



THE HALES

FORRESTFIELD

Design Guidelines

December 2020

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Sit back, relax and enjoy.

1.1 Welcome to The Hales

The Hales will be a connected, leafy estate nestled in the heart of Forrestfield.

It's a refreshing new way to enjoy all the natural delights our West Australian environment has to offer, just 15km from the Perth CBD.

Nestled in the Kalamunda foothills, at The Hales you'll be close to beautiful natural bushland whilst having all of modern life's necessities nearby.

Designed with modern liveability in mind, The Hales will feature quality public open spaces, with all houses centred around a generous strip of parkland.

1.2 Purpose of the Design Guidelines

The Design Guidelines apply to residential lots within The Hales and will help you and your chosen builder to design a high quality home that fits in with the aesthetic of the estate.

The appearance of housing, front yards and verges contribute to community pride and property values. The Design Guidelines provide helpful information to assist the purchaser design their new home.

The Design Guidelines are a framework for design decisions and provide for:

- A cohesive community;
- Attractive streetscapes;
- Quality housing design;
- Appropriate architectural styles;
- Individuality;
- Community safety and security;
- Climate responsive design; and
- Confidence in your investment.



Artists impression for illustrative purposes only

1.3 How to use the Design Guidelines document

To ensure your home meets the requirements of the Design Guidelines, your Contract of Sale specifies that you must submit your preliminary design for Satterley's approval prior to lodging plans with the Shire of Kalamunda. A checklist for mandatory requirements has been included at the end of this document.

1.4 Local Development Plans

In addition to these Design Guidelines, Local Development Plans (LDP's) have been prepared over some lots within The Hales. The LDP's set out permissible variations to the Residential Design Codes that have been adopted by the Shire of Kalamunda. Compliance with the LDP's is assessed by the Shire of Kalamunda as part of your application for Development Approval and/or Building Licence.

The Design Guidelines include mandatory elements that must be complied with and recommended design elements that you are strongly encouraged to consider.

The LDP's identify requirements for a number of items including:

- Dwelling orientation;
- Verandas;
- Building setbacks;
- Open space and outdoor living areas;
- Vehicle access and the location of garages; and
- Outbuildings and other incidental development.

A copy of the LDP, should it apply to your lot, is provided within your Contract of Sale.

1.5 Compliance

Satterley's approval ensures all homeowners meet the Design Guidelines mandatory requirements. Compliance with mandatory design measures (Design Requirements) is a contractual obligation. Shire Approval ensures compliance with statutory and policy requirements.

Individuality, architectural expression and innovation are promoted. Alternative designs will be considered where the vision of The Hales is maintained. Approval of alternative designs does not set a precedent.

The Design Guidelines must be read in conjunction with The Hales Local Development Plans as approved by the Shire of Kalamunda, local laws and policies, Residential Design Codes of Western Australia (R Codes) and other statutory requirements. Satterley does not warrant the Shire of Kalamunda will approve a house plan if it satisfies these Design Guidelines.



1.6 Approval process flow chart



Applicants must provide the following and should be lodged electronically in PDF format to plans@satterley.com.au

Site Plan

Include levels, location of dwelling and garage, boundary setbacks, all fences, retaining walls and other outbuildings or structures.

Floor Plan

The proposed house design and room layout, including window and door locations, alfresco areas, etc.

Elevations

Materials and colours schedule for walls, the roof and trims. Ceiling height of front rooms (if single storey) are to be shown as well as roof pitch.

Purchasers are responsible for checking whether any of the following items apply prior to design;

- Local Development Plans;
- Geotechnical soil classification (may require special design);
- Existing infrastructure such as retaining walls, fences, utilities, or similar; and
- Bushfire management plans.

2.0 House design and appearances

Designing your home to suit the lot and local conditions will enhance comfort and reduce reliance on mechanical heating and cooling. Lower consumption reduces household energy and water costs and provides long term environmental benefits.

2.1 STYLE AND CHARACTER

The Hales represents a contemporary development set within an existing neighbourhood. Contemporary designs are encouraged relevant to the Darling Range, Crumpet Creek setting and surrounding trees as opposed to coastal styles.

Housing should reflect the surrounding natural features. Contemporary trends and sound environmental practices are promoted.

Be inspired by The Hales parklands and streets as you make external colour selections and choose plants for your garden.



2.2 THE FRONT ELEVATIONS

The front elevation is your home's public face and makes the greatest contribution to maintaining a consistent visual aesthetic across the estate. This can be achieved by ensuring that the following requirements are incorporated in the design of your new home.

Mandatory requirements

ADDRESSING THE STREET

- The front of your home must contain the front door and have window/s with a clear view of the street. The front door must not be accessed from the garage.

ENTRY FEATURE

- A veranda, portico or porch must be provided to the front of the house to create an open and welcoming entry for your home. This should be a minimum of 1.5m in covered depth.

MATERIALS

- Four of the following materials must be provided in the front elevation of your home (excludes roof, door and window treatments) each comprising no less than 15% of total front elevation wall:
 - Face brickwork;
 - Rendered brickwork;
 - Contrasting rendered brickwork;
 - Stone pattern render;
 - Feature tiling;
 - Stone cladding;
 - Timber garage door;
 - Timber cladding, weather boarding, or reconstituted materials;
 - Other materials to be approved on a case by case basis by Satterley.

Note: No colour repetition permitted.

ELEVATION FEATURE

- On the primary street elevation, at least one of the following architectural elements are to be incorporated:
 - Gable or gambrel;
 - Roof gable (dutch gable, gablet, gambrel);
 - Planter box (minimum 1.5m width);
 - Bay window;
 - Balcony;
 - Blade wall; or
 - Other feature wall.
- In addition to any porch/portico the front elevation must have eaves with a minimum depth of 450mm, except the garage and where a boundary wall is proposed; and
- Excluding the garage, the front elevation must contain at least one indentation or projection in the floor plan, also mirrored in the roof plan to provide visual interest. This articulation must be at least 450mm deep.

Individuality, architectural expression and innovation are promoted. Alternative designs will be considered where The Hales vision is maintained. Approval of alternative designs does not set a precedent.

2.3 SECONDARY ELEVATION AND CORNER LOTS

Providing 'eyes on the street' is an important contributor to people's perception of their safety.

Mandatory requirements

You will need to consider the following requirements when designing your home:

- The main colour and materials used on the primary elevation must 'wrap' around the corner for the portion of the home visible from the street (two metres from the building line) with the same design qualities and character to enhance street appeal. No additional elevation features are required.
- The exposed secondary street façade must incorporate at least one window.

Encouraged requirements

- Verandas extending from the front of the home around to the secondary elevation, and windows that increase neighbourhood security are encouraged.

2.4 THE ROOF

The roof is a key element of your home's architectural character. If designed effectively it will improve the environmental performance of your house, as well as providing space for solar hot water units and photovoltaic panels.

Mandatory requirements

To provide a more consistent appearance across the estate, your roof design should be simple and uncluttered. To achieve this it must meet the following criteria:

- Skillion roofs to have a minimum pitch of five degrees and a maximum pitch of 15 degrees;
- Traditional pitched hip and valley roofs:
 - Lots with a frontage greater than 10m to the primary street - roof form pitched at an angle greater than 22 degrees; or
 - Lots with a frontage equal to or less than 10m to the primary street – roof form pitched at an angle greater than 24 degrees.
- Must be constructed in a single material and colour.
- Highly reflective roof tops such as zincalume are not permitted.

Encouraged requirements

- A light coloured roof is encouraged to reduce solar absorbency and energy usage;
- Simple forms reflecting the setting, with generous eave overhangs to shade windows are encouraged; and
- Pre-finished corrugated metal sheeting and low profile roof tiles are encouraged.

2.5 COLOURS AND MATERIALS

Variations in colour and texture are promoted. Colour tones should be complimentary, take cues from the local landscape and express individuality through carefully chosen accents.

Mandatory requirements

- Avoid the use of primary and vivid colours as well as reflective surfaces.

Encouraged requirements

- The use of lighter tones is promoted. Bold and dark colours are best used in small sections against a neutral or subdued backdrop.

2.6 CROSSOVERS, DRIVEWAYS AND GARAGES

Streetscape and security is enhanced through the careful design of your crossovers, driveways and garages.

Mandatory requirements

You will need to consider the following requirements when designing your home:

- Your driveway must be constructed from brick paving, liquid limestone or exposed aggregate concrete. Grey or painted concrete is not permitted;
- Public footpaths take priority over private vehicular access therefore driveways must not cut-through paths;
- The location of your garage must take into account where the crossover and driveway will go to avoid the removal of street trees and not conflict with service infrastructure such as power domes;
- Laying an appropriate pipe under the driveway and paved areas must be included in your plans to ensure landscape irrigation can be installed;
- Streetscape and security is enhanced when garages are to be setback a minimum of 4.5m from the primary street and are not to be forward of the dwelling alignment, unless reduced further by the LDP. Garages may be aligned with the dwelling provided they do not exceed the garage setback line. Garages are to be setback 1.5m metres from the secondary street;
- Garages may be forward of the dwelling alignment to a maximum of one metre for two storey dwellings where the garage alignment complies with the primary setback;

- Only side by side double garages with a minimum width of 5.4m are permitted;
- All garages shall be enclosed with a door and installed prior to occupation; and
- Car ports are not permitted.

Encouraged requirements

- Internal garage storage is encouraged.

2.7 LANEWAYS

Security is enhanced through the careful design of laneway homes.

Mandatory requirements

If your home is located on a laneway lot, you will need to consider the following requirements when designing your home:

- Vehicle access must be from the laneway;
- The garage door must not project into the laneway when opened or closed; and
- The front of your home overlooks the adjoining street or park, not the laneway.

Encouraged requirements

- The laneway elevation should complement the rest of your home, with the same design qualities and character; and
- Where possible, provide a major opening from a habitable room to overlook the laneway.



2.8 LOT LEVELS, RETAINING WALLS AND DRAINAGE LOT PIT CONNECTIONS

Your lot levels and retaining walls have been designed, constructed and certified taking into account site classification and drainage requirements.

Mandatory requirements

- Lot levels and drainage requirements are set as part of estate works and are not to be modified;
- Modifications to retaining walls installed by Satterley are not allowed unless for maintenance or where written approval by Satterley and the Shire of Kalamunda has been granted; and
- Due to the nature of the soil, your home will need to connect into the road drainage network. Your builder will need to design your home and your lot pit connection. This allows you to have flexibility of locating the pits to suit the design of your house. The maintenance of this pit shall be your responsibility.

Refer to Annexure One of the Design Guidelines: Lot pit connection engineering plan.

It is important you pass on this information to your builder so they can include this in your building plans when you submit your plans for assessment by the Shire of Kalamunda.

2.9 FENCING AND LETTERBOXES

Mandatory requirements

To help create a friendly, open and welcoming street it is important for the following to comply:

- Installing a front fence is not permitted;
- Some laneway lots may have a visually permeable fence provided by Satterley. Modifications to fences installed by Satterley are not permitted unless for maintenance or where approved by Satterley in writing;

- Fencing is not permitted within the front setback area of a lot (including forward extensions of side boundary fencing and fencing on corner truncations);
- Side and rear boundary fencing must be 1.8m high, estate Riversand Colorbond fencing. The finish of any side or rear boundary gates should complement the fence (except where a pillar has been constructed by Satterey, in which case side fencing is not permitted forward of the pillar); and
- Corner lots side fencing must be installed two metres back from the forward most point of the closest wall of your home to the boundary.

By submitting your plans and gaining Satterley’s approval (and meeting the terms and conditions of your contract), will allow you to claim The Hales estate fencing rebate.

Encouraged requirements

- Your letterbox should be constructed from materials similar to, or complementary of your home.

2.10 OUTDOOR AREAS AND LANDSCAPING

Your outdoor living area should be designed to receive northern winter sun whilst providing protection from rain, winter breezes and the hot summer sun. Well-designed front yard and verge areas can increase security, privacy, energy efficiency, water efficiency and improve the presentation of your home.

Your landscape design and plant selection should respond to local conditions and homeowners are encouraged to consider native and water-wise options. Decking and the use of aggregates can reduce turf and garden areas.

Mandatory requirements

- Provide reticulation to verge areas, complete landscaping prior to occupation and continue to maintain lawn and garden areas.

By submitting your plans and gaining Satterley’s approval (and meeting the terms and conditions of your contract), will allow you to claim The Hales estate front landscaping rebate.

2.11 STUDIOS AND ANCILLARY ACCOMMODATION, SHEDS, OUTBUILDINGS, PLANT AND EQUIPMENT

Sheds and other enclosures should be considered when planning your site to minimise the impact on outdoor living spaces and visual amenities.

Mandatory requirements

- Studios and ancillary accommodation should be constructed in complementary materials and colours to your home;
- Any shed, storeroom, outbuilding or other freestanding structure should be located in your backyard to minimise visibility from adjacent streets, laneways and parks and constructed in materials and colours that complement your home;
- For corner lots, sheds and outbuildings shall not extend 500mm above fences and shall not be greater than 10sqm in floor area;

- Building services such as air-conditioning units, satellite dishes, TV antennae, solar hot water units, photovoltaic panels and down pipes must be screened from public view or located in the least visibly obtrusive location from adjacent streets and parks;
- Clothes drying areas must be screened from view from adjacent streets and parks. They should be well located to access sunlight and breezes; and
- Bin storage areas must be screened from view from adjacent streets and parks. It is recommended to install a water tap adjacent to your bin storage area.

Encouraged requirements

- Photovoltaic panels and solar hot water units should be positioned to access northern and western sunlight and should be integrated with the roof profile of the home and not elevated at any angle to the roof pitch; and
- Building services should be finished in a similar colour to the roof and located to minimise potential nuisance, such as noise to neighbouring properties.

3.1 Sustainable design

- A home designed to suit the lot and local conditions can enhance comfort, ease household energy and water costs and provide long term environmental benefit;
- Information about climate responsive design including solar access, natural ventilation, thermal and water efficiency can be obtained from:
 - www.water.wa.gov.au
 - www.yourhome.gov.au/technical
- The Hales provides good access to natural light and cooling breezes. Simple items to consider when planning your home include:
 - Orientating important internal living areas such as the kitchen, family room or lounge to have access to northern winter sun;
 - Protecting north and west facing rooms from summer sun through shading devices, deeper eaves or appropriate plantings;
 - Placing window openings to increase natural airflow, particularly through key living spaces;
 - Zoning internal living and sleeping areas to allow for localised heating and cooling; and
 - Locating hot water systems as close as possible to the kitchen and main bathroom.

Satterley reserves the right to amend The Hales Design Guidelines at any point in time.



4.1 Glossary

Architectural Element A design feature incorporated as a separate, identifiable part of a building that adds visual interest to a façade.	Gable A triangular top section of a wall on a building with a pitched roof.
Articulated Façade Variations to the elevation through projections and indentations in the floor plan.	Habitable Room All living rooms, kitchens, bedrooms, activity rooms and studies.
Awning A roof structure supported by a frame and located over a window to provide shade.	Main Building Line Is measured from the front most habitable room on the primary street elevation, not the projection of a feature.
Corner Lot A lot with more than one street front boundary.	Porch An overhanging area of roof created through an indentation in the floor plan, usually where a door is located.
Corner Truncation The angular portion of a street front boundary.	Portico An entry feature with a separate roof and supported by posts, pillars or piers.
Eaves A roof overhang that provides shading to a wall face.	Primary Street The street providing main pedestrian access to the dwelling.
Elevation An external wall of any part of a dwelling facing a boundary.	Public View An area in view from common spaces such as parkland or streets.
Estate Works Structures and works undertaken as part of subdivision construction.	R-Codes Western Australian Planning Commission's Residential Planning Codes.
Façade The face of a building, typically the primary street elevation showing its most prominent architectural features.	
Front Fencing Any fencing forward of the main building line.	

5.0 Checklists

To be submitted along with building plans to Satterley for approval.

5.1 MANDATORY REQUIREMENTS

FRONT ELEVATION

ADDRESSING THE STREET

- ☐ The front of your home must contain the front door and have window/s with a clear view of the street. The front door must not be accessed from the garage.

ENTRY FEATURE

- ☐ A veranda, portico or porch must be provided to the front of the house to create an open and welcoming entry for your home. This should be a minimum of 1.5m in covered depth.

MATERIALS

- ☐ Four of the following materials must be provided in the front elevation of your home (excludes roof, door and window treatments) each comprising no less than 15% of total front elevation wall:
 - Face brickwork;
 - Rendered brickwork;
 - Contrasting rendered brickwork;
 - Stone pattern render;
 - Feature tiling;
 - Stone cladding;
 - Timber garage door;
 - Timber cladding, weather boarding, or reconstituted materials;
 - Other materials approved by Satterley.

Note: No colour repetition permitted.

ELEVATION FEATURE

- ☐ On the primary street elevation, at least one of the following architectural elements are to be incorporated.
 - Gable or gambrel;
 - Roof gable (dutch gable, gablet, gambrel);

- Planter box (Minimum 1.5m width);
- Bay window;
- Balcony;
- Blade wall; or
- Other feature wall.

- ☐ In addition to any porch/portico the front elevation must have eaves with a minimum depth of 450mm, except the garage and where a boundary wall is proposed; and
- ☐ Excluding the garage, the front elevation must contain at least one indentation or projection in the floor plan, also mirrored in the roof plan to provide visual interest. This articulation must be at least 450mm deep.

SECONDARY ELEVATION AND CORNER LOTS:

- ☐ The main colour and materials used on the primary elevation must ‘wrap’ around the corner for the portion of the home visible from the street (two metres from the building line) with the same design qualities and character to enhance street appeal. No additional elevation features are required.
- ☐ The exposed secondary street façade must incorporate at least one window.

THE ROOF

- ☐ Skillion roofs to have a minimum pitch of 5 degrees and a maximum pitch of 15 degrees.
- ☐ Traditional pitched hip and valley roofs:
 - Lots with a frontage greater than 10m to the primary street - roof form pitched at an angle greater than 22 degrees; or
 - Lots with a frontage equal to or less than 10m to the primary street - roof form pitched at an angle greater than 24 degrees.
- ☐ Must be constructed in a single material and colour.
- ☐ Highly reflective roof tops such as zincalume are not permitted.

COLOURS AND MATERIALS

- ☐ Avoid the use of primary and vivid colours and reflective surfaces.

CROSSOVERS, DRIVEWAYS AND GARAGES

- ☐ Your driveway must be constructed from brick paving, liquid limestone or exposed aggregate concrete. Grey or painted concrete is not permitted.
- ☐ Public footpaths take priority over private vehicular access therefore driveways must not cut-through paths.
- ☐ The location of your garage has taken into account where the crossover and driveway will go to avoid the removal of street trees or conflicts with service infrastructure such as power domes.
- ☐ Laying an appropriate pipe under the driveway and paved areas has been included in your plans to ensure landscape irrigation can be installed.
- ☐ Garages are to be setback a minimum of 4.5m from the primary street and are not to be forward of the dwelling alignment. Garages may be aligned with the dwelling provided they do not exceed the garage setback line. Garages are to be setback 1.5m from the secondary street.
- ☐ Garages may be forward of the dwelling alignment to a maximum of one metre for two storey dwellings where the garage alignment complies with the primary setback.

- ☐ Only side by side double garages with a minimum width of 5.4m are permitted.
- ☐ All garages shall be enclosed with a door and installed prior to occupation.
- ☐ Car ports are not permitted.

LANEWAYS

- ☐ Vehicle access must be from the laneway.
- ☐ The garage door must not project into the laneway when opened or closed.
- ☐ The front of your home overlooks the adjoining street or park, not the laneway.

LOT LEVEL

- ☐ Lot levels have not been modified.

FRONT FENCING AND LETTERBOXES

- ☐ Fencing is not permitted within the front setback area of a lot (including forward extensions of side boundary fencing and fencing on corner truncations).
- ☐ Side and rear boundary fencing must be 1.8m high, estate Riversand Colorbond fencing. The finish of any side or rear boundary gates should complement the fence (except where a pillar has been constructed by Satterley, in which case side fencing is not permitted forward of the pillar).

SHEDS AND OUTBUILDINGS

- ☐ For corner lots, sheds and outbuildings shall not extend 500mm above fences and shall not be greater than 10sqm.

PLANTS AND EQUIPMENT

- ☐ Building services such as air-conditioning units, satellite dishes, TV antennae, solar hot water units, photovoltaic panels and down pipes must be screened from public view or located in the least visibly obtrusive location from adjacent streets and parks.
- ☐ Clothes drying areas must be screened from view from adjacent streets and parks. They should be well located to access sunlight and breezes.
- ☐ Bin storage areas must be screened from view from adjacent streets and parks. It is recommended to install a water tap adjacent to your bin storage area.

OTHER IMPORTANT ITEMS

- ☐ Checked for the existence of Local Development Plans, special geotechnical requirements, Bushfire management plans, BAL ratings and/or infrastructure items that may impact design.
- ☐ Site plan, floor plan and elevations included within the application for Satterley’s approval.
- ☐ Lot drainage pit connection details to be included on your plans for assessment by the Shire of Kalamunda.

SECONDARY ELEVATION AND CORNER LOTS:

- ☐ Verandas extending from the front of the home around to the secondary elevation, and windows that increase neighbourhood security are encouraged.

THE ROOF

- ☐ A light coloured roof is encouraged to reduce solar absorptency and energy usage.
- ☐ Simple forms reflecting the setting, with generous eave overhangs to shade windows are encouraged.
- ☐ Pre-finished corrugated metal sheeting and low profile roof tiles are encouraged.

COLOURS AND MATERIALS

- ☐ The use of lighter tones is promoted. Bold and dark colours are best used in small sections against a neutral or subdued backdrop.

CROSSOVERS, DRIVEWAYS AND GARAGES

- ☐ Internal garage storage is encouraged.

LANEWAYS

- ☐ The laneway elevation should complement the rest of your home, with the same design qualities and character.
- ☐ Where possible, provide a major opening from a habitable room to overlook the laneway.

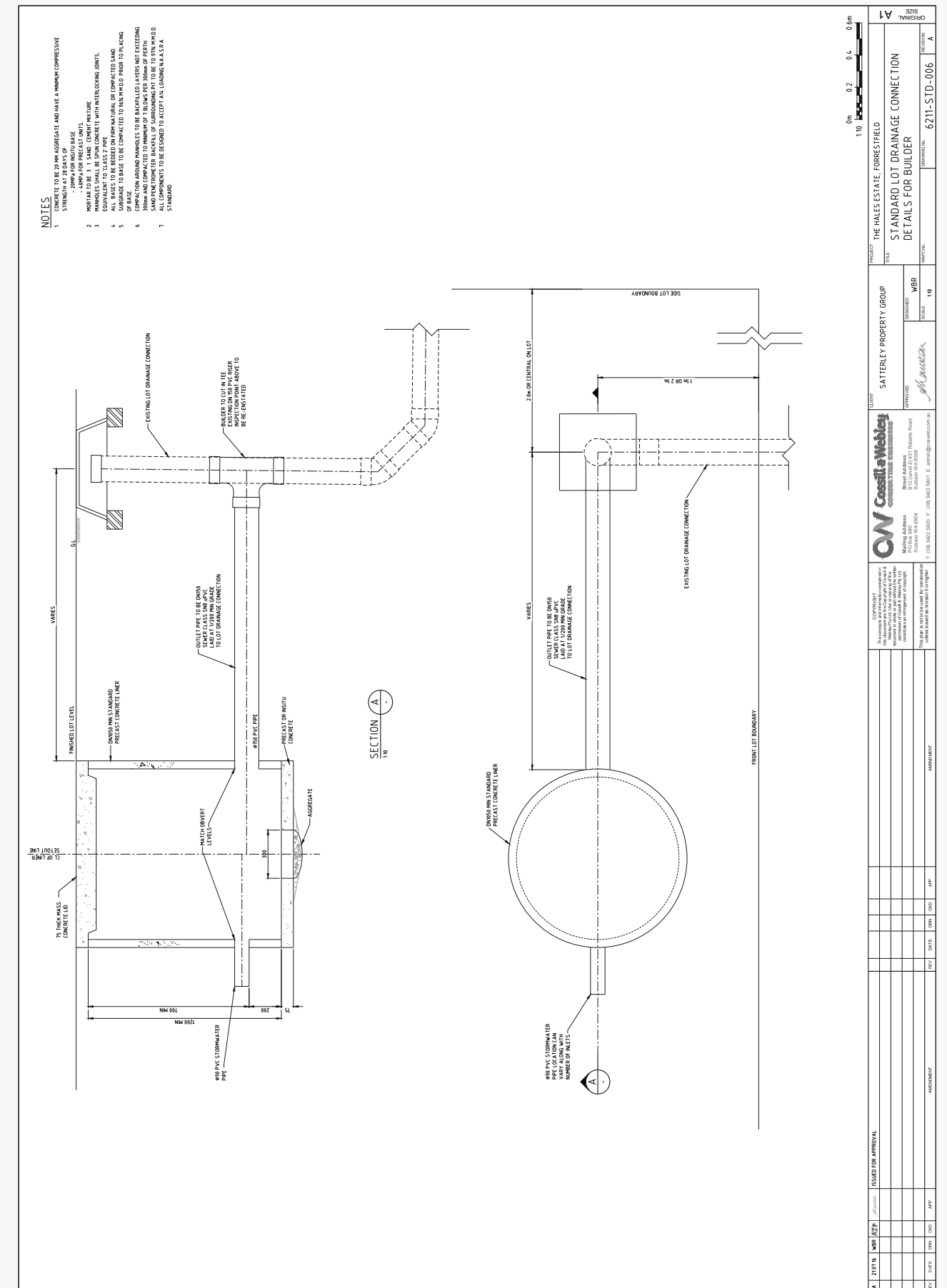
FENCING AND LETTERBOXES

- ☐ Your letterbox should be constructed from materials similar to, or complementary to your home.

STUDIOS AND ANCILLARY ACCOMMODATION, SHEDS, OUTBUILDINGS, PLANT AND EQUIPMENT

- ☐ Photovoltaic panels and solar hot water units should be positioned to access northern and western sunlight and should be integrated with the roof profile of the home and not elevated at any angle to the roof pitch.
- ☐ Building services should be finished in a similar colour to the roof and located to minimise potential nuisance, such as noise to neighbouring properties.

6.1 ANNEXURE ONE - LOT PIT CONNECTION ENGINEERING PLAN





THE HALES

FORRESTFIELD



thehales.com.au