



CATALINA CENTRAL DESIGN GUIDELINES FOR SINGLE DWELLING LOTS

DRAFT
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V4

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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 quality result.

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.

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 Grove.... 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 design 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.

Appendix 9.10 - Design Guidelines

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 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 2 sets of Documentation to the Developer (*refer to Section 1.3 Documentation*).
2. The Developer 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 Developer 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 Developer 'approved' set and confirmation letter and all other required information for an application for statutory approval to the City of Wanneroo.

The Developer 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 Developer's 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 utilities.

2.0 DWELLING DESIGN – MANDATORY REQUIREMENTS AND RECOMMENDATIONS

Included in this section are Mandatory Requirements and recommendations for elements of the dwelling and fencing.

2.1 FRONT ELEVATION

A beautifully 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 two features such as a:
 - roof gable or gablet, arch, portico, projecting sill course, verandah, bay window and balcony
 - substantial feature material or colour that is in contrast to 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 (FOR A SINGLE STOREY DWELLING)

This Mandatory Requirement is for a single storey dwelling proposed on a Lot with vehicular access from a rear laneway and for a dwelling on a Lot that directly abuts the 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. This design approach is good practice and, therefore, should be considered for dwellings on other lot types

Mandatory Requirement

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

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 24 degrees minimum for a traditional roof and 5 degrees minimum 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 12 degrees minimum pitch.

Recommendations

- Roof eaves overhang of 450mm minimum and gable overhang of 300mm minimum should be included. Like a person wearing a hat in summer, overhanging eaves are recommended for solar protection of openings and the wall surface and to add character.

2.4 CONSTRUCTION, MATERIALS AND COLOURS

Careful thought 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 Requirement

- 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:
 - Tile
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
Recommended Colorbond 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

- A double garage is required for a front loaded Lot with a width of 13m or more.
- The garage shall be in the same style, materials and colours as the dwelling.

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 (a rear lane is exempt), 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 rear lane is exempt), 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 ridgeline. 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.

2.7 FENCING

Mandatory requirements:

- Side and rear dividing fences shall be:
 - (i) capped and painted on both sides in "Teatree" and constructed of materials known as "Colorbond" or
 - (ii) constructed of timber, brushwood or masonry.
- A fence to a corner lot side boundary that faces a secondary street shall be constructed of timber, brushwood or masonry.
- 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:

- (i) constructed of the same materials as the walls of the dwelling, or in limestone or as an open timber picket fence; and
- (ii) 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 DWELLING

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 for two-storey dwellings, however two-storey dwellings are encouraged throughout Catalina Central (*refer to Section 6.3 Location of mandatory two-storey dwellings*).

Mandatory Requirement

- At minimum, the two-storey element of the dwelling shall face the POS or primary street. A single storey dwelling with a room in the roof is also acceptable.

3.2 LOT ADJACENT TO PAW OR POS

A PAW (Public Access Way) and POS (Public Open Space) should be safe and secure places for pedestrians to walk through. 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 Detailed Area Plan as approved by the City of Wanneroo and Tamala Park Local Structure Plan, Table 3.

3.3 DWELLING IN THE MIXED USE ZONE

Lots that face Neerabup Road between Key Largo Drive and Maroochydore Way are located in a Mixed Use Zone. A dwelling in this zone shall be designed to include the opportunity for living and working in the same place with small scale business potential at the ground floor level of the building.

Mandatory Requirements:

The ground floor of a dwelling shall be constructed to the following minimum standards:

- Potential for a separate building entrance (exclusive to the dwelling) off the street
- Minimum ground floor to ceiling height of 3.2m
- Minimal change in level between the ground floor and the adjacent street or demonstration of how universal access can be achieved.

Recommendations:

Other typical design considerations should include “shop front” full height glazing; possibilities for future service upgrades; location for any associated signage; and, awning/canopy structures.

You are encouraged to refer to the City of Wanneroo’s Town Planning Scheme if you wish to take advantage of the general provisions for a ‘mixed use’ zone, and permitted and discretionary land use classes.

3.4 QUIET HOUSE DESIGN

The dwellings on lots that face Neerabup Road and Marmion Avenue will be affected by traffic noise and, therefore, are required to be of a “quiet house design”.

Mandatory Requirement:

- The dwelling design shall comply with the Detailed Area Plan as approved by the City of Wanneroo.

3.5 BUSH FIRE BUILDING CONSTRUCTION

The proximity of the Catalina Central bushland conservation area will require some property owners to comply with Section 11.2 of the Catalina Fire Management Plan as noted below:

Mandatory Requirement:

- Property owners' responsibilities

To maintain a reduced level of risk from bushfire, the owners / occupiers of lots created by this proposal will be responsible for undertaking, complying with and implementing measures protecting their own assets from the threat and risk of bushfire. The owners will be responsible for:

- Maintain the property in good order to minimize potential bushfire fuels to mitigate the risk of fire on the Property.
- Comply with the City of Wanneroo annual Firebreak notice.
- Ensure that vacant Lots comply with the City of Wanneroo Fire Control Notice.
- Ensure construction of dwellings is in accordance with AS 3959.
- Establish and maintain Building Protection Zones at the Property owners/occupiers own cost.
- As part of the Building License application, the property owner or the City of Wanneroo (at the property owner's expense) shall have the proposed dwelling reassessed for Bushfire Attack Level (at the time of construction) with the results to be submitted as part of the Building License application.

You are required to consult with your builder to ensure your dwelling is designed to comply with the Fire Management Plan 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.

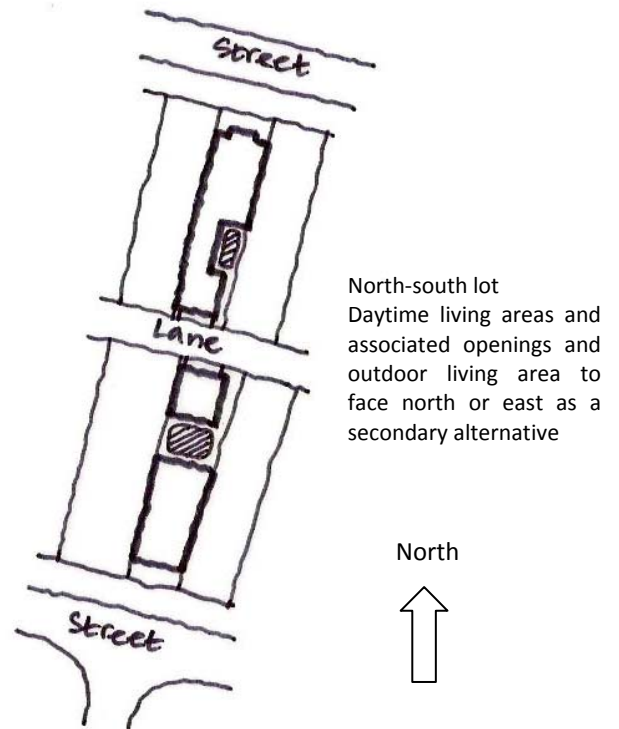
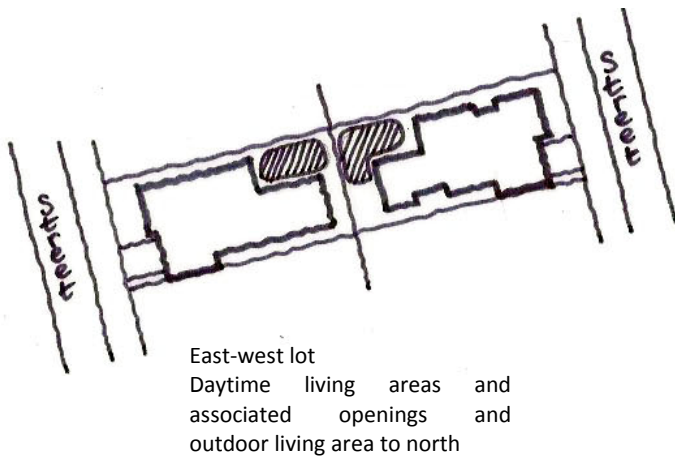
4.1 PASSIVE SOLAR DESIGN

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, north facing 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.



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.

The following are 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 of 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.	
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 Double garage required for front loaded lot of 13m or more.	
2.5 The double garage shall be in the same style, materials and colours as the dwelling.	
2.6 Services screened from the street view.	
2.6 TV antenna and satellite dishes in the least visually obtrusive location from the street view (rear lane exempt).	
2.6 Split solar hot water system required if visible from the street (rear lane exempt), otherwise a combined system is possible.	
2.6 Air conditioning unit is visually screened from street view (rear lane exempt).	
2.6 Outbuilding of particular height and size shall match dwelling materials, colours and style. Outbuilding shall not be in the dwelling front setback area.	
2.7 Side and rear dividing fences shall be Colorbond "Teatree" or timber, brushwood or masonry. A corner lot side boundary that faces a secondary street shall be timber, brushwood or masonry. 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, or 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	
3.1 Two-storey dwelling - two-storey element at the street or POS frontage; a room in the roof is also acceptable.	
3.2 Dwelling on a Lot adjacent to a PAW or POS to comply with the approved Detailed Area Plan and Local Structure Plan, Table 3.	
3.3 Dwelling in a Mixed Use zone to have potential for a separate building entrance; 3.2m minimum ground floor to ceiling height; and minimal change in level between ground floor and street or demonstration of how universal access can be achieved.	
3.4 Quiet house design to comply with the approved Detailed Area Plan.	
3.5 Bush fire building construction to comply with the Fire Management Plan.	

The Applicant shall email 2 sets of information (refer to Section 1.3 Documentation) for Developer's Approval to:

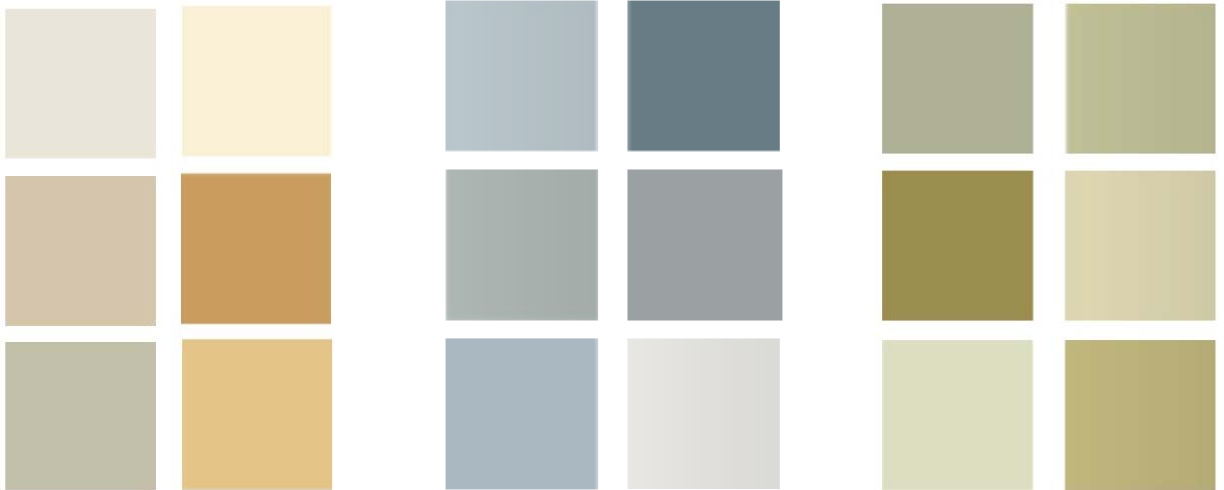
plans@satterley.com.au

Enquiries on the Catalina Central Design Guidelines to:

Grant Singleton
 Satterley Property Group
 (08) 9368 9022
 grants@satterley.com.au

6.2 PALETTE OF RECOMMENDED MATERIALS AND COLOURS

Some examples of main wall and trim colours:



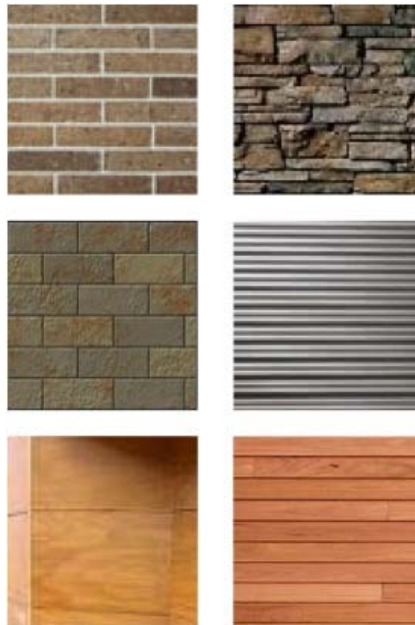
Grey

Green

Recommended roof colours:



Some examples of wall materials:



6.3 LOCATION OF MANDATORY TWO-STOREY DWELLINGS

This plan indicates the location of mandatory 2-storey dwellings:

