



SeASiDe

DESIGN GUIDELINES

2024

1.0 THE VISION

Welcome to the ultimate beach lifestyle on Perth's sunny, southern shores. Seaside Madora Bay is a spacious, masterplanned community with direct beach access, and is close to everything you need to live a great life.

Seaside is the ideal place to escape the everyday, design your dream home, and build your perfect beachside life. Contemporary, innovative designs are encouraged to ensure Seaside's vision of sustainable living is realised in the design of your home.

The contemporary architecture is strongly influenced by the unique qualities of the estate, aimed at preserving its unique natural heritage and capturing ocean views. Through thoughtful design, estate architecture and local amenities, Seaside's value will be realised to ensure market returns.

THIS GUIDE INCLUDES REQUIREMENTS AND RECOMMENDATIONS FOR DWELLING DESIGNS THAT:

- Respond to the climate and conditions of the lot and the context in which it sits.
- Include high quality design detailing to create an attractive and contemporary coastal vernacular.
- Incorporate principles of environmental design and energy consumption.
- Contribute to the safety and security of the community.
- Add value to your greatest investment - your home.

TABLE OF CONTENTS

1.0 THE VISION	2
2.0 INTRODUCTION	3
Interpretation and Application	
3.0 SITE PLANNING	4
3.1 Building Orientation	
3.2 Energy Efficiency	
4.0 DWELLING APPEARANCE	5
4.1 Driveways	
4.2 Fencing	
4.3 Retaining Walls and Finished Levels	
4.4 Dwelling Facade	
4.5 Front Wall Height	
4.6 Roof	
4.7 Corner Lots	
4.8 Building Materials	
4.9 Roofing Materials	
4.10 Landscaping	
4.11 Site Services	
4.12 Letterboxes	
4.13 Sheds and Outbuildings	
4.14 Air Conditioners	
4.15 Audio Visual Antennae and Satellite Dishes	
4.16 Solar Collectors	
4.17 Clothes Lines and Drying Area	
4.18 Rainwater Tanks	
COMPLIANCE CHECK LIST	10
MASTERPLAN	11

2.0 INTRODUCTION

The Seaside Design Guidelines are intended to provide helpful design advice to assist both the future homeowner and builder to understand the vision for Seaside, and embrace the critical home design elements, which must be adopted to ensure the quality, coastal, community-based vision for the estate is maintained.

At Seaside we have developed strong design themes to build the estate's vision, and these should be reflected in each home design. In addition, a set of more stringent statutory and policy requirements are in place to ensure the critical design elements are properly managed and regulated, so a consistent approach is maintained for all new homesites in the estate.

The design guidelines contain three distinct information elements:

- General design recommendations and suggestions, which provide broader guidance to the designer when preparing house plans.
- Key design elements which are mandated by the estate developer.
- Other important design-based regulatory requirements as part of the City of Mandurah building approval process.

These elements are outlined in four sections, which have been structured to follow the logical thought processes involved in the preparation of the home design.

These are:

- Description of the Seaside vision.
- Site planning considerations for your new home.
- Key aesthetic and visual appearance elements.
- Other building matters.

In addition to any building approvals, which must be issued by the local authority, the developer's approval is also required for each dwelling.



INTERPRETATION AND APPLICATION

When designing your home these design guidelines must be read and considered by your builder/designer in conjunction with the regulatory requirements of the R-Codes, Part 1 of the Madora Bay North Local Structure Plan, the Seaside Madora Bay Restrictive Covenants and any Local Development Plan. The guidelines operate only as a guide to the interpretation of the key design elements of the documents, which impact on basic site planning and house design.

In addition to these regulatory standards, mandatory requirements are also described in this document and reflect specific additional controls being imposed by the developer, to ensure the ultimate delivery of the vision for Seaside.

The applicant is required to provide the following documents for the developer's approval which must include:

• **Site Plan:**

Include levels, location of dwelling and garage, boundary setbacks, all dividing fences and any front fence and side boundary fence if a corner lot, as well as any new retaining walls and any other outbuildings or structures.

• **Floor plan:**

The agreed house design and layout, including window and door locations, all fresco areas, etc.

• **Elevations:**

- To indicate ceiling height of front rooms (if single storey) and roof pitch.
- Indicative materials and colours schedule for wall, roof and trims.

Drawings should include a north point and annotation.

Plans should be lodged electronically in PDF format at plans@satterley.com.au by your builder, with advice provided direct to the builder.

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.

Note: Approval from Satterley Property Group does not constitute permission to build. A separate application must be lodged with the City of Mandurah. These processes can be completed concurrently to expedite the start of construction of your home.

This document is subject to ongoing revision and may be updated from time to time. Please contact the Seaside Sales and Information Centre to confirm the current version of the Seaside Design Guidelines, or visit www.seaside-estate.com.au.

3.0 SITE PLANNING

This section includes recommendations for passive solar dwelling design. The location of living spaces and outdoor living areas, as well as the provision of windows and openings on the southern interface, allows natural warming from the winter sun and ventilation and cooling by summer breezes. Whilst not mandatory, the homeowner is encouraged to discuss the principles with the building designer or architect when preparing house designs.

3.1 BUILDING ORIENTATION

The orientation of your home has largely been defined by the original master plan of Seaside Madora Bay. The orientation of the lots have been considered to provide maximum natural light, views and cooling breezes.

To help keep your home warmer in winter and cooler in summer, with less reliance on mechanical devices such as air conditioning, the following is suggested:

- Maximise glazing to the north in order to harness the solar gain possible in winter (Note: Shade devices are required for solar protection during the harsh summer months).
- Locate garages or parapet walls on the western boundary to block the harsh summer sun.
- Locate back yards / outdoor living areas to capture cooling breezes in summer.
- Consider the internal layout of the dwelling and the capacity to create natural breezeways.
- Consult with your neighbour:

Where will my neighbour locate their house/windows/doors?

Are outdoor living areas located in the most appropriate location?

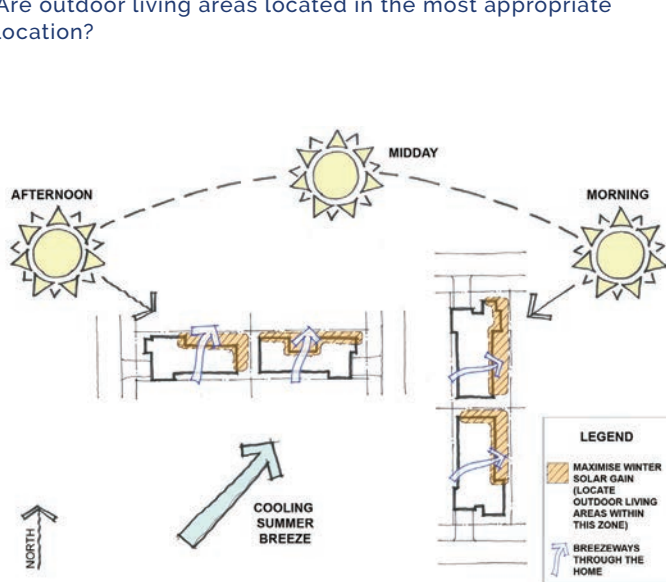


Fig. 1: Preferred home orientation

3.2 ENERGY EFFICIENCY

Sustainable living practices in the design and operation of the home and outdoor areas will help reduce the consumption and cost of household energy and water.

Recommended:

- Incorporate shade devices, which allow northern winter sun into living areas and prevent access from the summer sun. Shade devices include pergolas, deciduous vegetation and awnings.
- Minimise the number and size of openings on the eastern and western elevations and provide shade devices.
- Install high-rated electrical appliances (i.e. fridge, freezer, television, washing machine, dishwasher, air conditioner, hot water system, lighting etc.).
- Install efficient water-using applicants (i.e toilet, taps, shower head etc).
- Install a heat pump or roof mounted solar hot water system (subject to permitted locations).
- Install an array of roof-mounted photovoltaic cells.

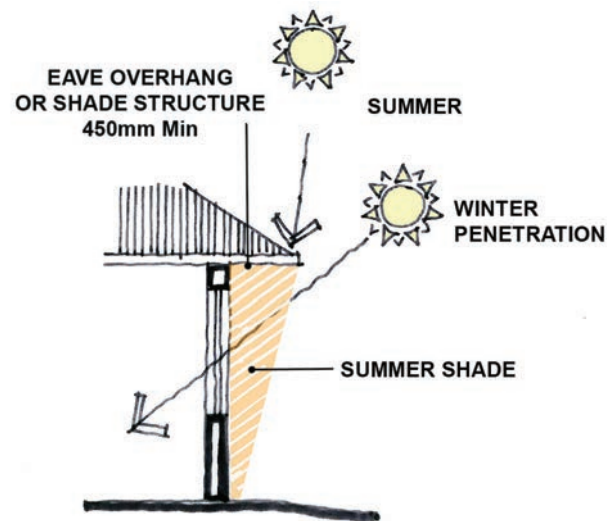


Fig. 2: Glazing protection from summer heat and to maximise winter solar gain.

4.0 DWELLING APPEARANCE

This section summarises the contemporary, coastal look of Seaside Madora Bay, and how it will be achieved through the external finish of your home. This includes preferred colour palettes, finishes for the exterior of the home and natural paving materials that will establish the look of your Seaside home.

4.1 GARAGES & CARPORTS

Attractive, safe and active streetscapes are created by minimising the prominence of garage doors and maximising passive surveillance opportunities through windows and habitable rooms oriented towards the street and lane.

The design of the dwelling and garage are important elements contributing to the attractiveness of the streetscape.

Mandatory Requirements:

- A garage/carport capable of parking two cars is required for all lots. This can be a traditional double garage/carport (side-by-side parking) or a tandem garage/carport to minimise the impact of garages/carports on the 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/carports shall be in the same style, materials and colours as the dwelling.

Recommended:

- Garage/Carport should not be forward of the front building line.

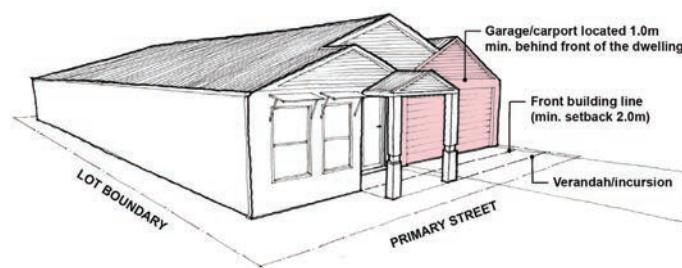


Fig. 3: Garage/Carport should be located behind the front building line of the home.

4.2 DRIVEWAYS

Driveways, like garages, are an important design element of your home that impact on the streetscape.

Mandatory Requirements:

- Constructed of brick paving, liquid limestone or exposed aggregate concrete.
- Driveways must not exceed 6 metres in width and must be setback 0.6 metres from the side boundary
- A driveway shall not be constructed from grey, painted or in-situ concrete unless there is exposed aggregate.



Fig. 4: Typical driveway materials acceptable at Seaside.

4.3 FENCING

Where a purchaser is eligible, side and rear fencing shall be provided by the developer. Where fencing is not provided by the developer the following is required:

Mandatory Requirements:

- Fencing forward of the building line of the dwelling shall be constructed in the same materials and similar or complementary colours as the dwelling. The fence shall be visually-permeable above 750mm in height to a maximum height of 1750mm.
- Side and rear dividing fences shall be consistent with the developers specification, which will include colorbond fencing to all dividing side and rear fences, and estate feature fencing where applicable. Selected lots within the estate will also receive estate-front fencing abutting significant roads and public open space.

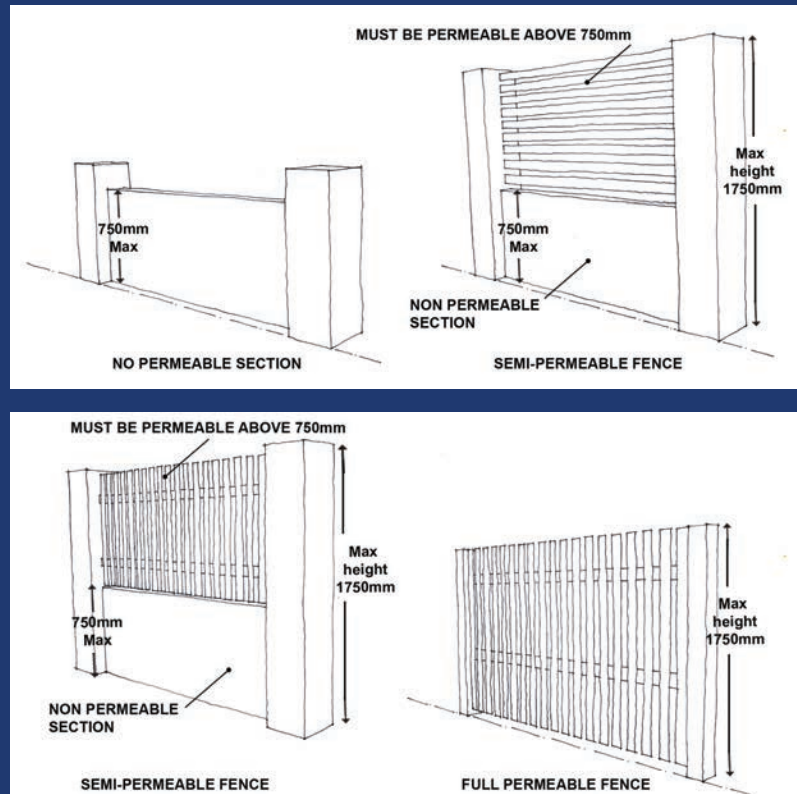


Fig. 5: Typical fencing options



Fig. 6: Typical fencing examples

4.4 RETAINING WALLS AND FINISHED LEVELS

Seaside has been designed to reflect the natural topography of the land. Where retaining walls have been provided to a lot, they should not be altered or removed as this may compromise the structural integrity of the retaining wall.

Mandatory Requirements:

- All retaining walls to common boundaries provided by the developer shall not be removed or modified in any way.
- Existing site levels shall not be modified by more than 500mm.

Included in this section are mandatory requirements and recommendations for elements of the dwelling and fencing.

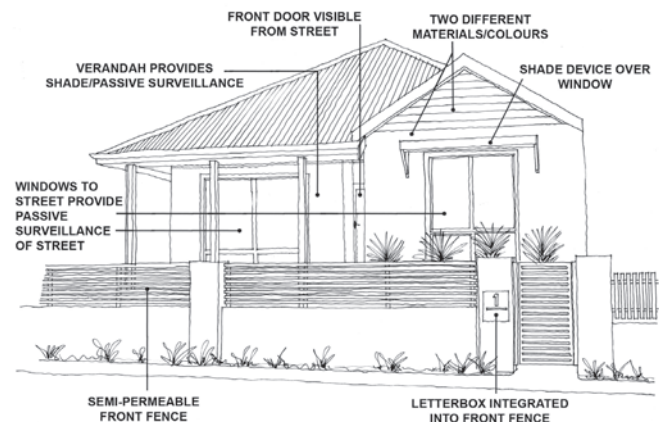


Fig. 7: Typical home showing various elements to be considered.

4.5 DWELLING FACADE

A house which has character and looks good on the lot improves the overall streetscape. Particular design features can contribute towards consistency of streetscape, safety and security. In order to deliver the coastal vernacular of Seaside, face brick and heavy masonry should be minimal and where delivered should be complemented with more traditional coastal materials of weatherboards, timber and lightweight cladding materials. Consideration should be given to the coastal location when choosing colours and fittings, as dark colours will fade and poorly selected fittings will deteriorate quickly.

Mandatory Requirements:

- Front elevation includes a minimum of two architectural features such as roof gable or gablet, arch, portico with a minimum depth of 1,500mm, projecting sill course, verandah with a minimum depth of 1,500mm which comprises of a minimum of 50% of the front elevation, bay window, balcony, feature wall or planter box.
- A front elevation must comprise of two colours or materials, as per the following:
 - Substantial feature material or colour that is in contrast to the predominant wall material or colour. No one material or colour is to be more than 90% of the wall area, maximum area of face brick is 75%.



Fig. 8: Typical examples of architectural features and material mixes acceptable at Seaside.

Where more than two dwellings are adjacent and constructed by the same builder, diversity in the front facade is required; in colour, materials and architectural features. Substantial repetition of the same facade treatment will not be permitted.

4.6 FRONT WALL HEIGHT

(For Single Storey Dwellings Accessed by a Rear Lane Only)

The front elevation of a single storey dwelling will have greater presence and provide for an improved streetscape when the front elevation wall height, fronting the public realm, is greater than the standard 2.4m.

Additional height allows for a more enclosed street, increased light into the rooms and permits the installation of ceiling fans to allow air flow on hot days, reducing reliance on more expensive air conditioning.

Mandatory Requirements:

Ceiling height for the full width of elevation is a minimum of 32 vertical brick courses (2.7m) for single storey dwellings, which have vehicle access from a rear lane.

4.7 ROOF

The roof of the dwelling is an important design element, both for architectural interest and energy efficiency.

Mandatory Requirements:

- Roof pitch is minimum 24 degrees for a traditional roof and minimum 5 degrees for a skillion roof.
- Any areas of flat roof shall be screened by public view by a parapet wall.
- Curved roof shall be minimum 12 degrees pitch.

Recommended:

- Roof eave overhang of 450mm minimum and gable overhang of 300mm minimum should be considered.
- Where windows are not protected by an eave or gable, a shade device consistent with the style of the dwelling should be considered.



Fig. 9: Typical examples of roof designs acceptable at Seaside.



Fig. 10: Typical examples of roof eave overhangs acceptable at Seaside.



Fig. 11: Typical examples of shade devices over windows.

4.8 CORNER LOTS

Homes located on corner lots should address both the primary and secondary street, providing passive surveillance of both streets. Fencing along the secondary street is encouraged to be articulated with visually permeable sections to minimise continuous blank fencing.

Recommended:

- The front elevation and 3.0m minimum of the side elevation, shall be visible from the public realm.

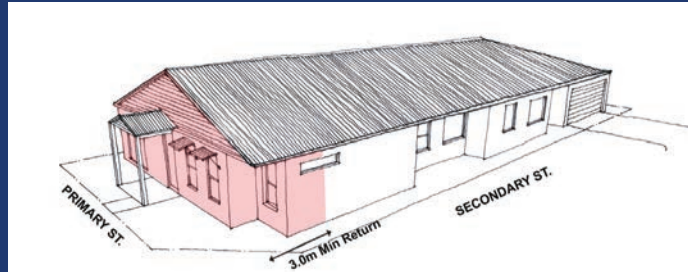


Fig. 12: Front elevation for corner lots to wrap around secondary street frontage.



Fig. 13: Typical example of corner lot homes wrapping around secondary street frontage.

4.9 BUILDING MATERIALS

ROOFING MATERIALS

In order to maintain a consistent coastal colour palette throughout Seaside, light Colorbond colours are recommended. Dark-coloured roof materials are not considered appropriate.

Recommended:

- Roof to be light in colour.
- Dark colours are not recommended.



Fig. 14: Typical examples of roofing material acceptable at Seaside.

WALL MATERIALS

Front elevations visible from the public realm (street or open space) should, where possible, deliver a layered facade providing a number of materials and colours, which incorporate an element of white to reflect the coastal character of Seaside.

Recommended:

- Include an element of white (window and door frames / down pipes / guttering).
- Include predominantly light colours.
- Avoid large expanses of dark colours and finishes.
- Include alternative materials such as:
 - Weatherboards:
 - Compressed cement cladding.
 - Stone cladding.
 - Sheet metal cladding.



Fig. 15: Typical example of light weight cladding materials.

4.10 LANDSCAPING

In order to deliver a coordinated landscape outcome that reflects the Seaside coastal lifestyle, it is suggested that home owners consider natural coastal vegetation, which is salt and drought resistant. The use of pebbles and aggregates are encouraged to reflect the coastal location.



Fig. 16: Typical example of landscape elements to be considered at Seaside.

4.11 SITE SERVICES

Mandatory Requirements:

- All services shall be screened from the street or park view.

4.12 LETTERBOXES

Recommended:

- Letterboxes shall be constructed in the same colours and materials as the dwelling and clearly numbered.



Fig. 17: Typical examples of letterboxes which match the home.

4.13 SHEDS AND OUTBUILDINGS

Mandatory Requirements:

- Outbuildings shall match dwelling materials, colours and style.
- Outbuildings will not be permitted in the front setback area.

4.14 AIR CONDITIONERS

Mandatory Requirements:

- Air conditioning units shall be screened from street or park view (rear lane exempt).



Fig. 18: Typical example of air conditioning unit screened from public view.

4.15 AUDIO VISUAL ANTENNAE AND SATELLITE DISHES

Mandatory Requirements:

- All TV antenna and satellite dishes shall be located in the least visually obtrusive location from the street or park (rear lane exempt).



Fig. 19: Typical example of TV antenna screened from public view.

4.16 SOLAR COLLECTORS

Solar hot water systems and photo-voltaic plates are encouraged to be installed, where practicable, in order to reduce demand on traditional power generation.

Recommended:

- Where possible, solar hot water systems and photo-voltaic plates shall not be visible from the street or park view.



Fig. 20: Typical example of solar collectors matching roof profile.

4.17 CLOTHES LINES AND DRYING AREA

Clothes lines and drying areas shall be screened from public view including streets, lanes and parks.

4.18 RAINWATER TANKS

Rainwater tanks shall be screened from public view including streets, lanes and parks.

COMPLIANCE CHECKLIST

REQUIRED
CRITERIA

DESIGN
GUIDANCE

1.0 Building and Site Planning			
1.1	Building Orientation		
1.2	Energy Efficiency		
2.0 Dwelling Appearance			
2.1	Garages & Carports		
2.2	Driveways		
2.3	Fencing		
2.4	Retaining Walls and Finished Levels		
2.5	Dwelling Facade		
2.6	Front Wall Height		
2.7	Roof		
2.8	Corner Lots		
2.9	Roofing Materials		
2.10	Wall Materials		
2.11	Landscaping		
2.12	Site Services		
2.13	Letterboxes		
2.14	Sheds and Outbuildings		
2.15	Air Conditioners		
2.16	Audio Visual Antennae and Satellite Dishes		
2.17	Solar Collectors		
2.18	Clothes Lines and Drying Areas		
2.19	Rainwater Tanks		



