

Design Guidelines

Introduction

All Buyers must comply with the conditions set out in these Design Guidelines.

The Design Guidelines define the criteria the Seller will use to assess building plans for design approval.

The "Restrictive Covenants" are the various restrictions placed on the title for the benefit of all landowners in Vertex at Yanchep.

These Design Guidelines are in addition to existing statutory or other local authority requirements. Satterley does not warrant that the Shire will approve or refuse any house plan, even if it satisfies these Design Guidelines for Vertex at Yanchep.

Satterley encourages innovation in built form and variety in architectural expression in the design of homes at Vertex at Yanchep. Satterley reserves the right to amend the conditions of sale and approve designs which do not strictly comply with these guidelines but are considered by Satterley to be of merit.

Buyers Must Comply

The Buyer warrants and undertakes that any building and other improvements shall be constructed on the property in accordance with:

1. The Design Guidelines; and
2. Plans and Specifications firstly approved in writing by Satterley Property Group Pty Ltd; and
3. The additional provisions set out in the contract of sale.

Approval Process

Before you lodge your new home plans with the City of Wanneroo, you are required to obtain Design Approval from Satterley. The process to obtain design approval is as follows:

1. Ensure when designing your home, you refer to the requirements outlined in this document, contract of sale, individual lot plan and Local Development Plan (LDP) if applicable.
2. Upon completion of your design, submit in PDF format to the Satterley Online Approval Portal BuildPro at www.satterleybuildpro.com.au ;
 - One A3 set of plans including site plan, floor plan/s and elevations including setbacks, levels, key dimensions, roof pitches and materials.
3. Satterley will issue a design approval where plans appropriately comply or provide comments where a design may not comply (Allow 7-10 working days).
4. Upon receipt of an approval from Satterley, seek relevant approval from the City of Wanneroo.

DESIGN GUIDELINES

1. Objective

Satterley's aim is to create a strategy for ensuring Vertex at Yanchep presents a high-quality appearance in its built form, landscaping and overall streetscape.

2. Site Considerations

2.1 Detailed Area Plans	<ul style="list-style-type: none"> Designers should refer to applicable Local Development Plans to identify any special requirements with reference to primary frontages, setbacks, minimum open space and permissible site coverage.
2.2 Orientation	<ul style="list-style-type: none"> Unless varied by a Local Development Plan, the nominated primary elevation for homes directly abutting public reserve is as follows: <ol style="list-style-type: none"> Street or Mews Lots: The public reserve is considered as the secondary elevation; however, homes will be required to provide a habitable room and/or outdoor living area overlooking the public reserve. Homes nominated as "Dual Frontage" will provide Primary Elevation requirements to both Street and public reserve elevations Unless varied by a Local Development Plan, homes are required to provide at least one main living area with access to north / northeast or eastern sun. Exceptions may be granted for homes facing north or homes on lots less than 13m frontage.
2.3 Site Classification	<ul style="list-style-type: none"> Purchasers are advised to consult their builder to obtain an accurate geotechnical classification of the lot. Geotechnical classification testing cannot be performed until the civil works are completed.

3. Streetscape and Building Design

Architectural Character Statement

'Vertex' is an urban village inspired by the popular holiday destination of Yanchep, a place known for its recreational pursuits, and outdoor lifestyle.

Homes at Vertex are elevated and have good access to sun and breezes which can assist in naturally heating and cooling homes. Owners should take advantage of this location by selecting designs suited to the orientation of each homesite to achieve best practice passive solar design outcomes. Wide verandahs located to the front of homes and overlooking parks will provide attractive façades which keep homes cool in summer and provide an area to watch children play or view the stunning sunsets.

Homes should also include signature elements from traditional coastal architecture such as iron roofs, window hoods, louvre windows, perforated and breeze control screens, weatherboard and render finishes which will assist in the creation of a cohesive neighborhood. Face brick is discouraged, however is permitted provided it is not used as the dominant material of the primary elevation.

All homes shall be consistent with the principles outlined in the character statement.

3.1 Streetscape	<ul style="list-style-type: none"> Where more than two dwellings are adjacent and constructed by the same purchaser or builder, diversity in the front façade is required; in colour, material or texture. Substantial repetition of the same façade treatment will not be permitted. Homes shall incorporate at least one habitable room window overlooking the primary street and/or public reserve where the public reserve is deemed the primary elevation. No bathroom, ensuite or laundry windows are to face the primary street unless they are well disguised and located behind the main building line.
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<p>3.2 Building Design</p>	<p>3.2.1 Primary / Front Elevation</p> <ul style="list-style-type: none"> Homes shall have well articulated facades by providing at least one indentation or projection reflected in the floor plan which is mirrored in the roof plan. The projection or indentation should be at least 450mm deep (excludes garages and carports). Homes shall have a minimum of two (2) wall materials or colours. (excludes doors, windows, sills or 2c bands). Choose from: stone cladding; limestone; painted render; weatherboard/timber cladding in predominately neutral colours to reflect the estates colours and materials palette. Face brick and highlight colours in bright or dark tones may be permitted however shall constitute no more than 20% of the façade. To ensure the architectural character is incorporated into the design of homes, a minimum of 2 of the following character features shall be used in any primary elevation: <ol style="list-style-type: none"> A substantial front entry feature to pronounce the main entry to the dwelling. An entry feature may include but is not limited to; a portico, gate house, arbor, open pergola, extended pillars or blade wall. <i>Highlight glazing, sidelights, fanlights, lighting, double entry doors or similar will not be considered as substantial features.</i> A verandah, balcony or porch which is a minimum 2.5m wide (excluding garage or carport) x 1.8m deep located parallel to the street or public reserve. (mandatory for some lots see below) Three or more indentations or projections in the floor plan which are mirrored in the roof plan (excludes garages). A roof feature for example but is not limited to: gable; gambrel; extended height with recessed feature; pitch over 27⁰; dormer windows or a separate roof line or gable to a porch, verandah or balcony. External shutters, contemporary steel window hood or louvre style windows. Inclusion of a traditional hip, gable or skillion roof in a metal deck finish in the permitted colours outlined in Section 3.2.3. It is mandatory for all homes facing public reserves to incorporate a covered verandah, balcony or porch which is a minimum 2.5m wide x 1.8m deep located parallel to the street or public reserve. A reduction in depth of verandahs to 1.5m may be considered for homes on lots less than 28m deep. Homes on these lots shall choose a further two (2) architectural character features from the list above in addition to a verandah, balcony or porch. 'Dual Frontage' homes shall have front elevation wall materials and/or character reflected to the rear of the home are required to address the Public Reserve. As a minimum homes shall achieve the following; <ol style="list-style-type: none"> At least one indentation or projection reflected in the floor plan & mirrored in the roof plan. A verandah, balcony or alfresco area overlooking the public reserve. A roof feature for example, but is not limited to gable; gambrel; extended height with recessed feature; pitch over 27⁰; dormer windows or a separate roof line or gable to a porch, verandah or balcony. Parapet walls to side boundaries must not protrude forward of the fascia or above the soffit line of the roof (unless covering off the eaves line of the front façade).
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	<h3>3.2.2 Secondary Elevations</h3> <ul style="list-style-type: none"> Homes located on a corner or with the side boundary adjacent a street, park or public access way shall provide a secondary elevation. Secondary elevations shall be an extension of the primary elevation building features (i.e. colours, materials and other building design features). The treatment of the secondary elevation shall continue back from the corner of the home (nearest the secondary street/park/PAW) for at least 3m. Where open fencing is proposed for the full length of the secondary elevation, front elevation materials and finishes shall be continued for the full length of the secondary elevation or to all areas visible from public view. Avoid placing meter boxes on secondary corner elevations. Where this is unavoidable, ensure the meter box is set back at the maximum distance from the corner of the house. Secondary Elevations are not mandatory where a home abuts a laneway to the side boundary.
3.2 Building Design cont...	<h3>3.2.3 Roof</h3> <ul style="list-style-type: none"> A range of roof types are permitted (i.e. hip, gable, skillion, partly flat). Pitched roofs such as hipped or gable end roofs should be a minimum of 24 degrees pitch. Skillion roofs to have a minimum pitch of 5 degrees, maximum pitch of 15 degrees. Sections of flat roof are permitted provided that the roof and gutter are concealed behind parapet walls. Eaves to a minimum of 400mm depth on all visible areas. Exclusions permitted for terrace homes, zero lot walls, non habitable rooms, elevations facing true south, walls which do not include windows, gable ends or where alternative shading is provided eg awnings, verandahs etc) The following roofing materials are permitted: <ol style="list-style-type: none"> Corrugated Metal deck (including Zinalume) Low profile roof tiles e.g. shingle style or other low profile such as <i>Bristle Marseille</i> In keeping with the Vertex at Yanchep colour palette, the following Colorbond roof colours are recommended: Wallaby, Cove, Basalt, Gully, Dune, Jasper, Paperbark, Evening Haze, Shale Grey, Southerly, Dover White; Surfmist, Windspray, Bluegum, Woodland Grey. Roof tiles are acceptable in colours corresponding to the recommended Colorbond colour palette. Black or very dark charcoal tiles will not be permitted. Other low profile roof tiles may also be considered.
	<h3>3.2.4 Height</h3> <ul style="list-style-type: none"> For lots 10m wide or less, a vertical emphasis is encouraged to offset the reduced width of the home. Internally through the use of shaped ceilings and skylights; and externally by utilizing additional parapet height or changes in the roof line. All homes on lot widths 10m or less shall have a minimum ground floor plate height of 30c. Homes on corner lots should extend the minimum height for walls back from the corner of the home (nearest the secondary street/park/PAW) for at least 3m and/or where a projection or indentation in the floor plan permits a logical change in wall height.

3.2.5 Garages & Carports

- The roof and design features of garages and carports must be consistent with the main dwelling.
- The height and scale of garages must not dominate the primary elevation. Where the plate height of a garage is increased, the remainder of the elevation must be taken into consideration.
- **Unless varied by a Local Development Plan**, the size and location of garages is as follows:
 1. Garages must be located for access from the rear laneway where one is provided. Note: the below requirements do not apply where a laneway is provided.
 2. For single storey homes on lots less than 10.5m wide, single or tandem garages are required. The primary elevation must sit higher than the garage to reduce visual dominance.
 3. Single storey homes on lots sized between 10.5m and 12m in width and accessed from a street or mews must contain a garage not greater than 6m wide as viewed from the street and must comply with the following:
 - the garage must be setback a minimum 0.5m behind the main building line; and
 - an entry feature consisting of a porch or veranda with a minimum depth of 1.2m.
 4. For single storey homes on lots between 12-13m wide, garages must sit behind or in line with the main building line.
 5. For front access lots greater than 13m in width, garages may not protrude forward of the main building line by more than 1 metre. This may be extended to 1.5 metres for homes on corner lots, or where an element is located forward of the garage e.g. portico, verandah etc.
- Carports may be permitted, however they shall be fitted with a remote controlled sectional door.

3.2.6 Driveways

- Driveways and crossovers may not be constructed of plain grey concrete or asphalt.
- Driveways and footpath crossovers shall be constructed prior to occupancy and shall be coloured to complement the dwelling.
- All crossovers in verges that contain trees installed or retained by Satterley shall be constructed so that the trees are not damaged or removed unless approved by The City of Wanneroo.
- A 90mm diameter stormwater pipe must be provided under the driveway to allow for future irrigation installation by Satterley.

4. Ancillary Building Works

These are building works generally undertaken in addition to the primary building contract by the developer and/or purchaser. All ancillary works shall comply with the requirements set out below and buyers must submit plans to Satterley for approval prior to the commencement of any ancillary building works.

4.1 Ancillary Works	4.1.1 Developer Works <ul style="list-style-type: none"> Existing site levels shall not be altered by more than 200mm. Any retaining walls required as a result of building will not be the responsibility of Satterley. Where a fence, entry statement or retaining wall has been constructed by Satterley it must not be removed, altered or the structural integrity be compromised in any way and must be maintained to the standard upon which it was constructed.
	4.1.2 Side and Rear Fencing <ul style="list-style-type: none"> All side, rear and secondary street fencing will be supplied and installed by Satterley.
	4.1.3 Front Fencing <ul style="list-style-type: none"> Front fencing is generally not encouraged, however if a front fence is installed, the following conditions apply: <ol style="list-style-type: none"> Front fencing as viewed from the primary street or public reserve shall be a maximum of 1.8m and must be at least visually permeable above 900mm. Materials and colours must be consistent or complementary with the primary street elevation colours and finishes.
	4.1.4 Letterboxes <ul style="list-style-type: none"> Letterboxes installed by Satterley must not be removed or altered in any way. Satterley recommends that freestanding letterboxes are constructed in materials consistent with the materials and colours of the primary elevation.
	4.1.5 Telecommunication and Entertainment Services <ul style="list-style-type: none"> Purchasers should discuss with their builder internal provisions for future connection to the National Broadband Network. If required, TV antennas must be located within the roof space or concealed from public view. Satellite dishes must be approved first in writing from Satterley.
	4.1.6 Plant and Equipment <ul style="list-style-type: none"> All service elements such as hot water units (including solar), rain water tanks, clothes drying areas and downpipes should be hidden from public view. Satterley recommends placing roof mounted items such as air conditioners as far as possible away from the street front. Where downpipes are unavoidably positioned on the front elevation, these shall be concealed, painted to match the wall colour or treated as an architectural element e.g. with rain heads. Solar panel collectors are the exception to this standard and should be located to maximize their effectiveness. Air conditioning units must match the colour of the roof. Meter boxes must match the wall colour The installation of security shutters is discouraged. To reduce impact on the streetscape, alternatives such as security mesh or protective film to glazing should be considered.
	4.1.7 Landscaping <ul style="list-style-type: none"> The Front Landscaping package will be supplied and installed by Satterley.

5. Glossary of Terms

An alphabetical collection of specialist building and planning terms and their meanings.

Architectural Element	A structure designed as a separate identifiable part of a building.
Articulation	Variation in the elevation through projections and indentations in the floor plan and mirrored in the roof design to create shadows and add visual interest to the façade.
Awning/Canopy	A roof structure supported by a frame and located over a window to provide sun shading.
Corner Lots	A lot which is located at the junction of two streets or at the junction of a street and public reserve.
Facade	The face of the building which is orientated to the primary street. The façade shows the buildings most prominent architectural or design features.
Front Fencing	All fencing forward of the main building line.
Gable	The triangular top section of an end wall that fills the space beneath where the slopes of a two-sided pitch roof meet. Gables can be in the wall material or another feature material eg weatherboard cladding or timber
Gambrel	A triangular feature within a hipped roof structure most commonly finished in a lightweight cladding such as painted weatherboard or timber
Habitable/Non-Habitable Room	All bedrooms, kitchens or living rooms. Non-habitable rooms include bathrooms, laundry, toilets, stairs, storage or circulation spaces.
Hip Roof	A roof with sloping ends as well as sides.
Laneway	A narrow road located at the rear or side boundary of the property for the chief purpose of vehicle access.
Living Areas	Rooms designed for living in especially for relaxation, social and recreational activities. Living Areas do not include bedrooms or non-habitable rooms.
Main Building Line	The main building line is measured from the front most habitable room on the primary façade (this excludes minor projections or features).
Mews	A narrow street with no verge. A mews usually contains small houses with the main entry and vehicle access both facing the mews.
Porch	A covered shelter at the front of the home located adjacent to the entry.
Portico	A covered walkway leading to the main entrance that consists of a separate roof structure to the main dwelling and is supported by piers or pillars.
Primary Elevation	The elevation of the home which is usually inclusive of the main entry and the majority of architectural features.
Public View	An area in view from common spaces such as public reserves or streets.
Public Reserve	A public reserve is any parkland, bushland, wetland, public access way or any other space designated for public purposes within the residential community.
Secondary Elevation	The elevation of the home which is exposed to public view but does not usually consist of the main entry or majority of architectural features.
Skillion Roof	A mono pitch roof of gentle slope generally between 5 ⁰ -15 ⁰ pitch.
Verandah	A covered shelter at the front of the home which may or may not have its own separate roof and is supported by pillars, posts or piers.