

# Catalina



**Tender Close:**

3:00pm (WST), Friday 29 September 2023

**Tender to be lodged via email to:**

Catalina Regional Council

[mail@catalina.wa.gov.au](mailto:mail@catalina.wa.gov.au)

**Tenders received after the time specified for closing will not be accepted.**

**Catalina Green**  
Display Village Tender  
Tender No. 04/2023



# Contents

3	The Catalina Vision
4	Catalina Green Location
5	Amenities Map
6	The Masterplan
7	The Opportunity
8	The Display Village
9	Display Village Sales Plan
10	Display Village Price List and Rebates
11	Key Display Village Dates
12	Contract Terms
13	Submission Requirements
14	Lot Allocation Method
15	Lot Preference Tender Form
16	Design Guidelines - Catalina Green
30	Catalina Green LDP
31	Catalina Green LSP Table



# The Catalina Vision

The Catalina Regional Council (CRC) is developing the Catalina Estate, a master-planned urban development in the suburbs of Clarkson and Mindarie within Perth's north coast corridor. The CRC is comprised of the Town of Cambridge, City of Joondalup, City of Perth, the City of Stirling, Town of Victoria Park, City of Vincent, and the City of Wanneroo. These member Councils have a joint holding in the project. The Satterley Property Group acts as project managers and exclusive selling agents on the CRC's behalf.

The Catalina Estate is a prime infill development site consisting of 170 ha, approximately 34km north of Perth's CBD, nestled between the coast and the Clarkson Train Station.

The site is surrounded by the established residential areas of Burns Beach, Kinross, Clarkson, and Mindarie. It also adjoins the Ocean Keys retail and commercial centre and is only 2km from Mindarie Marina. As such, it is surrounded by established private and public infrastructure, services, and amenities.

The vision for Catalina Green offers the connectivity of urban life in a sustainable coastal community where affordable, low-maintenance housing allows residents the time and space to thrive.

Overall, Catalina Green is modern, urban, and unique. It is the new culture of sustainable living in the north, where you can do anything or go anywhere, and your journey, whether just beginning or ending, is simple and Green.

The key messages associated with Catalina Green are;

**Amenities** - Catalina Green combines all the amenities of urban life with easy, low maintenance living in a brand-new community by providing a range of lot sizes and housing types, catering to different lifestyle choices.

**Convenience** - With the Clarkson train station and the Mitchell Freeway just minutes away, Catalina Green residents can commute to work in Perth and make it home in time to enjoy the summer sun. Through Catalina Estate itself, a 3km Green Link winds through landscaped parks to make strolling or cycling to the Mindarie foreshore a pleasure.

**Affordability** - Offering an exciting opportunity for first homebuyers, as well as older downsizers who would rather spend their money on new experiences than a hefty mortgage.

**Sustainability** - Catalina Green treads lightly on the land. Awarded the EnviroDevelopment certification for its tree-retention program, green public spaces, and energy-efficient housing, Catalina Green is committed to preserving the natural environment that its residents cherish.

## **Urban Lifestyle**

- Catalina Green is all about fostering human connections in a vibrant community. Residents can entertain friends old and new in beautiful public parks, or enjoy a great night out at Mindarie Marina, with buzzing waterfront pubs and restaurants just a five-minute Uber ride away.





# Catalina Green Location

---

- Catalina Green is one of three precincts that form the Catalina development.
- Situated 34km from Perth City within the northern coastal corridor.
- Catalina Green is located along the corner of Neerabup Road and Connolly Drive.
- 35-minute train ride to Perth City Centre.
- Easy freeway access Close to Clarkson train station and Neerabup Business Park.
- Surrounded by primary and secondary schools.
- 10-minute drive to Edith Cowan University Joondalup campus.
- Catalina Green will be a leafy modern area offering urban-style living options.
- Around 20% of Catalina is retained for public open space such as landscaped parks, picnic areas, sporting fields, and protected habitat for wildlife.
- A green link of more than four hectares will join the three precincts of Catalina with cycle paths, walkways, and landscaped parks upon completion.
- The precinct will accommodate ~640 lots when fully built with 127 lots built to date and a further 96 currently under construction.



# The Satterley Story

---

Satterley is Australia's largest privately-owned residential land developer, with communities in Victoria, Queensland and Western Australia.

It has delivered more than 167 residential projects and sold more than 70,000 lots to date, making Satterley the industry's pacesetter for many years.

Satterley has won more than one hundred prestigious international, national and state awards for excellence in residential communities, environment and urban renewal.

The Satterley name is intrinsically linked with a reputation for development excellence, creating communities that more than 300,000 Australians choose to call home.

Satterley is working with the Catalina Regional Council to deliver the Catalina Vision, having developed over 1200 lots in the estate to date.



## EDUCATION

- 1 Edith Cowan University
- 2 Prendiville Catholic College
- 3 Francis Jordan Catholic School
- 4 Currambine Primary School
- 5 Kinross Primary School
- 6 Kinross College
- 7 Keiki Early Learning
- 8 Future Proposed Primary School
- 9 Mindarie Primary School
- 10 St Andrews Catholic Primary School
- 11 Somerley Primary School
- 12 Clarkson Community High School

## SHOPPING & HEALTH

- 13 Joondalup Health Campus
- 14 Lakeside Joondalup Shopping Centre
- 15 Future Local Centre
- 16 Bunnings Mindarie
- 17 Ocean Keys Shopping Centre
- 18 Mindarie Shopping Centre

## PARKS RECREATION

- 19 Lake Joondalup
- 20 HBF Arena
- 21 Joondalup Resort and Golf Course
- 22 Neerabup National Park
- 23 Drimmie Park
- 24 Portofino Park
- 25 Foreshore Park
- 26 Burns Beach to Mindarie coastal path
- 27 Future Proposed Public Open Space
- 28 Mindarie beach Access

## TRANSPORT

- 29 Clarkson Train Station







All dimensions and areas are subject to survey. The particulars of this plan are intended to be indicative only and may not accurately depict the final form of the development. Plan subject to approval. The Masterplan is subject to change. REF-96641sa-348f DATE: 26/04/2023 COPYRIGHT: Satterley Property Group Pty Ltd Level 3, 27-31 Troode Street, West Perth WA 6005 ABN 38 009 054 979.

W: [www.catalinaestate.com.au](http://www.catalinaestate.com.au) T: 9368 9068





# The Opportunity

The Catalina Estate has 3 distinct precincts; Beach, Central, and now Green. Each precinct targets a different buyer profile and given the success of the recent EOI for the Catalina Beach Display Village whereby 11 high-quality displays were secured, CRC is seeking to create a prominent display village with exposure to Connolly Drive and Neerabup Road. The Catalina Green Display Village is more suited to first home buyers and older downsizers.

The Display Village will seek its inspiration from sustainability and affordability while demonstrating best-practice housing design. Tenders demonstrating sustainability, affordability, and low maintenance designs will be able to showcase their display home in a highly visible and accessible Display Village.



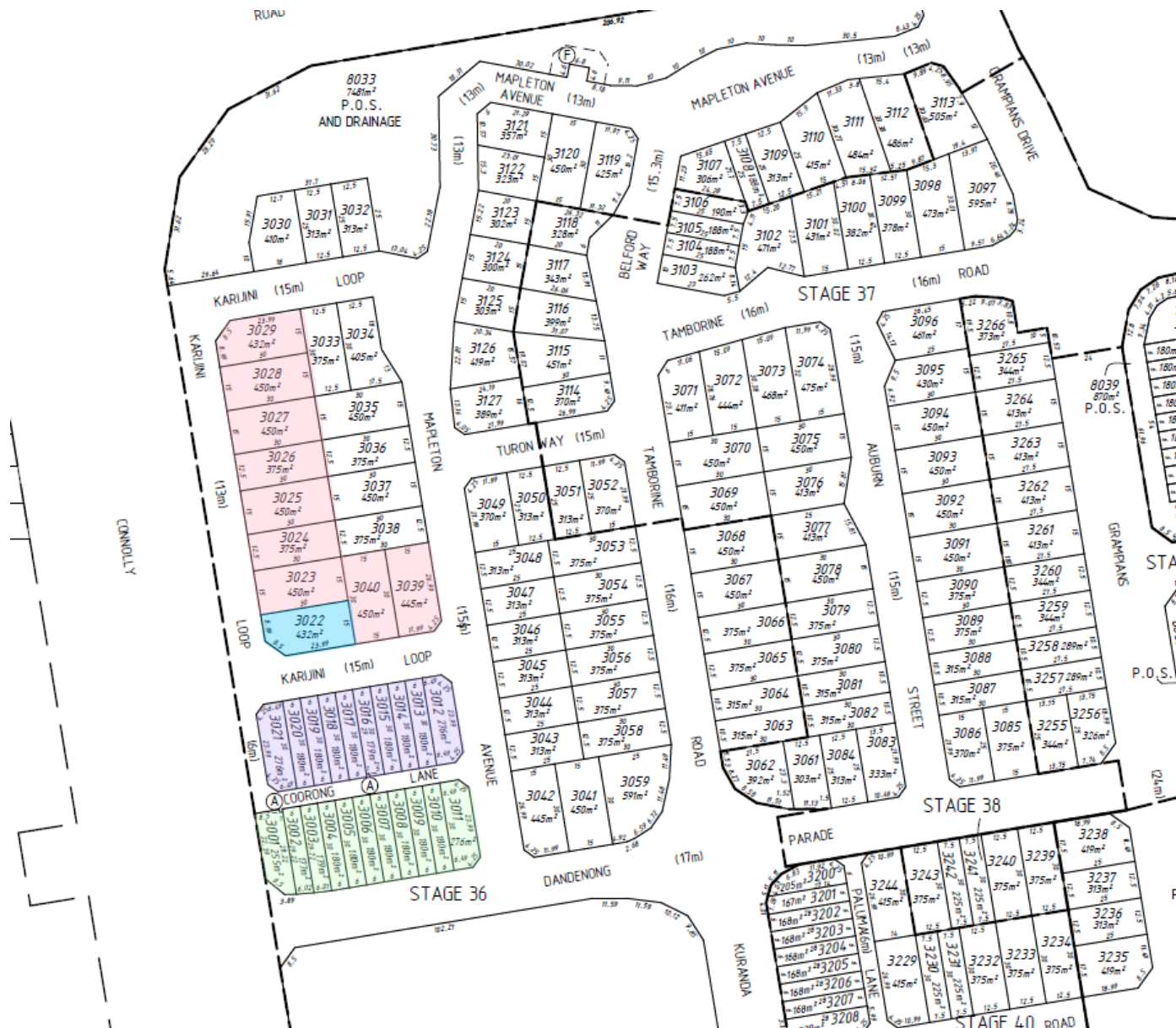


## The Display Village

---

- The Display Village will be located on the corner of Connolly Drive and Neerabup Road with prominent Connolly Drive exposure. (see marked-up plan attached).
- The Display Village will benefit from direct exposure to Neerabup Road / Connolly Drive and easy accessibility from Catalina Beach along Marmion Avenue and through the spine road of Catalina Central.
- 18,000 vehicles per day pass by the site on Neerabup Road and 6,500 along Connolly Drive.
- A state-of-the-art concept home will be constructed demonstrating the latest developments in sustainability and will act as a new Catalina Land Sales Office.
- It is proposed that the village will showcase house designs from a range of single-storey first and second home buyer brands.
- The Display Village will consist predominantly of a range of 12.5m and 15m frontage lots.

# Proposed Display Village Sales Plan (subject to planning approvals)



## LEGEND

- Display Village
- Temporary carpark (TBC)
- Temporary landscaping
- Proposed sales office



# Display Village Price List and Rebates

Lot No.	Area	Frontage	Depth	Pricing
3023	450	15	30	\$315,000
3024	375	12.5	30	\$280,000
3025	450	15	30	\$310,000
3026	375	12.5	30	\$280,000
3027	450	15	30	\$310,000
3028	450	15	30	\$310,000
3029	432	15	30	\$310,000
3039	445	15	30	\$310,000
3040	450	15	30	\$315,000

Performance rebate is 5% of the purchase price - 2.5% at opening and 2.5% at successful completion of the 2 year opening period (terms on page 12).



# Key Display Village Dates

<b>Tender opens</b>	Friday 8 September 2023
<b>Tender closes</b>	3pm WST Friday 29 September 2023
<b>Allocations finalised and contracts issued to builders</b>	Friday 20 October 2023
<b>Titles issue</b>	Completed
<b>Settlement due date</b>	60 Days from Contract Acceptance (forecast October 2023)
<b>Contractual opening date</b>	From settlement - 60 weeks single story, 70 weeks 2-storey
<b>Rebate deadline</b>	As per opening dates and settlement
<b>Display village operating period</b>	2 years minimum



# Contract Terms

Any builder successful in obtaining a lot allocation must be able to comply and adhere to the following contract terms which will form part of the sale contract:

1. Deposit: \$5,000 payable within 5 working days of acceptance
2. Settlement: 60 days from acceptance
3. Contract Terms: Cash Unconditional
4. Practical completion of the Display Home is to be no later than 60 weeks (single storey) or 70 weeks (double storey) from date of settlement.
5. The Display Home being open at a minimum from 2pm to 5pm on Wednesdays, 1pm to 5pm Saturday, Sunday and Public Holidays (or as agreed by CRC).
6. The Display Home to be designed and constructed in accordance with the Catalina Green Design Guidelines and Estate Covenants.
7. The display home to incorporate all of the following sustainability initiatives listed below:
  - Installation of solar panels with a minimum 3.0kw system.
  - Installing high star rated electrical and water using appliances.
  - Heat pump hot water system.
  - Energy monitor and smart meter.

Sustainability initiatives listed above may be substituted with other sustainability initiatives proposed by the Tender at the TPRC's absolute discretion.

8. The Display Home must comply with Local Structure Plans (LSP's) and Local Development Plans (LDP's). these include a number of items, not limited to orientation, setbacks, public open space interface, private open space, visual privacy, boundary walls and design for climate.
9. Catalina Green is proud to have been awarded the highest possible sustainability accreditation from the Urban Development Institute of Australia. Catalina Green has been awarded for it's sustainability in Ecosystems, Waste, Energy, Materials, Water and Community. More information can be found at [www.envirodevelopmentliving.com.au](http://www.envirodevelopmentliving.com.au). Builders are encouraged to investigate sustainable building options and climate responsive design including solar access, natural ventilation, thermal and water efficiency.
10. The builder will be required to undertake landscaping of the lot including reticulation to the verge. A landscape plan must be provided for CRC's approval prior to landscape works being undertaken within the building setback. The seller to provide verge landscaping (including street tree) upon the installation of reticulation.
11. The Display Home is to be open for 2 years, with an option to extend for a further year at the discretion of CRC.
12. A Building Rebate of 2.5% of the purchase price (inclusive of GST) will be paid to participating builders subject to compliance with Conditions 1 - 10 as listed above within 60 days of the opening of the Display Home.
13. A Building Rebate of 2.5% of the purchase price (inclusive of GST) will be paid to participating builders subject to compliance with Condition 11 listed above.

# Submission Requirements

## COMPLETED TENDER FORM

Tenderers should provide a completed copy of the Tender Form provided under Annexure A.

## WRITTEN SUBMISSION

Tenderers should provide a written submission that individually addresses the selection criteria of this Tender Document. The assessment of tenders and selection of the successful builder will be based on the ability of tenderers to address and satisfy the requirements of the selection criteria.

The submission should include the following:

- Details of all information required to demonstrate the capability with the company against the selection criteria for each **particular** discipline;
- Completed Tender Form as provided under Annexure A;
- Tenders must be submitted via email to [mail@catalina.wa.gov.au](mailto:mail@catalina.wa.gov.au) no later than the time and date on the cover page of the Tender Document. **Tenders received after the time specified for closing will not be accepted.**

## Assessment and Evaluation Process and Conditions

This document is for the purpose of CRC and Satterley acquiring Tender submissions from suitably qualified builders who wish to be considered as a participant in the Catalina Green Display Village. The evaluation will be based on a weighted tender assessment based on the Tenderers ability to meet the selection criteria outlined in this Tender Document.

## Evaluation of Submissions

Evaluation of each Tender will be conducted by Satterley and CRC following the Tender closing date and will be assessed based on the builder's ability to address the selection criteria. Tender submissions will be given a ranking in accordance with these criteria.





# Lot Allocation Method

All Tenderers must submit all preferences, 1 through to 9 in order of preference. The Tenderer who achieves the highest ranking will be given the first preferred lot allocation in accordance with the Tender Form (Annexure A). The builder who achieves the second-highest-ranking will receive the second allocation and so on. This method will be followed until all lots have been allocated. If for example, only 3 of the 9 lots appeal to your company, please only nominate preferences 1 - 3 to avoid being allocated a lot that is unlikely to be contracted by your company. Written confirmation will be sought by each building company at the completion of the tender assessment. Any lot not allocated will be reoffered at the end of the allocation process in the same order of preference. If any of the display lots remain unallocated these will be held in reserve pending evaluation by Satterley and CRC.

## Selection Criteria

Tender submissions must address each of the selection criteria individually.

The following selection criteria will apply and will be allocated by total score, with highest score getting first priority as per their Tender Form:

### 1. Capacity to meet Market Demand & Financial Capacity (30%)

To determine the capacity to meet market demand the use of 13-month moving average of constructed homes in Western Australia (based on Cordell Data or CoreLogic) with highest number volume builder to receive a score of 30. All other respondents will be scored based on the following formula: Respondents 13-month moving average divided by 13-month moving average of highest respondent multiplied by 30. The Tenderer must also demonstrate that they have the financial capacity to complete the development of the selected lots in accordance with the contract terms.

### 2. Building Design (40%)

The Tenderer must demonstrate how the Display Home meets the vision/objective of CRC and the Catalina Green Design Guidelines. Builders are encouraged to provide proposed elevations/concepts that demonstrate their design.

### 3. Sustainability & Innovation (30%)

The Tenderer must confirm compliance with the design guidelines and the 4 mandatory sustainability initiatives outlined in the Contract Terms and any additional sustainability initiatives proposed for the Display Home. Sustainability initiatives that are considered relevant to the Catalina Project include Energy Efficiency, Water Efficiency, Waste Management, and the use of Innovative Cost-Efficient Building Materials.

# Annexure A - Lot Preference Tender Form

**Tender Number:** 04/2023

**Date:**

Tenderers should ensure relevant information is disclosed fully and completely in this form. Terms used in this form have the same meaning as given in the Tender Document unless the context otherwise requires:

## 1. Lot Allocation Preferences

1.	2.	3.	4.	5.
6.	7.	8.	9.	

## 2. Identity of the Proponent Entity

Name of Tenderer: Building Co \_\_\_\_\_

ACN /ABN: \_\_\_\_\_

Business Address: \_\_\_\_\_

Postal Address: \_\_\_\_\_

## 3. Contact Details

Name of Contact: \_\_\_\_\_

Name of Person authorised to sign Contract: \_\_\_\_\_

Position: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

## 4. Addenda Acknowledgement

Proponents to confirm in writing that they have read and understood Tender 04/2023 and accounted for any addenda to the Tender Document.

## 5. Agreement to Terms and Conditions

By completing and signing this Tender Form the Tenderer agrees to be bound by the terms and conditions set out in the Tender Document and acknowledges the selection criteria and Annexures, contained within the Tender Document.

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_





# Design Guidelines

---



# Catalina

---



---

## DESIGN GUIDELINES

Stages 36 & 37 - 7<sup>th</sup> Dec 2021 (Rev 1.5)





## Contents

### Introduction

- 1.1 Welcome to Catalina Green
- 1.2 Purpose of the Design Guidelines
- 1.3 How to use the Design Guideline Document
- 1.4 Local Development and Structure Plans
- 1.5 Compliance
- 1.6 Approval Application

### House Design and Appearance

- 2.1 Front Elevations
- 2.2 Corner Lots
- 2.3 Colour and Materials
- 2.4 The Roof
- 2.5 Crossovers, Driveways and Garages
- 2.6 Laneways
- 2.7 Lot Levels and Retaining Walls
- 2.8 Fencing and Letterboxes
- 2.9 Outdoor Areas and Landscaping
- 2.10 Other Buildings and Services

### Checklist

### 2-Storey Mandatory Dwelling Plan

## 1.1 Welcome to Catalina Green

Sustainability and connections are at the core of Catalina Green.

Through advanced planning and design the estate has embraced the existing landform and sought to nestle the development among the existing trees and vegetation. This unique approach allows you to build your dream home among new infrastructure with a natural backdrop.

Access to transport is easy with a vast bike and foot path network that will provide connections to Ocean Keys Shopping Centre, Clayton Beach, Mindarie Marina and Clarkson Train Station. With all this on your doorstep why would you want to be anywhere else? But should you want to venture further afield the freeway and train station are right there for you.

Catalina Green offers the perfect location that balances beach, bush, shops and city.

**WHERE URBAN LIVING  
MEETS CONVENIENCE**





## 1.2 Purpose of the Design Guidelines

The Design Guidelines apply to residential lots within Catalina Green 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 you to design your 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
- Confidence in your investment

## 1.3 How to use the Design Guidelines

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 City of Wanneroo. A checklist for mandatory requirements has been included at the end of this document.

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

## 1.4 Local Development and Structure Plans

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

The LSP and LDP's identify requirements for a number of items, including but not limited to the following;

- Dwelling orientation
- Building setbacks
- Public open space interface
- Private open space and outdoor living areas
- Vehicle access and garage locations
- Boundary Walls
- Visual Privacy
- Design for Climate

## 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. City of Wanneroo approval ensures compliance with statutory and policy requirements.

Individuality, architectural expression and innovation are promoted. Alternative designs will be considered where the vision of Catalina Green is main-

tained. Approval of alternative designs does not set a precedent.

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



## 1.6 Approval Application

Building plans must provide the following and should be lodged electronically in PDF format to [plans@satterley.com.au](mailto:plans@satterley.com.au)

### SITE PLAN

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

### 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 heights 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;
- Existing infrastructure such as retaining walls, fences, utilities, or similar; and
- Bushfire management plans



# House Design and Appearance

These Design Guidelines set a number of mandatory and encouraged requirements that you and your chosen builder will need to meet when designing your new home. These act as a guide to ensure a high-quality home is built that is in keeping with the estate and your neighbours.

Sustainability is at the core of Catalina Green and we encourage you to continue this within your house 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.

Catalina Green is proud to have been awarded the highest possible sustainability accreditation from the Urban Development Institute of Australia. Catalina Green has been awarded for its sustainability in Ecosystems, Waste, Energy, Materials, Water and Community. To find out more visit;

[www.envirodevelopmentliving.com.au](http://www.envirodevelopmentliving.com.au)

We encourage you to investigate sustainable building options and climate responsive design including solar access, natural ventilation, thermal and water efficiency. Further information on this can be obtained from:

[www.water.wa.gov.au](http://www.water.wa.gov.au)

[www.yourhome.gov.au/technical](http://www.yourhome.gov.au/technical)



Catalina Green benefits from 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 Catalina Green Design Guidelines at any point in time.



## 2.1 Front Elevation

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

- At least three 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 Catalina Green's vision is maintained. Approval of alternative designs does not set a precedent.





## 2.2 Corner Lots

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

### **Mandatory requirements**

The following requirements need to be incorporated into the design of 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.

## 2.3 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.

## 2.4 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 roofs such as zincalume are not permitted.

### **Encouraged requirements**

- 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; and
- Pre-finished corrugated metal sheeting and low profile roof tiles are encouraged.

## 2.5 Crossovers, Driveways and Garages

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

### Mandatory requirements

The following requirements need to be incorporated into the design of 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 front building line to a maximum of one metre for two storey dwellings where the garage alignment complies with the primary setback;
- 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.





## 2.6 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.

## 2.7 Lot Levels and Retaining Walls

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

### **Mandatory requirements**

- Lot levels are set as part of estate works and are not to be modified; and
- Modifications to retaining walls installed by the developer are not allowed unless for maintenance or where written approval by Satterley and City of Wanneroo has been granted;

## 2.8 Fencing and Letterboxes

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

### **Mandatory requirements**

- Installing a front fence is not permitted;
- Some lots may have a fence provided by the developer. Modifications to fences installed by the developer 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 Woodland Grey Colorbond fencing. The finish of any side or rear boundary gates should complement the fence (except where a pillar has been constructed by the developer, 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.

## 2.9 Outdoor Areas and Landscaping

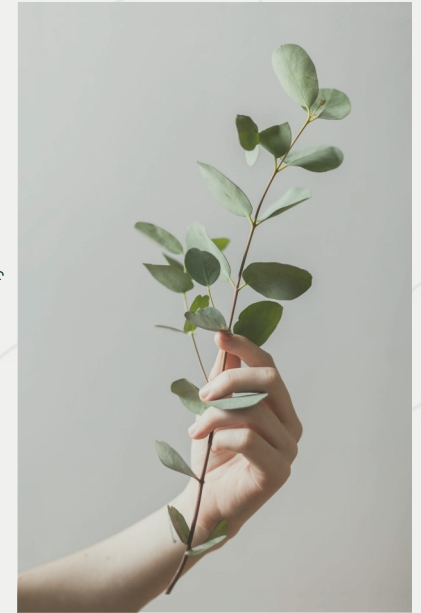
Your outdoor living area should be designed to receive northern winter sun whilst providing protection from rain, winter breezes and the hot summer sun. Well-designed front yard and verge areas can increase security, privacy, energy efficiency, water efficiency and improve the presentation of your home.

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 Catalina Green front landscaping rebate. Once installed the front landscaping package should not be removed or significantly altered.



## 2.10 Other Buildings and Services

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 encouraged 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.



# Checklist

To be submitted with building plans to Satterley for approval.

## 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

- At least three 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;
  - \* Material 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.

### 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.



# Checklist (Continued)

## Mandatory Requirements

### 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.

- ❑ 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 Levels

- ❑ 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 Woodland Grey 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).

### Other Buildings and Services

- ❑ For corner lots, sheds and outbuildings shall not extend 500mm above fences and shall not be greater than 10sqm.
- ❑ Building services such as air-conditioning units, satellite dishes, TV antennae, solar hot water units, photovoltaic panels and downpipes 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 encouraged 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.



LEGEND

CATALINA GREEN  
STAGES 36-37

MANDATORY 2 STOREY  
DWELLING

LOCATION PLAN

Not to Scale

2 STOREY MANDATORY DWELLING PLAN

CATALINA GREEN (Stages 36 & 37)

For Satterley Property Group (A Tamala Park Regional Council Project)

NORTH

Scale: 1:1500 @ A3

0 15 30 45m

PLAN: TAMCA-5-022

DATE: 07/12/2021

PROJECTION: PCG 94

DATUM: AHD

REVISION:

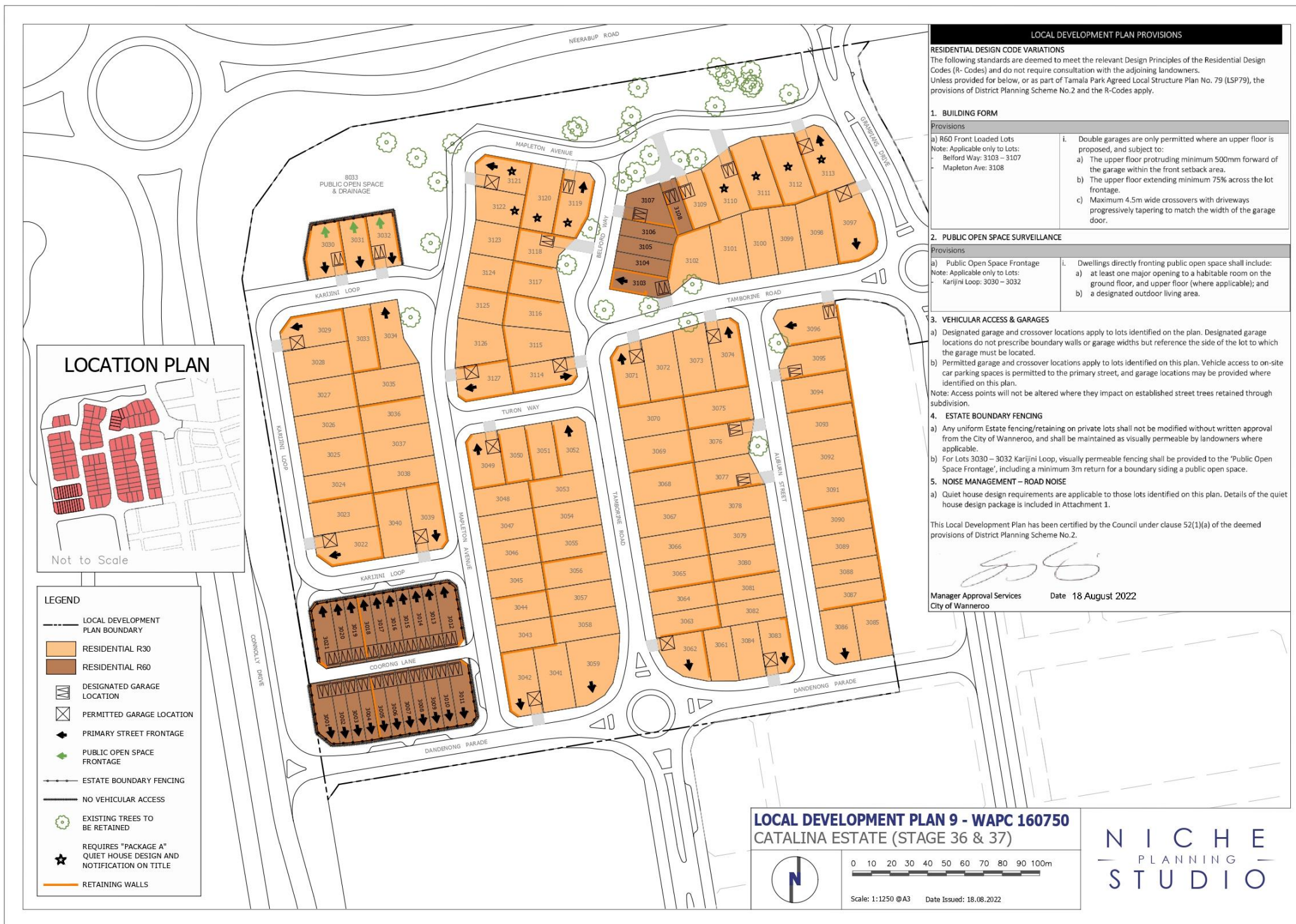
DRAWN: JP

PLANNER: BK

CHECK: JH







## 5.2 Residential Design Code Variations

Table 3A and Table 3B set out variations to the Residential Design Codes that constitute 'Deemed-to-Comply' provisions within the Structure Plan area and which do not therefore, require neighbour consultation and planning approval.

**TABLE 3A:** Variations to the 'Deemed-to-Comply' provisions of the Residential Design Codes for **R30 Coded Lots:**

	RELEVANT R-CODE CLAUSE	PROVISION
PUBLIC OPEN SPACE INTERFACE	Additional Requirement	All dwellings shall have a minimum of one habitable room with a major opening facing toward the Public Open Space.
	5.2.4 C4	All lots shall have visually permeable fencing to any Public Open Space boundary, to the specifications and satisfaction of the Local Authority.
	5.1.3 C3.2	Boundary walls are not permitted abutting a Public Open Space boundary.
	5.1.2 C2.1	Buildings on lots adjoining public open space shall be setback a minimum of 1.0m from the Public Open Space boundary.
SETBACKS	5.1.2 C2.1, C2.2	Dwellings shall be setback from the <b>Primary Street</b> as follows: <ul style="list-style-type: none"> <li>• Minimum Setback – 2.0m</li> </ul>
	5.2.1 C1.1	Buildings shall be set back a minimum of 1 metre from the Secondary Street.
		For any single storey dwelling on a lot with a frontage less than 10 metres in width and where vehicle access is gained solely from the Primary Street, only a single garage/carport (including tandem) is permitted.
		All garages and dwellings shall be setback from the rear lot boundary abutting a laneway as follows: <ul style="list-style-type: none"> <li>• 0.5m minimum setback where the rear boundary abuts a laneway of 6.0m or greater in width; or</li> <li>• 1.0m minimum setback where the rear boundary abuts a laneway of 5.0m in width.</li> </ul>
BOUNDARY WALLS	5.1.3 C3.2	<b>R30 coded lots less than 13 metres wide:</b> boundary walls are permitted to both side boundaries of a lot (excluding Secondary Street boundaries other than laneways), behind the minimum Primary Street setback, within the following limits: <p><u>Single Storey</u></p> <ul style="list-style-type: none"> <li>• Maximum height – 3.5m</li> <li>• Maximum length – no limit</li> </ul> <p><u>Two Storey &amp; Above</u></p> <ul style="list-style-type: none"> <li>• Maximum height – 6.5m</li> <li>• Maximum length – Up to 12m in length</li> </ul>



PRIVATE OPEN SPACE	5.1.4 C4	<p><b>All lots with a frontage of 13 metres or less:</b></p> <ul style="list-style-type: none"> <li>A variation to the prescribed minimum open space requirement may be reduced to a minimum of 30% of the site subject to:               <ol style="list-style-type: none"> <li>A minimum 2.0m side boundary setback to habitable rooms with major openings on the northernmost or easternmost side boundary;</li> <li>The provision of an Outdoor Living Area which is directly accessible from an internal living area and:                   <ul style="list-style-type: none"> <li>has a minimum useable space of 24m<sup>2</sup>;</li> <li>has a minimum dimension of 4m (which may include the nominated Secondary Street setback area); and</li> <li>adjoins a northernmost or easternmost side boundary (with the exception of corner or irregular shaped lots where demonstrated that (a) can be still be achieved).</li> </ul> </li> </ol> </li> </ul>
	5.3.1 C1.1 Table 1	
ANCILLARY ACCOMM.	5.5.1 C1 (i), (iii)	<p>Ancillary accommodation is permitted on lots less than 450m<sup>2</sup>.</p> <p>Such ancillary accommodation with a plot ratio not exceeding 40m<sup>2</sup> does not require an additional car parking bay on site.</p>
VISUAL PRIVACY	5.4.1 C1 (i)	A minimum of 4.5m setback to side and rear boundaries applies to major openings to all habitable spaces including bedrooms, studies, balconies etc. (applies only to finished floor levels greater than 0.5m above natural ground level).
DESIGN FOR CLIMATE	5.4.2	Overshadowing provisions do not apply.

**TABLE 3B:** Variations to 'Deemed-to-Comply' provisions of the Residential Design Codes for **R40 – R60 Coded Lots:**

	RELEVANT R-CODE CLAUSE	PROVISION
PUBLIC OPEN SPACE INTERFACE	Additional Requirement	All dwellings shall have a minimum of one habitable room with a major opening facing toward the Public Open Space.
	5.2.4 C4	All lots shall have visually permeable fencing to any Public Open Space boundary, to the specifications and satisfaction of the Local Authority.
	5.1.3 C3.2	Boundary walls are not permitted abutting a Public Open Space boundary.
	5.1.2 C2.1	Buildings on lots adjoining Public Open Space shall be setback a minimum of 1.0m from the Public Open Space boundary.
SETBACKS	5.1.2 C2.1, C2.2	Dwellings (& Verandas) Minimum dwelling setback to Primary Street is 2.0m, and 1.5m for a veranda.
	5.2.1 C1.1	For any single storey dwelling on a lot with a frontage less than 10 metres in width and where vehicle access is gained solely from the Primary Street, only a single garage/carport (including tandem) is permitted.
		All garages and dwellings shall be setback from the rear lot boundary abutting a laneway as follows: <ul style="list-style-type: none"> <li>• 0.5m minimum setback where the rear boundary abuts a laneway of 6.0m or greater in width</li> <li>• 1.0m minimum setback where the rear boundary abuts a laneway of 5.0m in width</li> </ul>
BOUNDARY WALLS	5.1.3 C3.2	Boundary walls are permitted to both side boundaries of a lot (excluding Secondary Street boundaries other than laneways), behind the minimum front setback, within the following limits: <p><u>Single Storey</u></p> <ul style="list-style-type: none"> <li>• Maximum height – 3.5m</li> <li>• Maximum length – no limit</li> </ul> <p><u>Two Storey &amp; Above</u></p> <ul style="list-style-type: none"> <li>• Maximum height – 6.5m</li> <li>• Maximum length – Up to 12m in length</li> </ul>
PRIVATE OPEN SPACE	5.1.4 C4 5.3.1 C1.1 Table 1	<ul style="list-style-type: none"> <li>• A variation to the prescribed minimum open space requirement may be reduced to a minimum 25% of the site, subject to the provision of an Outdoor Living Area with: <ol style="list-style-type: none"> <li>a) A minimum useable space of 20m<sup>2</sup>, minimum dimension of 4m and may include the nominated Secondary Street setback area; and</li> <li>b) Located adjoining the northernmost or easternmost side boundary (with the exception of corner or irregular shaped lots where demonstrated that (a) can be still be achieved).</li> </ol> </li> </ul>



# POINT OF CONTACT FOR ENQUIRIES

Blaine Hall-Jones

Sales Operations Manager

Email: [blaineh@satterley.com.au](mailto:blaineh@satterley.com.au)



F9DBD661.eps