

Catalina



RESIDENTIAL DESIGN GUIDELINES



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1.0 INTRODUCTION

Situated on the doorstep to the Indian Ocean, Catalina Beach part of the master planned community at Catalina.

Catalina is a development of three precincts that will encompass family friendly design in a parkland setting at Catalina Central; coastal living at Catalina Beach; and an urban lifestyle at Catalina Grove. The three precincts will be linked by a unique pedestrian and cycle orientated 'greenlink' connecting the beach with the Clarkson Train Station.

These design guidelines are intended to help the Home Owner:

- Choose and design a contemporary new home that suits the Home Owner's land and lifestyle;
- Take advantage of the best orientation, view and outlook for the home;
- Create a street presence that contributes to the visual character and social interaction of the community;
- Incorporate environmentally sustainable design principles;
- Add value to the new home and to the community of Catalina Beach;
- Realise cost savings from including energy saving designs and materials; and
- Provide a high level of comfort for all the occupants and visitors.

These Design Guidelines facilitate fulfilment of the vision for Catalina Beach and articulates the mandatory design requirements to be included within the construction of homes. Also included, are recommended design elements that the homeowner may incorporate into site planning and building to achieve a better housing outcome. The Design Guidelines are enforced by a covenant on the Certificate of Title on all lots within Catalina Beach. Group Housing Sites and Retail Sites are subject to *Site Specific Design Guidelines* to be read in conjunction with the *Catalina Beach Design Guidelines*. In the event that the provisions of the *Site Specific Design Guidelines* conflict with the *Catalina Beach Design Guidelines*, the provisions of the *Site Specific Design Guidelines* shall prevail.

The Satterley Property Group Pty Ltd (Satterley) are required to undertake an assessment of all housing plans and provide developer consent for the home owner / builder to see all necessary statutory approvals (including City of Wanneroo approval). The assessment undertaken by Satterley is to ensure that the requirements of the Design Guidelines are being satisfied and that the vision for Catalina Beach may be achieved. This process benefits the lot owner and all residents of the Catalina Beach Estate



*Note: Satterley's approval of the home design shall **not** imply or guarantee a statutory approval by the City of Wanneroo or any other authority and neither does Satterley certify its construction or structural capability. The City of Wanneroo will consider the Satterley's Approval as supporting advice included in their statutory approval process.*



1.1 VISION FOR CATALINA BEACH

The vision for Catalina Beach is to create a sophisticated coastal community underpinned by a relaxed seaside lifestyle.

Contemporary, innovative architecture is encouraged in the design of stylish homes responding to a coastal environment and maximising ocean vistas.

There are several key features that reflect the contemporary Australian lifestyle and are considered to be essential design elements in this oceanside precinct. They are:

- Verandahs and alfresco areas that provide quality private open space and extend upon indoor living spaces in both front and rear setbacks;
- Materials that reflect the coastal position of the precinct i.e. weatherboards and lightweight cladding, natural stone and timber elements, and steel posts, awnings, framing and balustrade elements;
- Eaves, overhangs, pergolas, awnings and external louvres to respond to the Catalina Beach microclimate, and to shade and protect windows and external living spaces such as verandahs and courtyards in both the front and rear setbacks where possible;
- Window, doors and skylights appropriately oriented to admit direct sun and allow cross ventilation; and
- Elements that will contribute to the distinctive character of Catalina Beach include building scale, articulated streetscapes, private open space courtyards, balconies, coastal colours and materials.

1.2 APPLICATION FOR DEVELOPER'S APPROVAL

Satterley will verify that each dwelling proposal complies with the mandatory requirements of these Design Guidelines (*refer to Section 6.1 for the Checklist of Mandatory Requirements*). There is no assessment fee payable with the application for Satterley's approval.

The Home Owner or Builder is to submit building plans for Satterley to assess and approve prior to lodging an application for statutory approval with the City of Wanneroo. The proposal should also comply with all other relevant statutory planning and building construction requirements.

The steps in Satterley's approval process are:

1. The Home Owner or Builder sends the building documentation to plans@satterley.com.au (*refer to Section 1.3 Documentation*).
2. Satterley assesses the documentation for compliance. The proposal either:
 - Fully complies with the requirements; or
 - Requires modification or additional detail to fully comply. Satterley will advise the Home Owner on the items to be addressed; the Home Owner subsequently revises the applicable components and sends the updated documentation for reassessment by Satterley.



3. Subject to full compliance, Satterley approves the building plans and returns an 'approved' set of documents and a confirmation letter to the Home Owner or Builder. Satterley retains a copy on file as a record.
4. The Home Owner or Builder submits the 'approved' set and confirmation letter and all other required information for an application for statutory approval to the City of Wanneroo.

Note: Satterley may allow variations to the guidelines on the basis of architectural and/or landscape merit. Merit based assessments will consider variations to the guidelines where superior built form and/or improved environmental living outcomes are achieved.

1.3 DOCUMENTATION

The Home Owner or Builder shall submit to Satterley a 'PDF' set of the following documents for consideration:

- Site plan (showing levels; location of dwelling and garage; boundary setback dimensions; drying yard and bin store; location of all services and any solar panels and air conditioner compressor unit; all dividing fences and any front fence and side boundary fence if a corner lot; any new retaining walls and any other structures);
- Floor plan;
- Elevations (showing ceiling height of front rooms if single storey and the roof pitch);
- Materials and colours schedule (walls, roof and trims); and
- Fencing plans (if applicable).

All drawings shall include a north point and annotation.

Note: The Home Owner or Builder is responsible for checking the site conditions prior to design work, particularly the location and design of any existing infrastructure such as retaining walls, fences and utilities.



2.0 DESIGN REQUIREMENTS

These Design Guidelines are not a substitute for other relevant documentation including but not limited to the Residential Design Codes and the Building Code of Australia (BCA).

Note: A copy of the Tamala Park Local Structure Plan (LSP 79) including the Variations to the Acceptable Development Criteria of the Residential Design Codes is available on the City of Wanneroo website.

2.1 ELEVATIONS

All dwellings must address the public street/s in a clear and attractive manner. Buildings are to be designed to promote a positive relationship to the streetscape and the front elevation is to be articulated with clearly defined architectural elements.

Facades should respond to the local climate, explore different elevational treatments related to orientation, incorporate external shading components such as verandahs and utilise high quality, durable materials and finishes suitable for coastal conditions.

Catalina Beach's location and potential for ocean views means that a number of Home Owners will build two storey homes. In order to create greater street presence the front elevation of a single storey dwelling should have rooms with ceiling heights greater than the standard 2.4 metres. Additional ceiling height also allows for a light filled atmosphere to rooms and facilitates easier installation of ceiling fans to provide air movement on hot days.

All front elevations are to be articulated such that the mass of buildings is minimised by variations in walls, materials, openings and roof lines resulting in the creation of shadows and depth to create visual interest. Forms of articulation include feature walls, steel and natural timber posts, feature windows, entries, porticos, balconies, verandahs, pergolas, screens, awnings, and a combination of external materials.

Mandatory Requirements

- A minimum of two architectural features must be used in the primary street elevation (excludes windows and doors). These may include:
 - Feature entry statement including porch/portico with a separate roof (minimum dimension 1.5m) or entry pergola;
 - Verandah with a separate roof and supporting posts, pillars or piers (minimum of one third of the front elevation excluding the garage/carport, at least 1.2m in depth);
 - Balcony;



- Blade wall in feature material (not within 1.0m of a side boundary and extends a minimum of 150mm above the top of the gutter and a minimum of 300mm forward of the roofline of the structure into which it is incorporated);
- Secondary feature material for example timber cladding, limestone, weatherboard, stone, rammed earth, ornamental tiles (minimum 20% of the elevation);
- Any other architectural feature that creates visual interest may also be acceptable to Satterley. Approval of alternate designs does not set a precedent.
- Where a two storey dwelling is proposed on a corner lot, the upper level elevations facing the public streets are to be of equal status to both primary and secondary streets. This principle shall also apply where a dwelling has corner frontage with a pedestrian access way or public open space.
- Walls that are greater than 9.0 metres in length and are visible from the secondary street of a corner lot shall be articulated or contain windows.
- No two adjacent homes are to be constructed with matching front façades, with the same materials and colours unless it is part of a grouped dwelling development.
- Where a lot directly abuts public open space the dwelling must provide surveillance of the public open space through the location of a major opening from a habitable room on the ground level facing the public open space. Where a two storey dwelling is proposed, surveillance from at least one habitable room on the upper floor is required to face the public open space in addition to the ground floor.
- Where a lot directly abuts public open space, the dwelling shall be set back a minimum distance of 1 metre from any public open space boundary including side boundaries.

2.2 CONSTRUCTION, MATERIALS AND COLOURS

Catalina Beach encounters a high exposure to the environmental elements. In particular salt air and strong winds which can lead to the weathering and degradation of materials. Attention should be given to materials and colours selected to warrant resistance to the elements and ease of maintenance ensuring longevity.

Street appeal can be generated by the use and composition of exterior materials, colours and finishes. Diversity and fine detailing are contributing to the dwelling's visual interest and the streetscape.

Catalina Beach includes natural bushland and landscaped parks and dwellings should therefore include elements that reflect this setting. This can include the use of textured and small scale materials (particularly timber, stone, lightweight panels and brick) and combinations of colours.



Mandatory Requirement

- Elevations addressing streets, PAW's and POS's shall include a minimum of two different materials (not including windows, doors, balustrading and similar fixtures). A combination of face brick and render is not guaranteed to be approved and is subject to review by Satterley.
- One type of material cannot exceed 80% of the elevation (openings and doors are to be excluded from the calculation).
- All materials/finishes should feature light or muted colours (bright or primary colours are not permitted). All colours and finishes are to be included with the submission for developer approval.

2.3 GARAGE

Minimising the dominance of garages is an essential part of an attractive streetscape. A 5.0m setback provides space for a vehicle to be parked without straddling the footpath.

Mandatory Requirements

- The garage shall be in the same style, materials and colours as the dwelling.
- Where vehicle access is provided from a primary street, the garage is to be setback a minimum of 1.0m behind the dwelling alignment (including a porch, portico, verandah or similar).
- The width of a garage (including supporting structures) accessed from the primary street shall not exceed 50% of the frontage at the setback line as viewed from the street. This may be increased to 60% where an upper floor or balcony extends for the full width of the garage and the entrance is clearly visible from the primary street.
- Garages are to be setback a minimum distance of 4.5m from the front boundary and the setback is to be increased to 5.5m where a footpath abuts the front boundary.
- Garages are to be setback 1.5m from a secondary street.

2.4 ROOF COVER

Roofing is to be of scale, form and material representative of a coastal location. Contemporary and innovative roof forms including flat, skillion and curved roofs are encouraged.

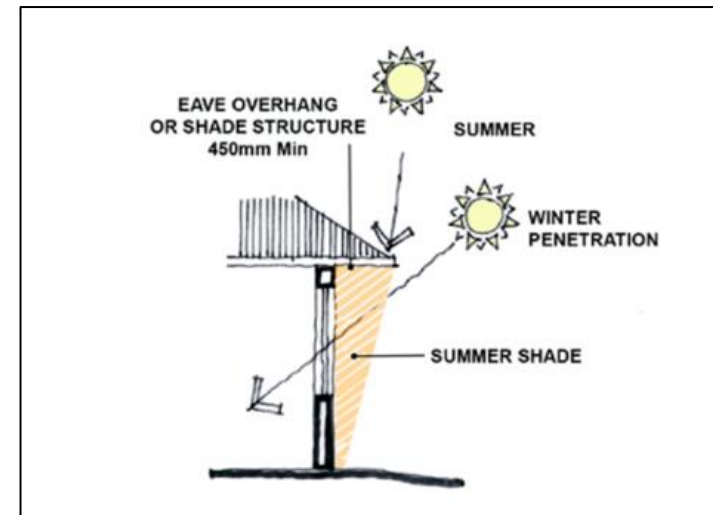
Roof forms should be articulated to provide solutions to natural light, seasonal conditions (optimising winter sun and summer shade) and ventilation.

Roof terraces and balconies are encouraged and can be used to maximise views of the natural bushland and the ocean.



Mandatory Requirements

- A minimum eaves overhang of 450mm to front elevation, a minimum gable overhang of 300mm to protect walls and windows from the summer sun.
- Metal roofs must be non-reflective (zincalume is not permitted).
- Roof colours not permitted:
 - Black
 - Red
 - Highly variegated blends
- For conventionally pitched roofs the minimum pitch shall be 24°.
- For skillion roofs the minimum pitch is 8°.



2.5 SERVICES AND AUXILIARY STRUCTURES

Elements such as aerials, solar panels, metre boxes, air conditioners, gas and water meters and storage structures are to be considered as integral parts of the design of your home. Services shall be carefully incorporated into the dwelling and site design to be screened or located in the least visually obtrusive position.

Mandatory Requirements

- All pipes, wired services, clotheslines, clothes drying areas, hot water systems, refuse bin areas, air-conditioning units, metre boxes and other such service items shall be screened from public view.
- TV antennas, satellite dishes and solar hot water system panels shall be in the least obtrusive location from the public view. It is preferred that they are parallel with the slope of the adjacent roof. Tanks associated with solar hot water systems are not permitted on the roof.
- Photo-voltaic panels are not to be visually obtrusive from the primary street.
- Letterboxes are to be integrated into a front fence, a masonry pier or a planter and shall match or complement the home. Metal supporting posts are not permitted.

2.6 FENCING

Walls and fences define the boundary between the home and the public domain and contribute to the quality, character and identity of the street. The composition of fences and walls should provide a balance between opacity and transparency, with materials and colours that convey the contemporary coastal character of Catalina Beach.



It is preferred that no wall or fence is constructed between the dwelling and the primary street (with the exception of retained or cottage lots where Estate approved open rail fencing is permitted). However, a low wall or fence (up to 1.0 metre high) can be used to define the front boundary. Any such fence should return along the side boundaries to the line of the building façade.

Should fencing be provided by Satterley for a particular lot, the fence is not to be removed or modified (including painted or rendered) without prior written consent from Satterley.

Mandatory Requirements:

- Where fencing forward of the building line is supported, the fencing is to be a maximum of 1.0 metre in height and must return along the side boundaries to the building line then slope or step up to the side boundary fence height of 1.8m. All fencing must comply with the sight lines requirements of the Residential Design Codes.
- Primary Street fencing shall be of a high standard and be constructed in materials that complement the materials and colours of the home. Satterley encourages masonry fences that can be face brick, stone, rendered or bagged, infill panelling that is timber, glass or stainless steel wire and turnbuckles.
- Driveway gates are not permitted.
- Fibre cement and sheet metal front fences are not permitted.
- Secondary street fences are to be a maximum height of 1.85m above the ground level measured from inside the lot. They are to be masonry (limestone render on both sides) with masonry piers (subject to approval by Satterley). Fibre cement and sheet metal fences are not permitted.
- Where a lot abuts public open space, visually permeable fencing (as defined in the R-Codes) shall be provided along any public open space boundary (side boundaries excluded)

Note: All primary and secondary street fencing requires approval from Satterley prior to construction.

Note: A boundary fencing voucher is available from Satterley – conditions apply.



2.7 LANDSCAPING

A high standard of landscaping is encouraged at Catalina. To assist residents with their landscaping Satterley offers a waterwise landscaping package (conditions apply). For more information visit www.satterley.com.au/catalina. Included in this package are waterwise plants, irrigation and a street tree (3 trees for corner lots). Residents are encouraged to take pride in their properties and continually maintain their gardens.

Home Owners and residents are advised that the following actions are not acceptable within Catalina:

- Hardscaping of the verge;
- Removal of the street tree;
- Preventing the street tree from being installed; and
- Installing turf to more than 50% of the total area between the building and the street.

3.0 SPECIAL DWELLINGS

This section outlines special requirements for dwellings on particular lots only. Reference should be made to the Contract of Sale to identify whether a lot has one or more of the conditions noted below.

3.1 MANDATORY TWO STOREY DWELLING LOT

A two-storey dwelling provides increased scale and interest on streetscapes particularly on main entry streets and on significant corners where there is opportunity to create a high quality dwelling design facing both sides. Particular lots are designated as mandatory for two-storey dwellings, however two-storey dwellings are encouraged throughout the Catalina Estate (*refer to Section 6.2 for location of mandatory two-storey dwellings*).

Mandatory Requirement

- At minimum, a mandatory two storey dwelling shall contain a habitable room on the upper level. The room cannot be located entirely within the roof and must have at least one major opening (or balcony) addressing each public street (subject to compliance with design element 5.4.1 (Visual Privacy) of the Residential Design Codes).



4.0 SITE PLANNING

This section includes recommendations for passive solar design where dwelling living spaces and outdoor living areas can be warmed by the winter sun and natural ventilation and cooling of spaces by summer breezes. The key to successfully achieving these aims is to ensure the correct orientation of the main living spaces and associated major openings of the dwelling and main outdoor living area on the lot.

Whilst not mandatory, the Home Owner is encouraged to discuss the items below with the builder or architect when designing the home.

4.1 PASSIVE SOLAR 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. The orientation of the lots within the estate has been considered to provide maximum natural light, views and cooling breezes to help keep homes warmer in winter and cooler in summer, with less reliance on mechanical devices such as air conditioning.

Recommendations

- Internal living areas and outdoor living areas should be located on the northern side of the dwelling to capture the benefits of passive solar design.
- Glazing to the north should be maximised in order to harness the solar gain possible in winter (Note: Shade devices are required for solar protection during the summer months).
- Design the internal layout of the dwelling to create natural breezeways. Locate windows and doors of habitable rooms of the dwelling opposite each other to allow for through ventilation in the dwelling and through the main outdoor living area.
- Locate garages or parapet walls on the western boundary to block the summer sun.
- Locate back yards / outdoor living areas to capture cooling breezes in summer.
- Install bulk insulation above ceilings and insulate walls where possible (a minimum R4.1 roof insulation and R2.8 wall insulation).
- Include sun control devices such as awnings or shade devices to allow sunlight into the home during winter and to provide shade in summer.



5.0 ENVIRONMENTAL PERFORMANCE

Improving the performance of the home through environmentally sustainable design is a major focus for the development of Catalina Beach. Sustainable living practices in the design of the home and outdoor areas should help to reduce the consumption and cost of household energy and water. Minimising energy consumption of households is an important contribution to reducing greenhouse emissions that contribute to climate change.

Mandatory Requirement:

- Homeowners are required to install high WELS (Water Efficiency Labelling Scheme) rated fixtures, fittings and appliances.
 - Minimum 3 star shower head
 - Minimum 4 star toilet
 - Minimum 6 star rated taps
 - Minimum 6 star dishwasher
 - Minimum 4 star washing machine

Note: a \$1,000 rebate is available from the Tamala Park Regional Council (TPRC) for high WELS rated fixtures fittings

and appliances – conditions apply. Recommendations

- Incorporate additional shade devices that allow northern winter sun in to living areas and the outdoor living area and prevent summer sun access. Shade devices include pergolas, deciduous vegetation and awnings.
- Minimise the number and size of openings to the west and east and provide additional shade devices.
- Install high star-rated electrical appliances (such as the fridge, freezer, television, air conditioner, etc.)
- Install fluorescent or LED lighting and ceiling sweep fans where possible.
- Where air conditioners are to be installed homes are encouraged to have an inverter type system with a minimum 6 Star energy rating.
- Install a heat pump or roof mounted solar hot water system with the storage tank installed at ground level or a 5 star rated instant gas hot water system.
- Install roof mounted photo voltaic cells



6.0 APPENDICES

6.1 CHECKLIST OF MANDATORY REQUIREMENTS

This checklist must be filled out by the builder and submitted with the plans for Satterley's approval

		MANDATORY REQUIREMENT	✓
1	ELEVATIONS	A minimum of two architectural features must be used in the primary street elevation (excludes windows and doors).	
2	ELEVATIONS	Where a two storey dwelling is proposed on a corner lot, the upper level elevations facing the public streets are to be of equal status to both primary and secondary streets. The same applies where a dwelling has corner frontage with a pedestrian access way or public open space.	
3	ELEVATIONS	Walls that are greater than 9.0 metres in length and are visible from the secondary street of a corner lot shall be articulated or contain windows.	
4	ELEVATIONS	No two adjacent homes are to be constructed with matching front façades, with the same materials and colours unless it is part of a grouped dwelling development.	
4	ELEVATIONS	Where a lot directly abuts public open space the dwelling must provide surveillance of the public open space through the location of a major opening from a habitable room on the ground level facing the public open space. Where a two storey dwelling is proposed, surveillance from at least one habitable room on the upper floor is required to face the public open space in addition to the ground floor.	
4	ELEVATIONS	Where a lot directly abuts public open space, the dwelling shall be set back a minimum distance of 1 metre from any public open space boundary including side boundaries.	
5	CONSTRUCTION, MATERIALS AND COLOURS	Exposed elevations facing public streets, PAW and POS shall include a minimum of two different materials. Excluded from these materials are roofs, gutters and downpipes, doors, windows, balustrading and the like. A combination of face brick and render is not guaranteed to be approved and is subject to review by Satterley.	
6	CONSTRUCTION, MATERIALS AND COLOURS	One type of material cannot exceed 80% of the elevation (openings and doors are to be excluded from the calculation).	



7	CONSTRUCTION, MATERIALS AND COLOURS	All materials/finishes should feature light or muted colours (bright or primary colours are not permitted). All colours and finishes are to be included with the submission for developer approval.	
8	GARAGE	The garage is to be in the same style, materials and colours as the dwelling.	
9	GARAGE	Where vehicle access is provided from a primary street, the garage is to be setback a minimum of 1.0m behind the dwelling alignment (including a porch, portico, verandah or similar).	
10	GARAGE	The width of a garage (including supporting structures) accessed from the primary street shall not exceed 50% of the frontage at the setback line as viewed from the street. This may be increased to 60% where an upper floor or balcony extends for the full width of the garage and the entrance is clearly visible from the primary street.	
11	GARAGE	Garages are to be setback a minimum distance of 4.5m from the front boundary and the setback is to be increased to 5.5m where a footpath abuts the front boundary.	
12	GARAGE	Garages are to be setback 1.5m from a secondary street.	
13	ROOF	Roof eaves overhang of 450mm minimum to front elevation and where possible, gable overhangs of 300mm minimum to protect walls from the summer sun. Roofs without eaves are not permitted to elevations facing the public realm (street, PAW, POS).	
14	ROOF	Metal roofs must be non-reflective (zincalume is not permitted).	
15	ROOF	Roof colours <u>not</u> permitted: black, red, highly variegated blends	
16	ROOF	For conventionally pitched roofs the minimum pitch shall be 24°, for skillion roofs the minimum pitch is 8°.	
17	SERVICES AND AUXILIARY STRUCTURES	All pipes, wired services, clotheslines, clothes drying areas, hot water systems, refuse bin areas, air-conditioning units, metre boxes and other such service items shall be screened from public view.	
18	SERVICES AND AUXILIARY STRUCTURES	TV antenna and satellite dishes shall be in the least visually obtrusive location from the public view (a rear lane is exempt).	
19	SERVICES AND AUXILIARY STRUCTURES	Solar hot water system panels shall be in the least obtrusive location from the public view. It is preferred that they are parallel with the slope of the adjacent roof. Tanks associated with solar hot water systems shall be screened from public view.	



20	SERVICES AND AUXILIARY STRUCTURES	Photo-voltaic panels shall not be visible from the street and are to be located to protect the visual amenity of surrounding properties.	
21	SERVICES AND AUXILIARY STRUCTURES	Letterboxes are to be integrated into a front fence, a masonry pier or a planter and shall match or complement the home. Metal supporting posts are not permitted.	
22	FENCING	Where fencing forward of the building line is supported, the fencing is to be a maximum of 1.0 metre in height and must return along the side boundaries to the building line then slope or step up to the side boundary fence height of 1.8m (excluding Estate provided fencing).	
23	FENCING	All primary street fencing shall be of a high standard and be constructed in materials that complement the materials and colours of the home. Satterley encourages masonry fences that are face brick, stone or rendered and infill panelling that is timber, glass or stainless steel wire and turnbuckles.	
24	FENCING	Driveway gates are not permitted.	
25	FENCING	Fibre cement, colorbond or similar solid metal front fences are not permitted.	
26	FENCING	Secondary street fences are to be a maximum height of 1.85m above the ground level measured from inside the lot. They are to be masonry (limestone render on both sides) and can include some form of infill panelling with masonry piers (subject to approval by Satterley. Colorbond is not permitted. In instances where a secondary street fence is proposed above a retaining wall, the fence is required to be articulated with the preferred method being infill panelling from 1.2m – 1.8m.	
28	MANDATORY TWO STOREY DWELLING LOT	At minimum, a mandatory two storey dwelling shall contain a habitable room on the upper level. The room cannot be located entirely within the roof and must have at least one major opening (or balcony) addressing each public street (subject to compliance with design element 5.4.1 (Visual Privacy) of the Residential Design Codes).	
29	ENVIRONMENTAL PERFORMANCE	High WELS rated fixtures, fittings and appliances installed .	

The Home Owner or Builder shall email building plans (*refer to Section 1.3 Documentation*) for assessment and approval by Satterley to: plans@satterley.com.au



6.2 LOCATION OF MANDATORY TWO-STOREY DWELLINGS

