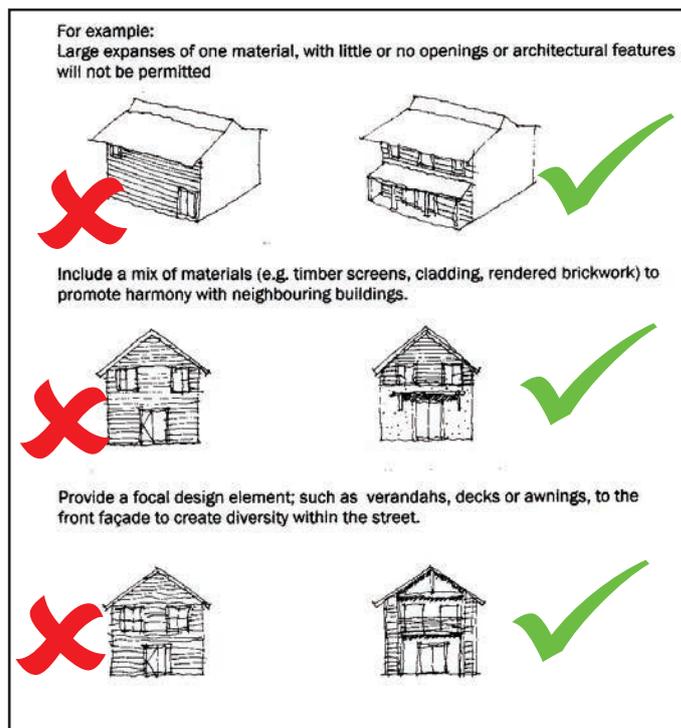


Figure 2

**Sheds / Outbuildings**

Zero lot line construction will not be permitted by the Shire for sheds or outbuildings, unless constructed in materials and colours to match the corresponding components of the residence.

Where a shed or outbuilding is greater than 10m<sup>2</sup> (in floor area) and at any point higher than 2,500mm above natural ground level, special care must be taken with its siting and design to minimise the potential for negative impacts on neighbours or on the streetscape.

For example, taller structures must be offset from the boundary (minimum of 1,000mm) and consideration given to screens, landscaping or architectural features (e.g. openings, awnings, pergolas, colour or quality detailing to match the house) to improve the buildings appearance from neighbouring properties or public view.

**Setbacks**

All boundary setbacks other than the primary street setback, will be in accordance with the R-Codes.

The primary street setbacks are reduced to consolidate the character of the development, encouraging interaction between the public street domain and private property.

For corner sites, the setback is calculated from the primary street which, for the purpose of these guidelines, is defined as the public road to which the front door faces - refer Figure 3 below.

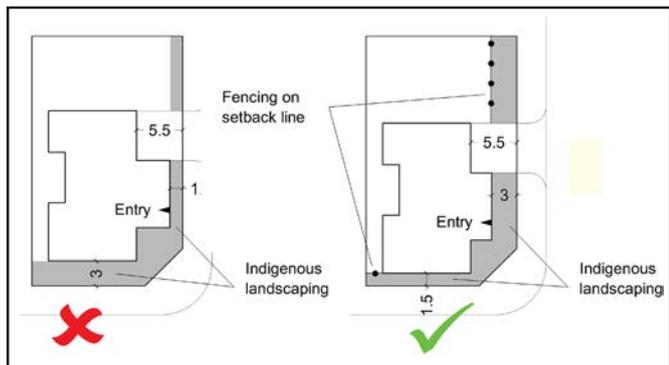


Figure 3

NB: Indigenous landscaping (no lawns) to be employed in setback area/s even if dwelling's setback is greater than minimum.

The setback of any structure (including a building, verandah or porch) other than a carport or garage, shall be 3.0m from the front boundary (ie. a build-to line), except that the setback to the build-to line may be increased at Shire's discretion for lots considered to have irregular shapes making the 3.0m setback impracticable.

These lots are listed in Appendix 2 and the list may be increased as new lots are created with the addition of such lots to the Appendix not deemed to be an amendment of this Policy.

At least 3.5m of the width of the house's front elevation must be constructed on the build-to line. This can occur at either ground floor or first floor level but cannot be achieved by aggregation, eg. 2 metres at ground floor and 1.5 metres at first floor level.

A porch, balcony, verandah or architectural feature such as a bay window (as determined by Council and subject to the Building Code of Australia) may project up to a maximum of 0.6m in front of the build-to line, provided that the total of such projections does not exceed 20% of the façade of the dwelling at any level - refer Figure 4.

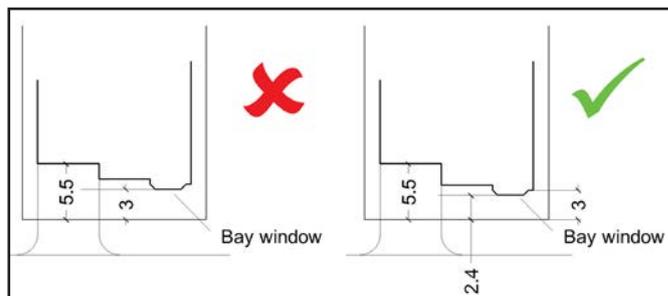


Figure 4

Where the architectural feature does not include a major opening (window not door) orientated towards the front boundary of the lot, the feature that projects forward must be constructed of a different material to that generally used on the frontage of the house, eg. cement rendered, limestone or weather board against a general brick façade.

For constructability purposes a tolerance of +/- 150mm would be acceptable, provided the dominant portion was located on the 3m build-to line.)

Car parking structures must be setback at least 5.5m from any street boundary to allow for a vehicle/boat to be parked in front.

To reduce the dominance of parking structures on the street, garages or carports facing the primary street must be setback at least 0.5m behind the adjoining portion of the dwelling's façade (a covered verandah or porch is considered to be a portion of the dwelling's façade) - refer Figure 5 below.

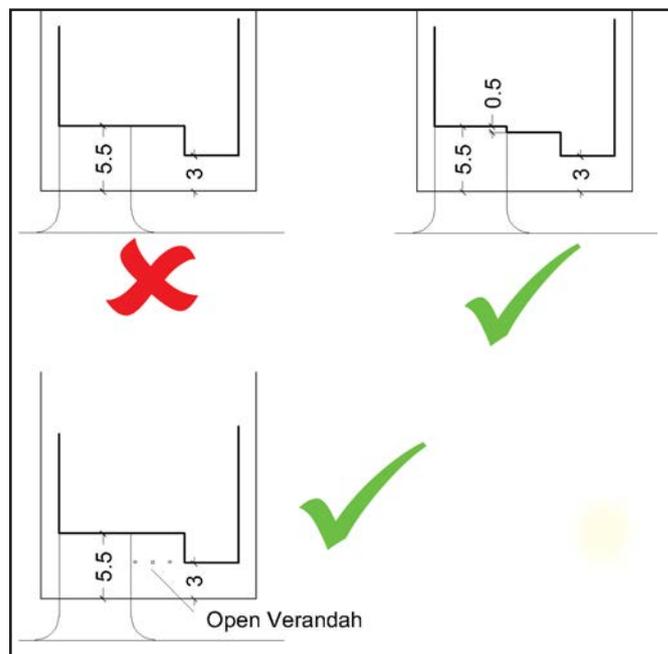


Figure 5

So called "blade walls", "planter boxes" and other features which maybe considered to be contrived in order to meet the objectives of the above guidelines will not be accepted.

Refer to **Appendix 5** for typical cross section through roadway, indicating dimensions of each component.

## Roof Form

In harmony with the general principles of house design outlined previously, pitched roof forms and corrugated metal roofing is favoured.

Tiled roofing material is not permitted.

Dominant roof areas shall have a pitch of no less than 25 degrees. Eaves overhangs are to be provided along all elevations.

Hipped roof designs are favoured and articulation with gable sections encouraged. Skillion and curved roof forms are permitted providing they compliment the coastal setting.

A parapet wall is only permitted on a Lot boundary where:

- it is no higher than 3,000mm above natural ground level;
- no greater than 9,000mm in length; and
- has been approved by the Shire.

Metal finish roofs should be treated to prevent glare.

## Garaging and Access

Driveways and car parking shall be designed to achieve the following:

- Garages/car ports are to be constructed of the same materials as the main dwelling.
- Crossovers shall be a maximum width of 5.5 metres at the lot's boundary, unless otherwise approved by the Shire.

Crossovers are to be constructed in concrete to match the cream footpath and must comply with these guidelines, the restrictive covenants, the Shire's Specifications and the R-Codes.

Driveways are to be constructed in reconstituted limestone, grey concrete or similarly shaded materials. The use of black asphalt or black grano is not permitted.

## Fencing

The use of fencing has an important impact on streetscape and house presentation.

Consistent with the vision for this policy area, no boundary fencing is permitted within the primary and secondary street (where applicable) setback area/s.

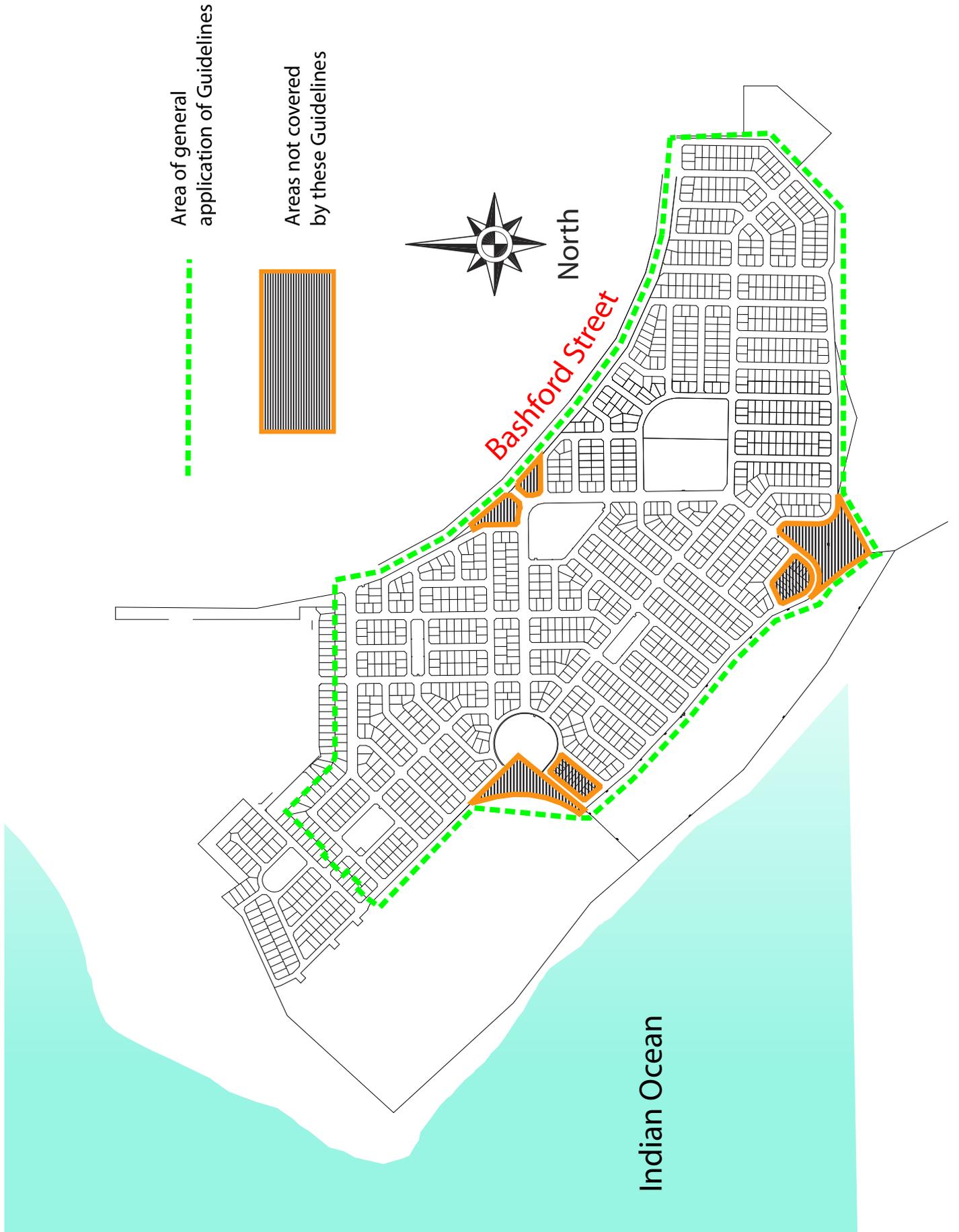
A screen wall may be provided to an alfresco area constructed under the main roof of the dwelling and facing a secondary street boundary. In this instance, the material of the screen wall is to match that of the house, and vertical or horizontal infill panels with gaps not exceeding 50mm are to be provided to ensure that the screen wall has a visual permeability percentage of at least 50%.

No colorbond is permitted in the construction of the screen wall.

## Services

- The use of rainwater tanks is encouraged as it is a sustainability initiative. The tanks should be located at ground level, immediately adjoining the house and should not exceed the height of the roof eave closest to the tank.
- Solar hot water systems are to be encouraged and should be integrated into the roof design. Any solar panels should blend in with the slope of the roof and not extend beyond the ridge;
- Bin and drying areas shall be concealed from public view;
- TV, radio and other communication aerials (including satellite dishes) should be installed in a way that they are not visible from the adjoining public spaces;
- Air-conditioning systems should comprise either:
  - A reverse cycle system with the condenser unit/s located on the ground and screened with landscaping to conceal them so they are not visible from the adjoining public spaces; or
  - An evaporative cooler system with the cooling unit being the same colour as the roofing material and located so that no part of the unit extends above the roof ridge.

# APPENDIX 1 - AREA OF APPLICATION OF THE GUIDELINES



## APPENDIX 2 - LOTS FOR WHICH DISCRETION ON FRONT BUILD-TO LINE APPLIES

LOT NO.	STREET	LOT NO.	STREET
401	Boronia Turn	828	Adriana Parade
583	Parakeet Bend	842	Bremer Parade
584	Parakeet Bend	885	Mosman Parade
606	Parakeet Bend	886	Middleton Boulevard
627	Crusoe Crescent	957	Matilda Band
693	Bettong Avenue	959	Matilda Bend
701	Bettong Avenue	974	Beachridge Drive
704	Beachridge Drive	976	Beachridge Drive
722	Crusoe Crescent	1236	Newport Drive
809	Swift Way	1237	Newport Drive

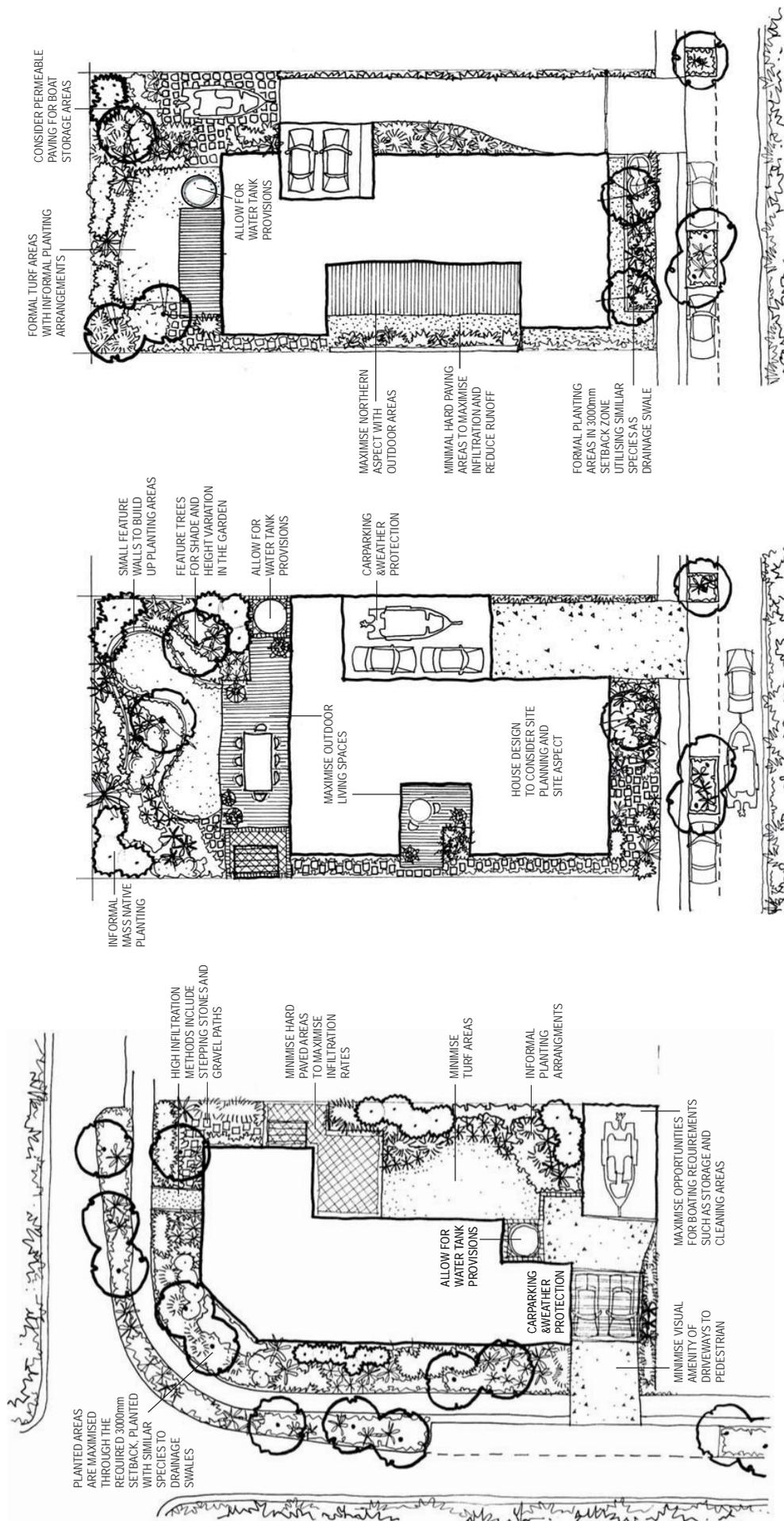
## APPENDIX 3 - APPROVED PLANT MATERIALS LIST

BOTANICAL NAME	COMMON NAME	HEIGHT	TYPE
Anigozanthos	Orange Gem		Groundcovers
Anigozanthos	Yellow Gem		Groundcovers
Anigozanthos humilis	Common Catpaw	0.7 m	Groundcovers
Anigozanthos manglesi	Mangles Kangaroo Paw	0.6m	Groundcovers
Anigozanthos	Royal Cheer	0.1m	Groundcovers
Anigozanthos spp.	Kangaroo Paw	1 m	Groundcovers
Anigozanthos rufus	Red Kangaroo Paw	0.6 m	Groundcovers
Brachyscome iberidifolia	Swan River Daisy	0.4 m	Groundcovers
Leucophyta brownii	Silver Nugget	0.5 m	Groundcovers
Casuarina glauca Cousin It	Casuarina Cousin It	1 m	Groundcovers
Conosytlis aculeata	Prickly Conostylis		Groundcovers
Conosytlis candicans	Grey Cottonheads	0.4 m	Groundcovers
Dampiera linearis	Common Dampiera	0.4 m	Groundcovers
Dianella divaricate	Flax Lilly	0.45 m	Groundcovers
Dianella revoluta	Flax Lily	0.45 m	Groundcovers
Dryandra nivea	Couch Honeypot	0.7 m	Groundcovers
Eremophila glabra	'Kalbarri Carpet' (prostrate)		Groundcovers
Grevillea crithmifolia	Prostrate form	0.5 m	Groundcovers
Grevillea thelemanniana	Spider-net Grevillea	0.4 m	Groundcovers
Hypocalymma angustifolium	White Myrtle	0.6 m	Groundcovers
Kennedia prostrata	Scarlet Runner prostrate		Groundcovers
Myoporum insulare	Boobialla	0.5 m	Groundcovers
Myoporum parvifolium	Prostrate / Mauve Summer	0.4 m	Groundcovers
Orthrosantus laxus	Morning Iris	0.6 m	Groundcovers
Patersonia occidentalis	Purple Flag	0.5m	Groundcovers
Scaevola crassifolia	Thick Leaved Fan Flower-prostrate	0.3 m	Groundcovers
Verticordia densiflora	Compacted Feather Flower	0.6 m	Groundcovers
Baumea juncea		1 m	Sedges Rushes
Ficinia nodosa	Knotted Club Rush	0.6 m	Sedges Rushes
Juncus kraussi	Sea Rush		Sedges Rushes

**APPENDIX 3 - APPROVED PLANT MATERIALS LIST (continued)**

BOTANICAL NAME	COMMON NAME	HEIGHT	TYPE
Acacia cognata dwarf		0.8 m	Shrubs
Adenanthos cygnorum	Common Woolybush	2 m	Shrubs
Anigozanthos humilis	Common Catspaw	0.7 m	Shrubs
Anigozanthos manglesii	Mangles Kangaroo Paw	0.6 m	Shrubs
Agonis Flexuosa nana	Dwarf Willow Myrtle	1.5 m	Shrubs
Darwinia citriodora	Austraflora Seaspray	1 m	Shrubs
Diplopeltis huegelii		1 m	Shrubs
Dodonia aptera	Coast Hop-bush	1 m	Shrubs
Dryandra lindleyana	Couch Honeypot	0.6 m	Shrubs
Dryandra sessillis	Parrot Bush	2 m	Shrubs
Eremophila glabra	Tar Bush	1.5 m	Shrubs
Grevillea crithmifolia		1 m	Shrubs
Grevillea preissi	Seaspray		Shrubs
Guichenotia ledifolia		1 m	Shrubs
Hakea laurina	Pincushion Hakea		Shrubs
Kingia australis	Kingia		Shrubs
Leucophyta brownii	Cushion Bush	0.7 m	Shrubs
Melaleuca systema	Coastal Honey Myrtle	1	Shrubs
Myoporum insulare	Blueberry Tree	2 m	Shrubs
Olax benthamiana		1 m	Shrubs
Olearia axillaris	Coastal Daisy Bush	2 m	Shrubs
Olearia axillaris	Little Smokie'	0.5 m	Shrubs
Scaevola crassifolia	Thick Leaved Fan Flower	1.5 m	Shrubs
Scaevola globulifera	Shining Fan Flower Jurien	1 m	Shrubs
Scaevola nitida	Shining Fanflower	1.5 m	Shrubs
Spyridium globulosum	Basket Bush	2 m	Shrubs
Thryptomene baeckeacea		1.2 m	Shrubs
Verticordia acerose	Bristley Yellow Featherflower	1 m	Shrubs
Westringia	Wynyabbie Gem	2 m	Shrubs
Westringia dampieri		1 m	Shrubs
Westringia fruticosa	Coastal Rosemary	1 m	Shrubs
Xanthorrhoea drummondii	Grass Tree	1m	Shrubs
Xanthorrhoea preisii	Grass Tree	1m	Shrubs
Banksia ashbyi		4 m	Trees
Banksia attenuata	Slender Banksia	8 m	Trees
Banksia prionotes	Acorn Banksia	8 - 10 m	Trees
Callistemon viminalis	Weeping Bottlebrush	5 m	Trees
Eucalyptus ficifolia	WA Flowering Gum	12 m	Trees
Eucalyptus utilis syn platy- pus var heterophylla	Coastal Moort	5m	Trees
Melaleuca preissiana	Moonah	12 m	Trees
Olea europaea	Olive	4 m	Trees

# APPENDIX 4 - TYPICAL RESIDENTIAL LANDSCAPE DESIGNS



**OPTION C**



*turquoise coast development* **JURIEN BAY**

**OPTION B**

**OPTION A**

Buyer's initials: \_\_\_\_\_

Seller's initials \_\_\_\_\_

# APPENDIX 5 - TYPICAL ROADWAY CROSS-SECTION

