

Ocean Reef Marina Design Guidelines

Stage 1 Residential Precinct

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Document Information



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Acknowledgement of country



We respectfully acknowledge the Whadjuk people of the Noongar nation, as the traditional custodians of the land on which we live and work, and recognise their continuing connection.

We pay our respects to the Elders past, present and emerging for they hold the memories, the traditions, the culture and hopes that, through meaningful connection, we aim to apply to the design and planning of communities now and in the future.

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1.0

Citation

1.0 Citation

This is a design guideline prepared under clause 16 of the Ocean Reef Marina Improvement Scheme No. 1. This design guideline may be cited as Stage 1 Residential Precinct Design Guidelines (**Design Guidelines**).

Stage 1 Residential Precinct Design Guidelines – Document Control	
Version	Decision of the Western Australian Planning Commission to Adopt
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2.0

Introduction

2.0 Introduction

2.1 Purpose

The purpose of the Design Guidelines is to establish design requirements and guidance for built form, development and the preferred distribution of land uses within the Stage 1 Residential Precinct.

The Design Guidelines generally seek to:

- Establish objectives to guide development within Stage 1 of the Residential Precinct
- In accordance with Clause 46 (3) of the Ocean Reef Marina Improvement Scheme (**Improvement Scheme**), apply relevant provisions of the Residential Design Codes (**R-Codes**) to development
- Modify parts of the R-Codes to support and enhance the unique character of the Ocean Reef Marina
- Provide design guidance to guide discretionary decision making and encourage high-quality design for all development

2.2 Background

The overall vision for the Ocean Reef Marina is to be a world class waterfront precinct providing recreational, tourism, residential uses and boating facilities.

The Improvement Scheme identifies a number of Precincts, including the Residential Precinct (**Precinct**). Design Guidance is provided within this document for Stage 1 of the Precinct (**Figure 1**)

The Precinct is intended to deliver a world class, high amenity area accommodating a mix of housing typologies and sizes. Innovative high-quality streetscapes interweave with linear parkland experiences to achieve unique character areas that encourage high quality architectural responses.

2.3 Site Context

The Ocean Reef Marina (**the site**) is a coastal location within the City of Joondalup's northern growth corridor and is approximately 25 kilometres north from the Perth Central Business District, 12 kilometres south of the Mindarie Keys Marina, 6 kilometres west of the Joondalup strategic metropolitan centre, and 9 kilometres north of the Hillarys Boat Harbour.

The concept for the development of the site integrates built form into the natural topography of the area and aims to:

- Maximise views for new development;
- Minimise potential impacts on the ocean outlook of the existing residents in the Ocean Reef suburb; and
- Settle the development into the landscape.

The Precinct has been designed to have regard to the Bush Forever backdrop with a sensitive development interface proposed along the southern, eastern and northern boundary.

The sites location provides potential for deep water moorings. Likewise, the rocky shoreline and nearshore reef provides an area in which the development can be sited with minimal impact upon the sandy beaches at Mullaloo (south) and Burns Beach (north), and the surrounding residential development of the Ocean Reef suburb.

Primary access to the site will be via three points from Ocean Reef Road including:

- A southern gateway at Boat Harbour Quays to provide the main access to the Marine Services Precinct;

- A central gateway via an extension of Hodges Drive, providing a direct link to the Mitchell Freeway, Joondalup City Centre and Joondalup Train Station; and
- A northern gateway providing the main access to the Residential Precinct.

In addition, active transport access includes a continuation of the north-south coastal Principal Shared Path for cyclists and pedestrians, which provides a connection to the local network of footpaths and cycleways.

The site is bounded to the west by the Indian Ocean including the Marmion Marine Park 'A' Class reservation. The Marine Park has a high habitat diversity and conservation amenity. The site is bounded on the landward side by the Bush Forever site 325 (BF 325) which spans between Burns Beach and Hillarys.

A new and protected man-made beach with a safe swimming area is proposed in a central location of the site.

The groundwater within the Improvement Scheme area flows in a westerly direction towards the coastline.

There is a grade change across the marina site. Whilst some areas of public realm may require retaining structures the aim of the Design Guidelines is to ensure that level changes are integrated into the built form wherever possible and that wall heights in the new works are minimal and that all edges are activated with building or vegetation as opposed to having blank walls.



3.0

Objectives

3.0 Objectives

3.1 Residential Precinct Objectives

The objectives of the Precinct, as set out in the Ocean Reef Marina Improvement Scheme, are to:

- Create public open spaces that provide high-quality landscape and leisure amenity for residents and visitors, and provide visual and physical connections to the waterfront;
- Encourage a range of housing typologies, including high density multiple dwellings and medium density single, multiple and grouped dwellings;
- Ensure that the height and mass of buildings respects the outlook considerations from existing residential areas in the immediate vicinity;
- Provide a high-quality interface between private development sites and the public realm by ensuring that built form, private landscaped areas and edges along streets and open spaces respect and enhance the experience of streetscapes, connections and parks;
- Allow for limited short stay accommodation in the form of serviced apartments or short-term holiday accommodation;
- Enable a limited amount of hospitality and retail uses adjacent to the waterfront that is compatible with the surrounding residential area, to provide some activation and to service the needs of the population in this precinct; and
- Encourage innovation and excellence in planning and design.

3.2 Sub-Precinct Objectives

The Precinct is further defined as sub-precincts (refer **Figure 5**). The specific sub-precinct objectives are as follows:

Stage 1 Subdivision Sub-Precincts

APARTMENTS TYPE B

Objectives:

- Facilitates a diversity of housing choices in the Ocean Reef Marina by accommodating high and medium density multiple dwellings;
- Facilitates an appropriate level of housing density and population intensity to support project sustainability goals;
- Provides for limited hospitality and retail uses adjacent to the waterfront that is compatible with the amenity and character of the surrounding residential area.
- Optimises passive surveillance over key public realm areas; and
- Provides a built form scale and presence that supports the vision for the Ocean Reef Marina.

PARK EDGE

Objectives:

- Facilitates a diversity of residential and lifestyle opportunities;
- Contributes to a high-quality park and public realm edge; and
- Optimises passive surveillance and activation over key public realm areas.

HILL VIEW

Objectives:

- Facilitates a diversity of residential and lifestyle opportunities;
- Provides views from dwellings to the ocean and/or bushland;
- Facilitates larger homes; and
- Provides good surveillance over the coastal path along the Bush Forever edge.

TRANSITION

Objectives:

- Facilitates a diversity of residential and lifestyle opportunities;
- Provides a compatible land use interface with the Mixed Use Precinct;
- Provides a complimentary built form relationship with the Mixed Use Precinct; and
- Supports business enterprise, diversity and growth.

LANEWAY

Objectives:

- Facilitates a diversity of residential and lifestyle opportunities;
- Contributes to a high-quality streetscape experience; and
- Optimises passive surveillance and activation of streetscapes.

3.3 SPP 7.0 Design Principles

The guiding principles of *State of Planning Policy 7.0 – Design and the Built Environment* (SPP 7) and the 10 principles of good design provide for the minimum design requirements for development within the Precinct. **Table 1** applies each Design Principle to the Ocean Reef Marina context that will be considered by any Design Review Panel processes and to assist in objectives-based assessments of development proposals.

Table 1 – Application of State Planning Policy 7.0 within the Precinct

SPP7 Design Principle	Evaluation	Applicability to Ocean Reef Marina Residential Precinct
Context and character	Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place	Transition from Mixed Use Precinct, urban development to conservation bushland. Response to local topography including the bushland backdrop, with lots oriented to have views via important corridors within the development area.
Landscape quality	Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.	Development shall fittingly respond to the adjacent public domain. Building setbacks will provide landscape framing to all public realm interfaces. Mature trees are achievable through designated areas on all lots.
Built form and scale	Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.	Low scale, medium density residential development responds appropriately to future character of the Precinct whilst retaining a viewshed from existing Ocean Reef suburban development.
Functionality and build quality	Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.	A diverse mix of housing typologies, sizes and configurations will be delivered to meet the needs of the future community.
Sustainability	Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.	Building resilience and response through climate responsive design principles in the Design Guidelines, and requiring development to demonstrate its environmental performance
Amenity	Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.	Waterfront location provides high visual amenity to be celebrated through appropriate building orientation, outdoor living locations and pedestrian network.
Legibility	Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.	Create distinctive and recognisable building edges throughout, with high quality façades to enhance public realm interfaces.

SPP7 Design Principle	Evaluation	Applicability to Ocean Reef Marina Residential Precinct
Safety	Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.	Dwelling orientation, lighting to the adjacent public realm and carefully located vehicle entries will support a safe and secure environment.
Community	Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.	A wide and diverse community will evolve through a mix of household living opportunities.
Aesthetics	Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.	The local coastal landscape will influence the materials and colour selection for future development, creating a distinctive, attractive and contemporary place.

3.4 Desired Urban Character

Ocean Reef Marina Architectural Character

Character Vision Statement

Ocean Reef Marina is to establish a distinctive **contemporary coastal-marina architectural character** that is authentic to Perth's northern coastline and responsive to its marina, residential and public waterfront setting.

Built form is to reflect the environmental conditions, landscape qualities, history and lifestyle of the locality through architecture that is climate-responsive, robust, well-articulated and visually cohesive. Development should draw from the colours, textures and forms of the Western Australian coast, including limestone, sand, dune vegetation, sea and sky, while avoiding imitation historic, resort or imported coastal styles.

The desired character is one of refined coastal durability and a high-quality coastal recreational identity, expressed through articulated facades, deep shade, sheltered outdoor living spaces, high-quality materials, and building forms that positively address streets, public spaces and the waterfront. Architecture is to contribute to a legible precinct identity, local sense of place and authentic marina lifestyle, while allowing sufficient variation to encourage high-quality and diverse design outcomes.

Character-Defining Elements

For the purposes of the Design Guidelines, the key character-defining elements of the Ocean Reef Marina vernacular include:

- o articulated building forms with visible depth and shadow;
- o strong integration of balconies, terraces, verandahs and outdoor living areas;
- o outward-facing buildings with strong indoor-outdoor connection;
- o durable coastal-appropriate materials;
- o a restrained palette of light, natural and mineral-based colours;
- o high-quality treatment of all publicly visible facades;
- o contemporary roof forms and cohesive roofscapes;
- o integrated shading and breeze-permeable screening elements; and
- o architecture and landscape design that respond positively to the marina, street and waterfront setting, including native and drought tolerant coastal planting.

Design Principles

2.1 Contemporary coastal-marina expression

The precinct character should be contemporary, elegant and locally grounded. Architectural character should derive from built form, proportion, materiality, climate response, recreational marina living and interface with the public realm, rather than applied decorative motifs or themed coastal references.

2.2 Climate-responsive architecture

Architecture should visibly respond to Perth's coastal climate through the incorporation of shading, facade depth, breeze-permeable screening, screened thresholds, sheltered outdoor living areas, appropriate orientation responses and materials suited to long-term coastal exposure.

2.3 Articulated built form

Buildings should present facades with modulation, layering and visual relief through recesses, projections, balconies, awnings, blade walls, screening devices, material variation and upper-level setbacks, while optimising outlook and indoor-outdoor connection.

2.4 Robust and cohesive material palette

A restrained palette of durable coastal-appropriate materials should be used to create a unified precinct character. Materials and colours should draw from the tones and textures of the Western Australian coast and marina environment.

2.5 Public domain address

Buildings should address all publicly visible frontages with high-quality architectural treatment and should contribute to safe, active and attractive streets, waterfront spaces and recreational public areas through entries, windows, balconies and passive surveillance.

2.6 Landscape integration

Landscape design should reinforce the coastal-marina character through the use of native and drought-tolerant coastal planting, and through landscape treatments that complement the built form, public realm and Western Australian coastal setting.



4.0

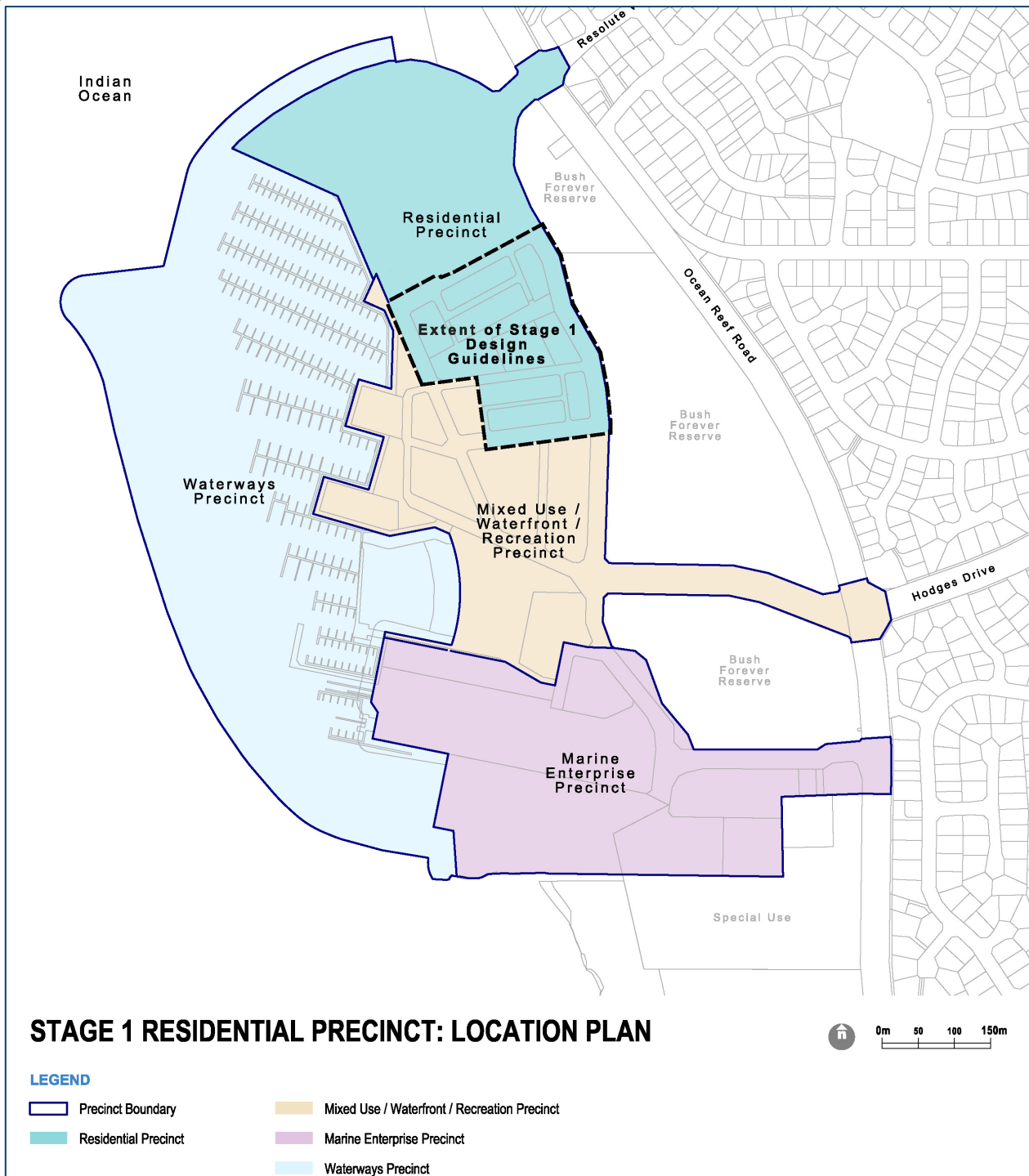
Application of the
Design Guidelines

4.0 Application of the Design Guidelines

4.1 Where these Design Guidelines apply

These design guidelines apply to all development on land identified as a Precinct Developable Area (i.e. excluding roads, public open space and other reserves) within the Stage 1 Residential Precinct in **Figure 1** below.

Figure 1 – Location Plan



4.2 Non-residential development

Non-residential development will be assessed against the primary controls set out in the Improvement Scheme and having regard to:

- the objectives of the Improvement Plan and Scheme;
- the land use permissibility identified in the Improvement Scheme
- the objectives of the Precinct identified in these Design Guidelines;
- the planned residential character and amenity of the area, including relevant requirements of the R-Codes as they apply to R80 development (as modified in these Design Guidelines), at the discretion of the decision-maker, including but not limited to streetscape, building height, street and boundary setbacks, plot ratio (where applicable), open space/site cover and overshadowing.

4.3 Relationship with other planning documents

If the provisions of these Design Guidelines are at variance with a requirement of the Improvement Scheme or a Local Development Plan, the Improvement Scheme or Local Development Plan shall prevail.

If the provisions of these Design Guidelines are at variance with a requirement of an Improvement Scheme policy or the R-Codes, the Design Guidelines shall prevail.

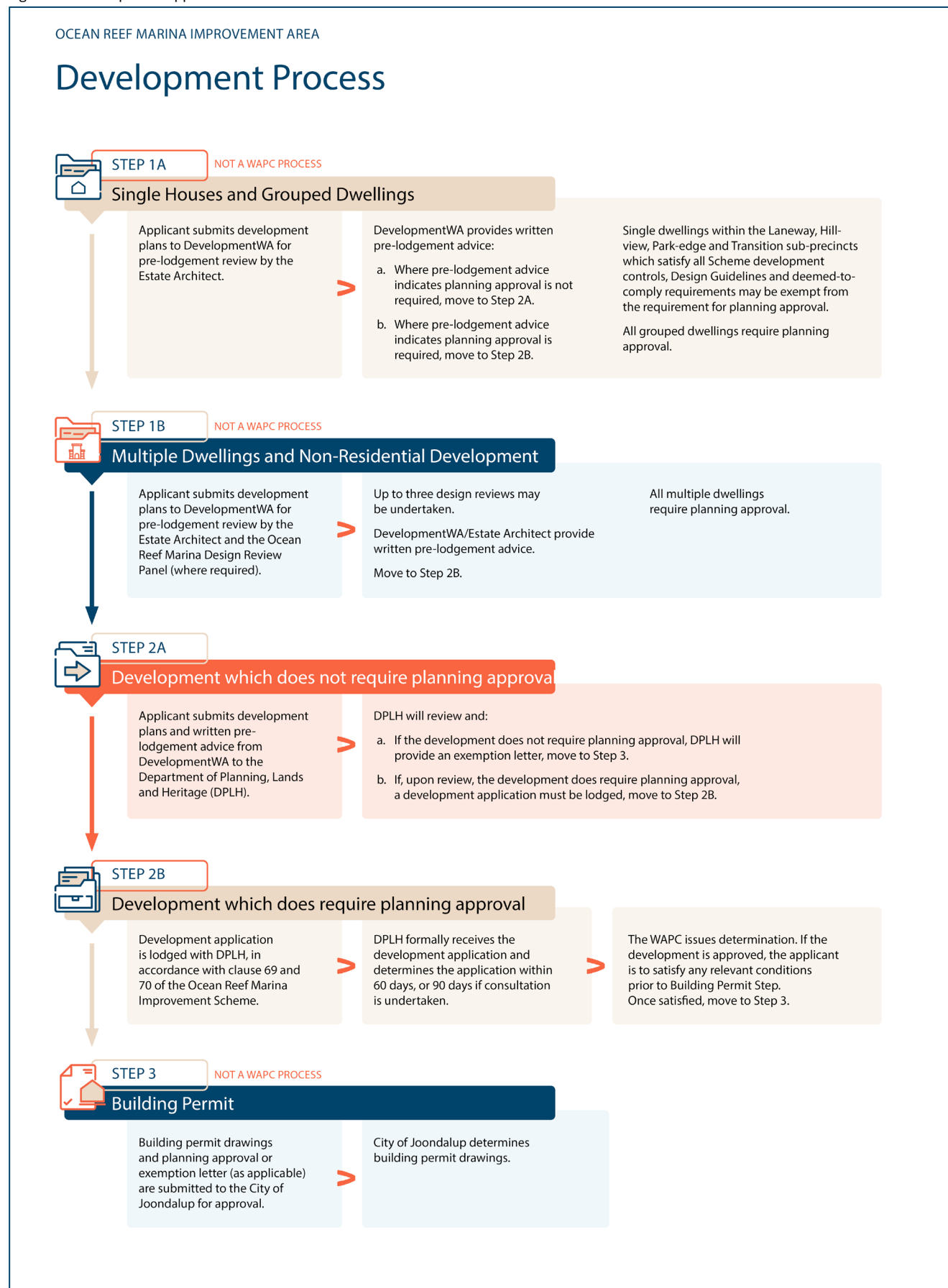
Table 2 sets out development controls that form part of the Scheme and shall prevail over any requirement of these Design Guidelines and the R-Codes. Notes have been added to clarify which part/s of the R-Codes these controls vary and/or augment. The Scheme development controls apply under clause 32 of the Scheme and area included here for reference only.

Table 2 – Clause 32 of the Improvement Scheme

#	Clause 32 Provision	R-Code
1	Development Site Frontage Minimum	Modifies Table D of the R-Codes Volume 1
2	Site Area Minimum	Modifies Table D of the R-Codes Volume 1
3	Open Space – Ground Level Minimum (For Apartment Sub-Precinct only)	Augments Table 2.1 of the R-Codes Volume 2
4	Deep Soil (For Laneway, Hill-view, Park-edge and Transition Sub-Precincts only)	Modifies C1.2.4 of the R-Codes Volume 1
5	Tops of External Walls – Minimum	Augments Table 3.2a of the R-Codes Volume 1 and Table 2.1 and 2.2 of the R-Codes Volume 2
6	Tops of External Walls Maximum (refer Figure 3)	Augments Table 3.2a of the R-Codes Volume 1 and Table 2.1 of the R-Codes Volume 2
7	Roof Height Maximum (refer Figure 5)	Modifies Table 3.2a of the R-Codes Volume 1 and Table 2.1 and Table 2.2 of the R-Codes Volume 2

4.4 Pre-lodgement and approval process

Figure 2 – Development Application Process





5.0

Design Guideline Provisions

5.0 Design Guideline Provisions

5.1 Preferred Land Uses

Preferred land uses are identified for each sub-precinct in **Table 3**, consistent with Clause 22 of the Improvement Scheme, to guide discretionary decision-making under the Scheme.

Table 3 is not an exhaustive list of land uses, rather identifies the preferred distribution of Residential dwelling types and land uses within the Precinct.

Table 2 – Preferred Land Uses

	Apartments	Laneway	Hill-view	Park-edge	Transition
Preferred land uses	Ground floor: Multiple dwelling, restaurant/café Above ground floor: Multiple dwelling	Single dwelling, grouped dwelling	Single dwelling, grouped dwelling	Single dwelling, grouped dwelling	Single dwelling, grouped dwelling, home business, home occupation, home office

5.2 Subdivision

Lot re-subdivision should maintain a variety of lot sizes and configurations that support housing choice for a broad range of residents, while maintaining the desired built form, amenity and character of the Precinct as follows:

- Lot re-subdivision supports the desired neighbourhood character by enabling dwelling typologies and street interfaces that are compatible with the intended built form outcomes for each sub-precinct.
- Lot re-subdivision achieves lot sizes and frontages that facilitate a high-quality, attractive streetscape and meet the specific design standards established for each sub-precinct.
- Subdivision does not create battleaxe lots or lots that only have frontage to a right-of-way/laneway.

5.3 Application of R-Codes

The Residential Design Codes apply to development subject to the Design Guidelines as through the land has a designated density code of R80, and subject to the modifications and augmentations set out in the Improvement Scheme and these Design Guidelines.

5.4 Energy Efficiency

For Single Houses and Grouped Dwellings, dwellings are to exceed the applicable minimum NatHERS requirement by 0.5 stars.

5.5 Public Open Space

Primary and secondary public open space interfaces as shown in **Figure 7** are to be treated as a primary street and secondary street, respectively, for all clauses under Part C of the R-Codes except for clause 3.7.

Figure 3 – Stage 1 Residential Precinct: Building Height Plan

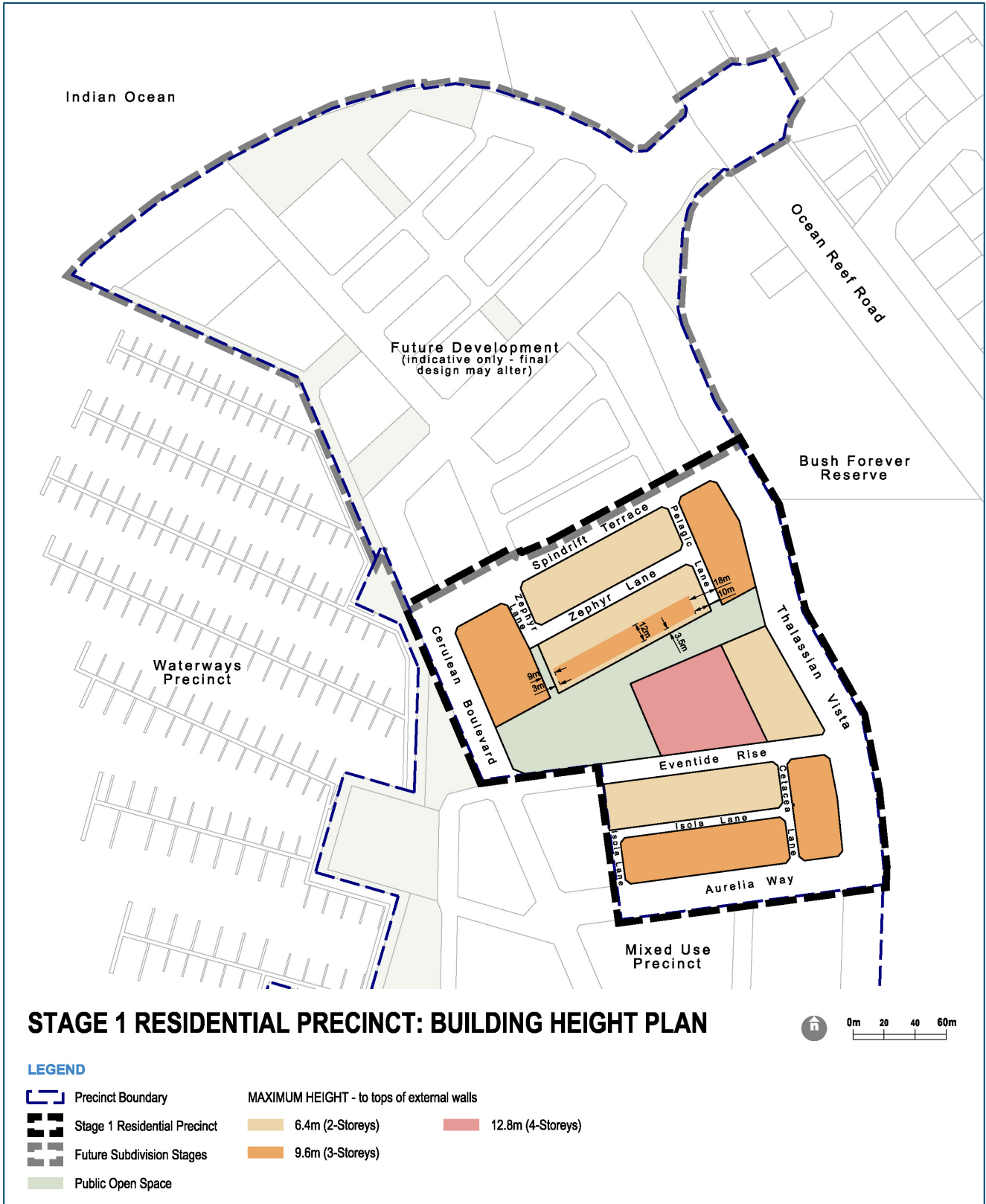


Figure 4– Stage 1 Residential Precinct: Sub-Precinct Plan

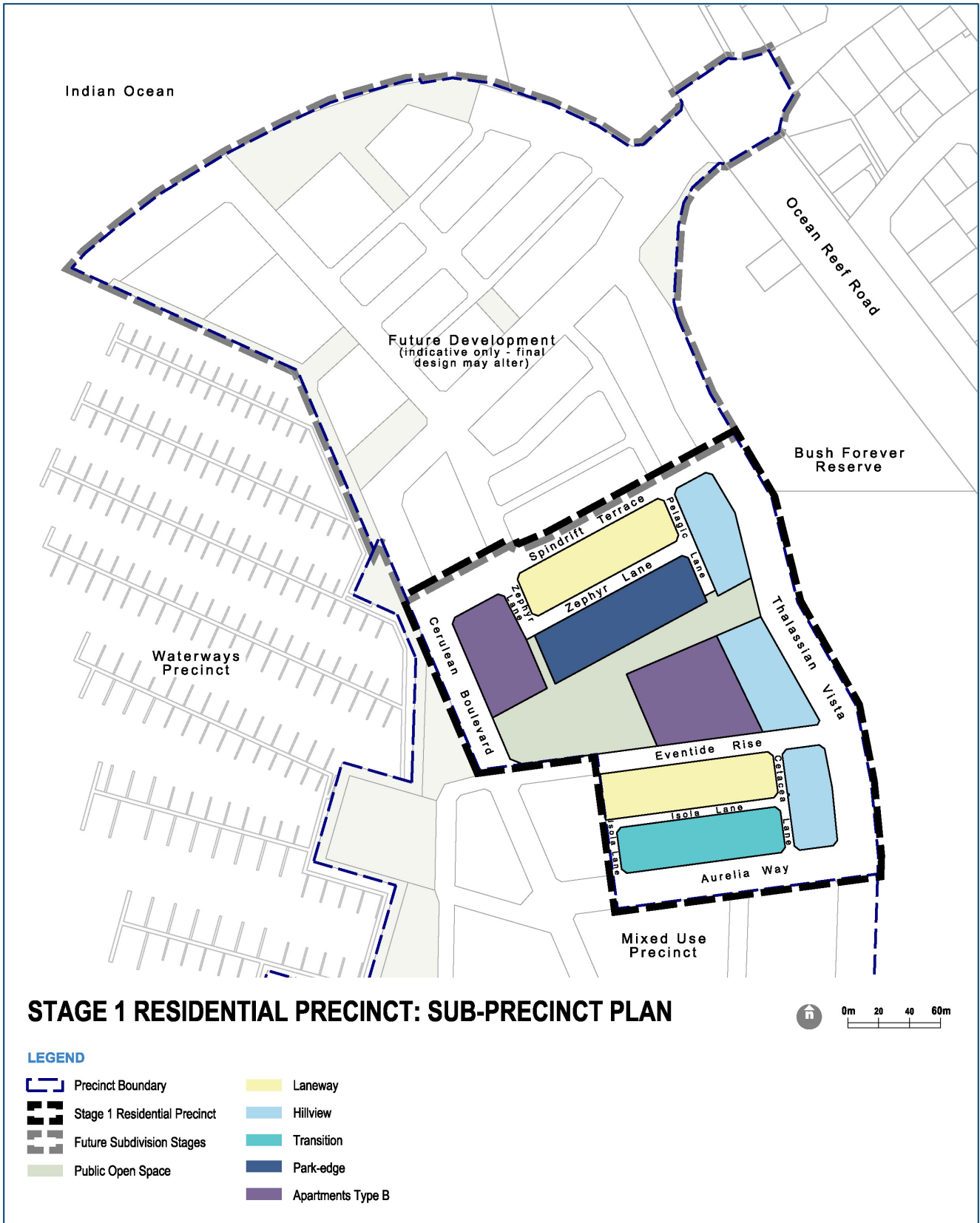


Figure 5 – Stage 1 Residential Precinct: Roof Height Plan

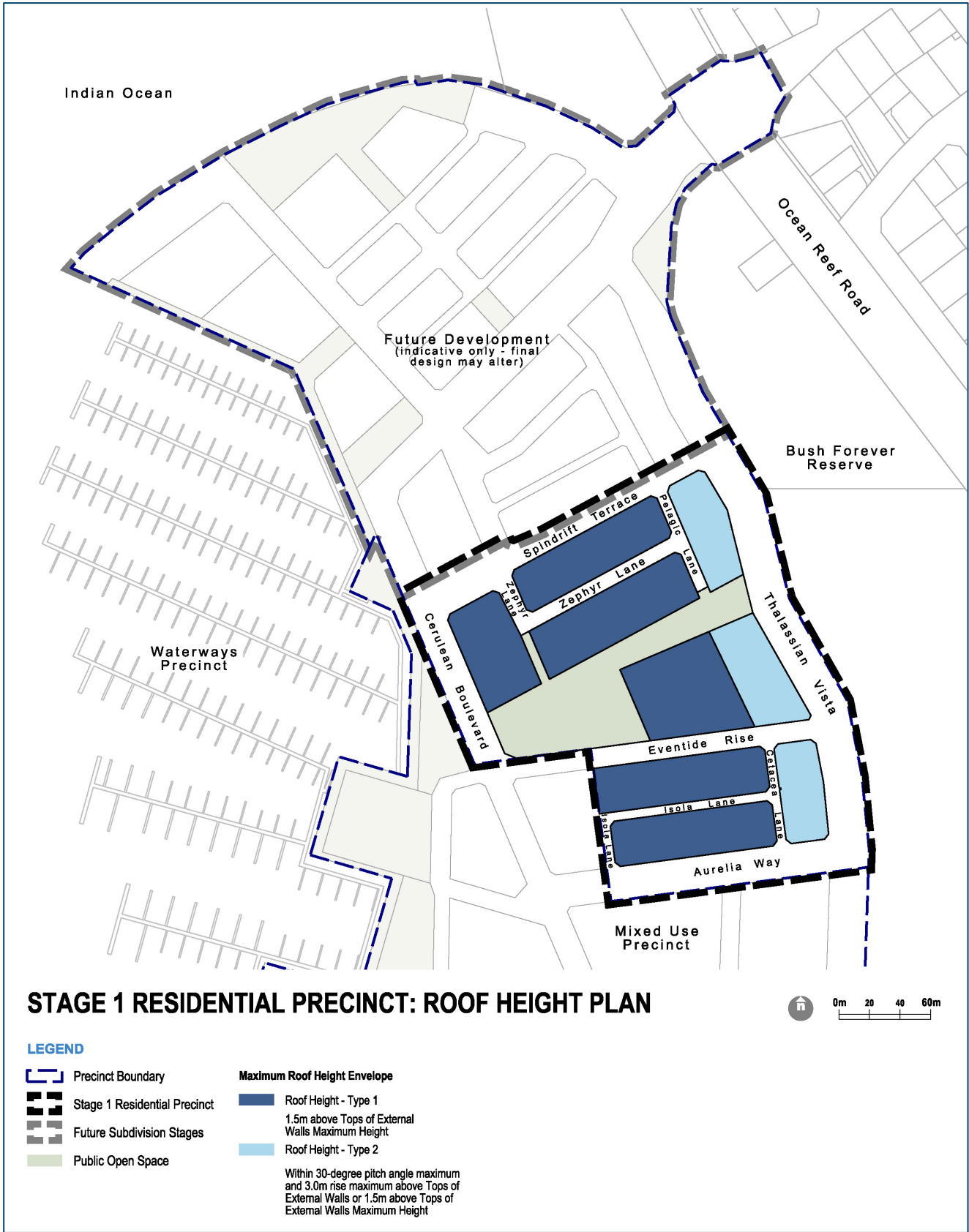
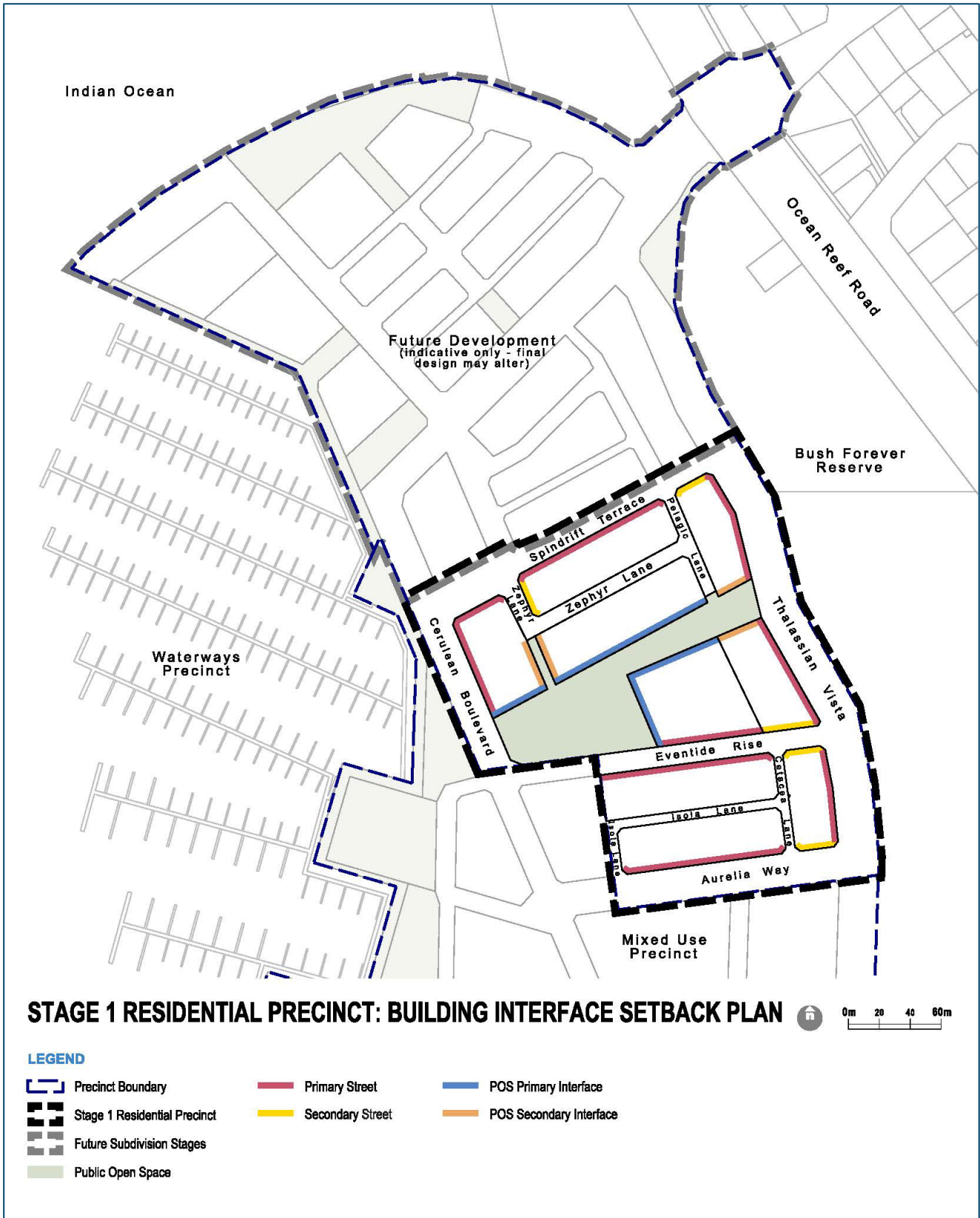


Figure 6 – Stage 1 Residential Precinct: Building Interface Setback Plan



5.6 Changes to the R-Codes Volume 1

Table 4 below sets out modifications, replacements and augmentations to the R-Codes Volume 1 Part C which apply under these Design Guidelines and apply to single houses and grouped dwellings only. These changes should be read in conjunction with the development controls of the Scheme, which prevail to the extent of any inconsistency.

Table 4 Changes to R-Codes Volume 1

R-Codes Vol.1 Clause	Change													
1.1 – Private Open Space	Augment Clause 1.1 to state: In addition to C1.1.1 and C1.1.2, a minimum of one balcony provided facing the primary street or an adjoining area of public open space (where applicable).													
2.2 – Solar access and natural ventilation	Replace C 2.2.4 to state: C 2.2.4 – For single houses and grouped dwellings, the primary living space and at least one area of private open space achieves at least 2 hours direct sunlight between 9am and 3pm on 21 June.													
2.2 – Solar access and natural ventilation	Augment Clause 2.2 to state: C 2.2.6 – The building is oriented and incorporates external shading devices, such as operable shades, eaves, awnings etc, in order to: • minimise direct sunlight to habitable rooms between late September and early March; and • permit winter sub to habitable rooms in accordance with C 2.2.4.													
3.2 – Building Height	Replace C3.2.1 and Table 3.2a: Building height and roof profiles are contained within the envelope illustrated in Figure 6 – Roof Height Plan,													
3.3 Setbacks	Modify Table 3.3a as follow(s): <table> <tr> <th>Street Type</th><th>R80</th></tr> <tr> <td>Primary Street</td><td>3.5m</td></tr> <tr> <td>Secondary Street</td><td>1.5m</td></tr> <tr> <td>Adjoining communal street</td><td>0.5m</td></tr> <tr> <td rowspan="2">Adjoining laneway or right-of-way where it is the primary street to the dwelling¹</td><td>Buildings 2m</td></tr> <tr> <td>Garages 4m</td></tr> <tr> <td>Adjoining laneway or right-of-way</td><td>0.5m</td></tr> </table> R80 Code standards to single houses and grouped dwellings in areas coded R100, R160 and RAC. Where road widening is required, street setbacks are to be calculated from the adjusted street boundary. ¹Does not apply to ancillary dwellings	Street Type	R80	Primary Street	3.5m	Secondary Street	1.5m	Adjoining communal street	0.5m	Adjoining laneway or right-of-way where it is the primary street to the dwelling ¹	Buildings 2m	Garages 4m	Adjoining laneway or right-of-way	0.5m
Street Type	R80													
Primary Street	3.5m													
Secondary Street	1.5m													
Adjoining communal street	0.5m													
Adjoining laneway or right-of-way where it is the primary street to the dwelling ¹	Buildings 2m													
	Garages 4m													
Adjoining laneway or right-of-way	0.5m													

R-Codes Vol.1 Clause	Change
3.6 Streetscape	Modify C3.6.1 to state: Single houses and grouped dwellings to address the street (including a communal street or right of-way where this is the primary frontage) and secondary street (where applicable) in accordance with the following: i. the primary entrance to each dwelling must be readily identifiable from the primary street; and ii. provide at least one major opening on the dwelling frontage with an outlook to the primary street and secondary street (where applicable).

5.7 Changes to the R-Codes Volume 2

Table 5 below sets out modifications and augmentations to the R-Codes Volume 2 which applies to multiple dwellings. These changes should be read in conjunction with the development controls of the Scheme, which prevail to the extent of any inconsistency.

For multiple dwellings, the R-Codes Volume 2 and **Table 5** is applicable.

Table 5 Changes to R-Codes Volume 2

R-Codes Vol.2 Clause	Change
3.9 – Car and bicycle parking	Augment Clause 3.9 to state: A 3.9.11 – Electric vehicle charging points to be provided at a minimum of 20% of total car bays.