

Catalina Central Design Guidelines for single dwelling lots

Catalina



Stage 18C – September 2021

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1.0 INTRODUCTION

This document outlines the Vision for Catalina Central and the 'Mandatory' Requirements for dwelling design that must be included to achieve that Vision. There are also 'Recommendations' that the homeowner may wish to incorporate in the site planning and building design to achieve a better housing outcome.

Developer's Approval will be required for each dwelling proposal to ensure the Vision for Catalina Central is upheld for the benefit of the lot owner and broader community.

1.1 VISION FOR CATALINA CENTRAL

Catalina Central is the heart of Catalina, located between Marmion Avenue and Connolly Drive.

To the north of Perth, Catalina is a new development of three Villages that will encompass family friendly design in a natural bush and parkland setting at Catalina Central; coastal living at Catalina Beach; and a more inner-city lifestyle at Catalina Green all the Villages will be linked by a unique pedestrian and cycle orientated Greenway.



Catalina Central has much to offer a new resident.

The Vision is:

- An environment that is safe and secure
- Variety of lot types are included for different kinds of housing
- Character development through high quality building and site characteristics as defined in these Design Guidelines
- Conservation of natural bushland and beautifully landscaped parks
- Opportunities for combining living and working
- Community facilities that include a proposed primary school and Village Centre.

The overall Vision for Catalina Central will be strengthened through these Design Guidelines – included are the specific characteristics, Mandatory Requirements, and recommendations for dwelling designs that:

- Respond to the climate and conditions on and surrounding the lot
- Include high quality design detailing to create an attractive character and contemporary appearance
- Incorporate principles of environmental design and energy and water conservation
- Contribute to community safety and security.

At Catalina Central residents, and the community as a whole, will benefit from the implementation of these Design Guidelines because of the clear Vision and value of the design character and quality.

The images of dwellings below help to typify the desired character and quality for Catalina Central.



1.2 APPLICATION FOR DEVELOPER'S APPROVAL

The Project Manager for the Developer will check that each dwelling proposal meets the Mandatory Requirements only of these Design Guidelines (*refer to Section 6.1 Checklist of Mandatory Requirements*).

The Applicant shall submit a dwelling proposal for assessment and Developer's Approval prior to lodging an application for statutory approval with the City of Wanneroo. The proposal also shall be designed to meet all other relevant statutory planning and building construction requirements.

The steps in the Developer's Approval process are:

1. The Applicant sends building plan Documentation to the Project Manager (*refer to Section 1.3 Documentation*).
2. The Project Manager assesses the Documentation for compliance with the Mandatory Requirements of the Design Guidelines.

The proposal either:

- fully complies with the Mandatory Requirements of the Design Guidelines, or
 - requires modification or additional detail to fully comply with the Mandatory Requirements of the Design Guidelines. The Developer will advise the Applicant on the items to be addressed; the Applicant then revises and sends 2 sets of the updated Documentation for reassessment by the Developer.
3. Subject to full compliance with the Mandatory Requirements of the Design Guidelines, the Project Manager approves the proposal and returns one 'approved' set and a confirmation letter to the Applicant. The Developer retains one set on file as a record.
 4. The Applicant submits the 'approved' set and confirmation letter and all other required information for an application for statutory approval to the City of Wanneroo.

The Project Manager cannot consider a proposal that varies from the mandatory requirements of these Design Guidelines. The Mandatory Requirements of the Design Guidelines will be enforced by a covenant on the Lot Title.

Note:

*The Project Manager Approval shall **not** imply or guarantee a statutory approval by the City of Wanneroo. The City of Wanneroo will consider the Developer's Approval as supporting advice included in the statutory approval process.*

1.3 DOCUMENTATION

The Applicant shall send 2 sets of the following Documentation for consideration for Developer's Approval:

- 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.
- Indicative materials and colours schedule (walls, roof and trims).

Drawings shall include a north point and annotation.

Note: The Applicant 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 service utilities.

2.0 DWELLING DESIGN – MANDATORY REQUIREMENTS AND RECOMMENDATIONS

Included in this section are 'Mandatory' Requirements and 'Recommendations' for design elements of the dwelling and associated fencing.

2.1 FRONT ELEVATION

A well-designed house with character looks good on the lot and within the overall streetscape.

Particular design features can contribute towards community legibility, safety and security.

Mandatory Requirement:

- The front elevation shall include **at least one** of each of the following two features:
 - roof gable or gablet, arch, portico, projecting sill course, veranda, bay window and balcony.
 - substantial feature material or colour that contrasts with the main wall material or colour.

Recommendations:

- The front elevation should be visible from the public realm and include at least one major opening to a habitable room.
- The front door or at least an entry porch and path should be visible from the public realm.

2.2 ROOM CEILING HEIGHT - SINGLE STOREY DWELLINGS

This provision applies only to single storey dwellings with a lot that:

- has vehicular access from a rear laneway; and/or
- has a boundary directly abutting Public Open Space (POS).

The front elevation of a single storey dwelling will have greater presence when the ceiling height of rooms is greater than the standard 2.4m. This height also allows for a light filled atmosphere to rooms and permits the installation of ceiling fans to provide air movement on hot days.

Mandatory Requirement:

- The ceiling height for rooms located on the front elevation shall be minimum 32 vertical brick courses (2.7m).

Recommendation:

- The above design approach is good practice and should be considered for all dwellings in Catalina Central.

2.3 ROOF

The roof is a large element that literally “tops off” the dwelling.

Mandatory Requirements:

- The main roof of a dwelling shall be pitched at minimum 24 degrees for a traditional roof, and minimum 5 degrees for a skillion roof.
- Minor areas of flat roof or a completely flat roof shall be screened by a parapet wall from public view.
- A curved roof shall be minimum 12 degrees pitch.

Recommendation:

- Roof eaves overhang of minimum 450mm and gable overhang of minimum 300mm should be included. Overhanging eaves are recommended for solar protection of openings and the wall surface and to add character.

2.4 CONSTRUCTION, MATERIALS AND COLOURS

Careful consideration should be given to a preferred construction method such as the use of heavy masonry, reverse brick veneer or a frame and lightweight panel construction.

How the dwelling looks and its character is defined by the selection of materials and colours and their relationship to each other. Diversity and fine detailing all can contribute to the dwelling's visual interest and its value on the streetscape.

Catalina Central includes natural bushland and landscaped parks, dwellings should therefore include elements that reflect this setting in nature such as through the use of textured and small scale materials (particularly timber, stone, lightweight panels and brick) and combinations of darker and lighter colours.

Mandatory Requirements:

- The dwelling front elevation shall include a minimum of two different materials or colours or a combination of one different material and colour (*refer to Section 6.2 Palette of recommended materials and colours*).
- No one material or colour shall be more than 80% of the area of the front elevation; with face brick being maximum 50% (openings and the garage door are excluded from the calculation).

Examples of wall materials are:

- Masonry block that is rendered and painted
- Natural timber / weatherboard
- Lightweight cladding panels
- Metal cladding (mini orb)
- Limestone or reconstituted limestone block
- Rammed earth
- Standard size face brick (maximum 50% to the front elevation)
- Painted brickwork

Recommendations:

- Wall colours and trims should reflect the character of the native bushland and the rustic and textured planned landscape at Catalina Central through the inclusion of lighter highlights and darker background tones (*refer to Section 6.2 Palette of recommended materials and colours*).
- Roof materials and colours may be selected from the following:
 - Tiles – Light to mid-grey or brown tones.
Tiles coloured orange, red, blue, green, charcoal grey and black are discouraged due to being an inappropriate aesthetic and highly heat absorbent.
 - Corrugated metal – 'Colorbond' or compatible colours include, but are not limited to – *Surfmist, Classic Cream, Paperbark, Evening Haze, Shale Grey, Sandbank, Dune and Windspray*.

2.5 GARAGE

The design of the dwelling and garage will contribute to presenting an attractive front streetscape.

Mandatory Requirements:

- The garage shall be in the same style, materials and colours as the dwelling.
- A double garage is required for a front-loaded lot with a width of 13m or more.
- Rear loaded lots that are not located on a corner may have a carport, provided that the carport has a sectional door which encloses it from the rear.
- Rear loaded lots located on a corner must have a carport or garage which has a sectional door which encloses it from the rear and an enclosed wall on the wall which faces the corner street.

2.6 SERVICES AND OUTBUILDINGS

Services, utility areas and any outbuilding shall be carefully incorporated into the dwelling and site design. Services, as outlined below, shall be screened or located in the least visually obtrusive position from the neighbour's view and the public view.

Mandatory Requirements:

- All pipes, wired services, clothes drying areas, hot water storage tanks and other such service items shall be screened from public view.
- TV antenna and satellite dishes shall be in the least visually obtrusive location from the public view, for example at the rear of the roof and below the highest roof ridge line.
- Where a solar hot water system is visible from the public view, a split system (tank is separate and located elsewhere) shall be installed. If a system is installed on a hipped roof, the panels shall be at the same pitch as the roof.
- Where the solar panels are concealed from the public view, a combined system (tank and panels together) may be installed.
- An air conditioning unit shall be visually screened from public view.
- The compressor unit preferably should be screened at ground level.

If the compressor unit is roof mounted, it shall be colour matched with the roof, located at the rear of the dwelling and, preferably, below the highest roof ridge line. When viewed from the neighbour's property, the unit shall be in the least visually obtrusive location.

- Any outbuilding that is more than 2m in height (i.e. 0.2m above a 1.8m boundary fence) or greater than 16sqm in footprint shall match the materials, colours and style of the residence. An outbuilding shall not be located in the front setback area of the dwelling.
- **For Lots backing onto Connolly Drive** – standalone outbuildings or storage sheds are not permitted within the rear terraced courtyard. All storage spaces shall be situated under the main roof and constructed of the same external materials as the dwelling.

2.7 FENCING

Mandatory requirements:

- Some lots may include uniform Estate fencing provided by the developer. Modifications to Estate fencing is not permitted unless for maintenance or where approved, in writing, by Satterley.
- For all other lots, side and rear dividing fences shall be:
 - capped and painted on both sides in 'Teatree' and constructed of 'Colorbond' material; or
 - constructed of masonry.
- A fence to a corner lot side boundary, that faces a secondary street, shall be constructed of masonry piers with 'Colorbond' infills.
- No fencing is permitted forward of the building frontage set back line except where the lot has:
 - a rear boundary that abuts a rear laneway, or
 - a front boundary retaining wall that exceeds 600 mm in height,in which case the fence that is forward of the building frontage shall be:
 - constructed of the same materials as the walls of the dwelling, or in limestone or as an open timber picket fence; and
 - the fence shall be visually permeable above 750mm in height to a maximum height of 1750mm.

3.0 SPECIAL DWELLING – MANDATORY REQUIREMENTS

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 TWO-STOREY DWELLINGS

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.

Whilst specific lots are designated for two-storey dwellings (*refer to Section 6.3 Location of mandatory two-storey dwellings*), the remainder of lots within Catalina Central are also encouraged to build to two-storeys.

Mandatory Requirements:

At minimum, the two-storey element of the dwelling shall face the Public Open Space or primary street.

The second storey must comprise at least one habitable room as defined in the *Building Code of Australia*:

“a room used for normal domestic activities and Includes a bedroom, living room, lounge room, music room television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom, but excludes a bathroom, laundry, water closet, panty, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes drying room and any other spaces of a specialised nature occupied neither frequently nor for extended periods”

- A 2nd storey wall cannot be built up to a lot boundary (ie. on or less than 600mm from any lot boundary, other than a street boundary) unless the wall abuts an existing or simultaneously constructed wall of similar or greater dimension.
- All 2nd storey walls that are visible from the street or public open space, including side walls, must adequately address the street or public open space through the provision of windows.

3.2 LOT ADJACENT TO PAW OR POS

A PAW (Public Access Way) and POS (Public Open Space) should be safe and secure places. The dwelling design on a lot adjoining a PAW or POS shall complement the landscape and lighting design of these areas to ensure this aim is met by including opportunities for passive surveillance and attractive built form elements.

Mandatory Requirement:

- The dwelling design shall comply with the Local Development Plan as approved by the City of Wanneroo and in accordance with Part One - **Table 3** of the Tamala Park Local Structure Plan.

3.3 QUIET HOUSE DESIGN

The dwellings on lots facing Neerabup Road may be impacted by traffic noise and are required to be of a ‘Package A’ - *Deemed to Satisfy Construction Standards*.

Mandatory Requirement:

- The dwelling design of noise impacted lots shall comply with the Catalina Central – Stage 18C Local Development Plan as approved by the City of Wanneroo.

3.4 BUSH FIRE BUILDING CONSTRUCTION

Catalina Central's proximity to undeveloped portions of the Catalina Green Precinct may require some property owners to comply with the *Catalina Green - Stage 1 Bushfire Management Plan* as noted below:

Mandatory Requirement:

- Property owners' responsibilities –

The owners/occupiers of the site, as created by this proposal, are to maintain a reduced level of risk from bushfire, and will be responsible for undertaking, complying and implementing measures to protect their own assets (and people under their care) from the threat and risk of bushfire.

Site owners and occupiers' will be responsible for:

- Ensuring that all lots comply with City of Wanneroo's Fire Control Notice;
- Maintain each property in good order to minimise bushfire fuels;
- Ensure that where hydrants are located, they are not obstructed and remain visible at all times.
- Ensuring construction of dwellings complies with AS3959 if required; and
- If dwellings are subject to additional construction in the future such as renovations, AS3959 compliance is required.

You are required to consult with your builder to ensure your dwelling is designed to comply with the abovementioned Fire Management Plan and relevant Bushfire Attack Levels as approved by the City of Wanneroo.

4.0 SITE PLANNING - RECOMMENDATIONS

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 homeowner is encouraged to discuss the items below with the builder when preparing the home design.

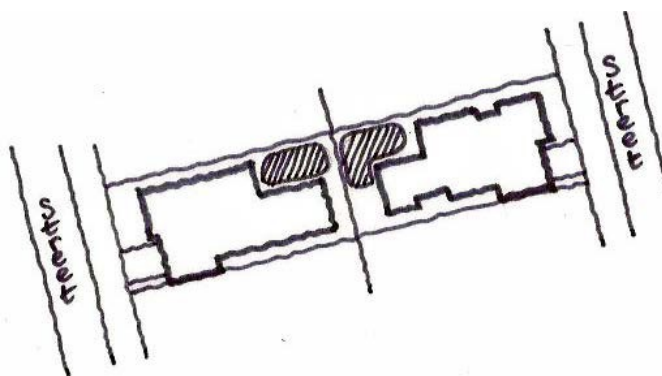
4.1 PASSIVE SOLAR DESIGN

Winter sun can naturally warm the main outdoor living area and main daytime living areas (such as the family room or open plan living / dining / kitchen area) through associated major openings of the dwelling.

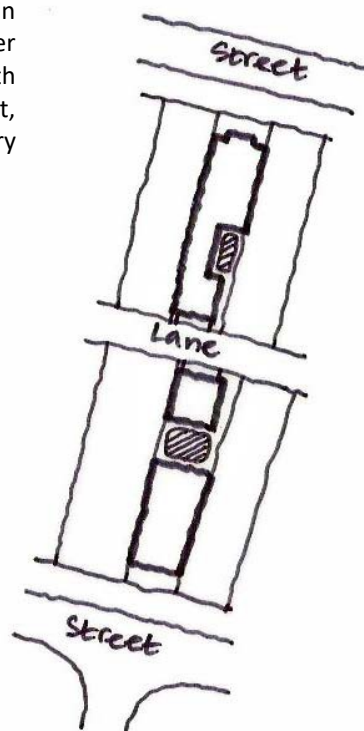
A dwelling on an east-west orientated lot can achieve the north facing aspect for the outdoor living area and openings associated with living areas due to the longer length of the lot; for a north-south orientated lot with a narrower width, an east facing aspect (where morning sunlight is received, and evening glare is reduced) is a secondary acceptable alternative where practical.

Recommendations:

- For an east-west orientated lot, locate the dwelling's daytime living areas and their associated major openings to a north facing aspect, wherever practical.
For a north-south orientated lot, northfacing major openings of daytime living areas are best, however an east facing aspect is a secondary acceptable alternative.
- For an east-west orientated lot, locate the main outdoor living to a north facing aspect, wherever practical. For a north-south orientated lot, a north facing aspect for the outdoor living area is best, however an east facing aspect is a secondary acceptable alternative.



East-west lot
Daytime living areas and associated openings and outdoor living area to north



North-south lot
Daytime living areas and associated openings and outdoor living area to face north or east as a secondary alternative

North



4.2 NATURAL VENTILATION

Cooling summer breezes from the southwest can naturally ventilate habitable living areas, such as daytime living rooms and bedrooms and the main outdoor living area.

Recommendation:

- 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.

5.0 ENVIRONMENTAL PERFORMANCE - RECOMMENDATIONS

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.

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, washing machine, air conditioner, lighting etc.)
- Install high star-rated water using appliances (such as toilet, taps, shower head etc.)
- Install a heat pump or roof mounted solar hot water system.

For advice on the type of system and the permitted location, refer to Section 2.6 Services and outbuildings.

- Install an array of roof mounted photo voltaic cells (these panels may be visible from the public realm).

6.0 APPENDICES

6.1 CHECKLIST OF MANDATORY REQUIREMENTS

Design Guidelines section and summary of the mandatory requirement Refer to the relevant section in the Design Guidelines for a full explanation of all the Mandatory Requirements.		Compliance Tick ✓
2.0 Dwelling design		
2.1	Front elevation includes at least two features.	
2.2	The ceiling height for front rooms is minimum 32 vertical brick courses (2.7m). Mandatory for a single storey dwelling on a Lot with rear laneway access and a Lot abutting POS.	Not Applicable – Stage 18C
2.3	Minimum 24 degrees traditional pitched roof or 5 degrees minimum skillion roof. Flat roof screened by a parapet wall from public view. Curved roof min 12 degrees pitch.	
2.4	Minimum of two different materials or two colours or a combination of one different colour and material on the front elevation (no one material or colour is more than 80% of the wall area with face brick max 50%).	
2.5	A double garage shall be in the same style, materials and colours as the dwelling.	
	A rear loaded garage or carport must have a sectional door which encloses it from the rear.	Not Applicable – Stage 18C
	A rear loaded garage or carport located on a corner must have a sectional door which encloses it from the rear and an enclosed wall which faces the corner street.	
2.6	Services screened from the street view.	
	TV antenna and satellite dishes in the least visually obtrusive location from the street view.	
	Split solar hot water system required if visible from the street, otherwise a combined system is possible.	
	Air conditioning unit is visually screened from street view.	
	Outbuilding height and size shall match dwelling materials, colours and style. Outbuilding shall not be in the dwelling front setback area. For Lots backing onto Connolly Drive – standalone outbuildings or storage sheds are not permitted within the rear terraced courtyard. All storage spaces shall be situated under the main roof and constructed of the same external materials as the dwelling.	
2.7	Some lots may include uniform Estate fencing provided by the developer. Modifications to Estate fencing is not permitted unless for maintenance or where approved, in writing, by Satterley. For all other lots, side and rear dividing fences shall be <i>Colorbond</i> 'Teatree' or masonry. A corner lot side boundary that faces a secondary street shall be masonry piers with <i>Colorbond</i> infills.	
	Subject to the lot conditions, a fence forward of the building frontage shall be constructed of the same materials as the walls of the dwelling, in limestone or as an open timber picket fence. The fence shall be visually permeable above 750mm in height to a maximum height of 1750mm.	
3.0 Special dwelling Provisions		
3.1	Two-storey dwelling - two-storey element at the street or POS frontage; the second storey must comprise at least one habitable room as defined in the Building Code of Australia	
3.2	Dwelling on a Lot adjacent to a Public Access Way or Public Open Space to comply with the approved Local Development Plan and Part One – Table 3 of the Tamala Park Local Structure Plan.	Not Applicable – Stage 18C
3.4	Quiet house design to comply with the approved Local Development Plan.	
3.5	Bush fire building construction to comply with the <i>Catalina Green – Stage 1 Bushfire Management Plan</i> .	

The Applicant shall email building plans (refer to Section 1.3 Documentation) for assessment by the Project Manager (Satterley Property Group) for Developer's Approval to:

plans@satterley.com.au

Enquiries on the Catalina Central Design Guidelines to:

Satterley Property Group
(08) 9368 9022

6.2 PALETTE OF RECOMMENDED MATERIALS AND COLOURS

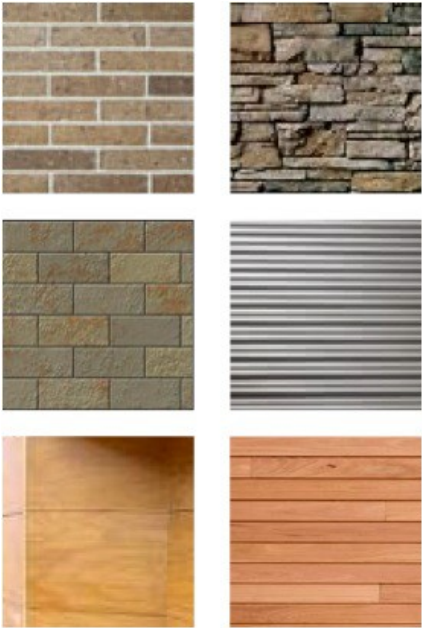
Some examples of main wall and trim colours:



Recommended roof colours:



Some examples of wall materials:



6.3

This plan shows the location of mandatory Two-storey dwellings:

