

THE
LEEUWIN
@ Witchcliffe



DESIGN GUIDELINES

REVISION 4
26/04/2024

theleewin.com

TABLE OF AMENDMENTS

REVISION	GENERAL COMMENTS	DATE ISSUED
1	<ul style="list-style-type: none">- Minor amendments to Clause 2.1 – Roof Form, 2.3 – Secondary Elevations and 2.5 – Garages and Carports;- Minor amendments to Clause 4.7 – Outbuildings and Storage and 4.8 – Rainwater Tanks.	11/11/2022
2	<ul style="list-style-type: none">- Update estate branding; update figure 4 to include entire estate.	01/06/2023
3	<ul style="list-style-type: none">- Minor amendment to Clause 1.1 – Setbacks- Additional Clause added to Section 2 - Building Appearance.	07/11/2023
4	<ul style="list-style-type: none">- Minor amendment to Clause 1.1 – Setbacks to include R10 lots.- Addition of Figure 1 and renumbering of subsequent figures.	26/04/2024



VISION

Experience the enchantment of coastal and country living in the heart of the Margaret River Region. Immerse yourself in the serene oasis of The Leeuwin @ Witchcliffe, where nature's vibrant colours come alive. Our brand palette draws inspiration from the captivating hues of forest greens, sandy shores, and stone shades, seamlessly blending with the natural splendour of this renowned destination.

Reflecting the lush landscapes that surround us, the rich forest greens inspire an atmosphere of tranquillity. The sandy tones evoke the sun-kissed beaches that wrap the coastline, inviting you to embrace the laid-back coastal lifestyle. Complementing these, the earthy shades of stone pay homage to the region's rugged beauty, infusing a sense of timeless elegance into every aspect of our brand.

At The Leeuwin, we celebrate the unique allure of the Margaret River Region and the connections it fosters. Within our community, families, friends, and neighbours come together to create lasting memories and forge meaningful relationships. Embrace the simple pleasures of laughter, the gentle breeze carrying the essence of the nearby ocean, and the clinking of glasses in celebration of the region's renowned wines and culinary delights. The Leeuwin is a sanctuary where houses become cherished homes and neighbours become an extended family.

Discover a place where the wonders of the Margaret River Region harmonise with modern comfort and sophistication. The Leeuwin welcomes individuals who seek to embrace the coastal and country lifestyle that defines this remarkable destination. Whether you are a family in search of a nurturing home or a couple seeking adventure and relaxation, The Leeuwin caters to your landscape. Offering an environment that enriches lives with simplicity, familiarity, and a profound appreciation for the natural wonders that define the Margaret River Region.



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INTRODUCTION

The Leeuwin @ Witchcliffe Design Guidelines ('the Guidelines') are intended to provide design guidance for future homeowners, architects and builders so they are able to understand the vision for The Leeuwin @ Witchcliffe estate and meet the built form and streetscape aspirations required to deliver the Estate vision.

OBJECTIVES OF THE GUIDELINES

The criteria contained within these Design Guidelines have been imposed by the Developer to ensure the ultimate vision for The Leeuwin @ Witchcliffe estate is achieved.

These Design Guidelines have been prepared for the purpose of preserving the qualities and attributes of The Leeuwin @ Witchcliffe Estate for future residents.

INTERPRETATION & APPLICATION

When designing your home, these Design Guidelines must be read and considered by you and/or your Home Designer/Builder in conjunction with the regulatory requirements of:

- + the Residential Design Codes ('R-Codes');
- + Part 1 of the Lot 2 Redgate Road, Witchcliffe Structure Plan; and
- + the Shire of Augusta-Margaret River Local Planning Scheme No. 1.

These Design Guidelines provide guidance on each of the built form and streetscape elements of The Leeuwin @ Witchcliffe Estate. They apply to the development of all new residential buildings (including outbuildings) within the estate.

Elements of these Design Guidelines comprise three parts:

- + **Objective:** Setting out the ultimate objective of each element.
- + **Encouraged:** Recommendations that are non-mandatory, but highly desired within the estate.
- + **Required:** Mandatory requirements that, where permitted, are included within the Restrictive Covenant and must be demonstrated to be granted Developer's Approval.

The Guidelines, their Objectives and set of Mandatory Requirements are provided as a checklist, which is required to be submitted with the Application.

While not all elements within the Guidelines are required to be addressed for compliance, each will be considered in relation to the overall design to ensure the intent of the Guidelines is met.

OTHER REQUIREMENTS

RESTRICTIVE COVENANTS

The mandatory requirements of these Design Guidelines have been incorporated into Restrictive Covenants and are imposed upon the Certificate of Title of each property for 10 years. Therefore, prior to purchasing land within The Leeuwin @ Witchcliffe estate, it is important that buyers are aware of these Guidelines, their implications on the type and cost of dwelling that can be constructed, and the associated approval process. The Restrictive Covenants will include some, but not necessarily all, of the design elements covered in these Guidelines.

Building activities which infringe these Guidelines, or which are constructed without approval, may be required to be modified or removed at the cost of the owner.

OTHER APPLICABLE DOCUMENTS

The Guidelines are to be read in conjunction with any other relevant statutory documents, including:

- + National Construction Code of Australia (NCCA);
- + Shire of Augusta – Margaret River Local Planning Scheme No. 1;
- + The Approved Bushfire Management Plan (Emerge Associates);
- + Dividing Fences Act 1961.



APPROVAL PROCEDURE

To ensure the criteria set out in these Guidelines are complied with, each proposed dwelling (and associated outbuilding/s) is required to be evaluated through a Developer Assessment process. Prior to lodging an Application for a Building Permit, your plans are required to be assessed and approved by the Developer's nominated representative.

DESIGN ENDORSEMENT

Development proposals will require the stamped endorsement of the Developer's nominated representative prior to construction. This process must occur **prior to** an Application for a Building Permit is lodged with the Shire of Augusta-Margaret River.

The Applicant is required to provide the following documents to the Developer's nominated representative for approval:

- | | |
|--|--|
| + Site Plan | The site plan includes levels, the location of dwelling and garage, boundary. |
| + Floor Plan | The proposed house design and layout, including window and door locations. |
| + Elevations | Elevations which indicate the ceiling and wall heights of all rooms, and roof pitch. |
| + Roof Plans | Roof plans which demonstrate the drainage and connection to water tank. |
| + Colour & Materials Schedule | A materials and colour list which confirms the treatments to all elevations. |

Notes:

Approval from the Developer does not constitute permission to build or negate the need for building approval from the Shire of Augusta-Margaret River. A separate building application must be lodged with the Shire of Augusta-Margaret River for approval.

Dwelling or outbuilding proposals that seek to vary the deemed-to-comply criteria of the Residential Design Codes or depart from the requirements of any of the Shire's Local Planning Policies may require Development Approval prior to the Application for a Building Permit.

NOMINATED REPRESENTATIVE

Plans should be lodged electronically in PDF format to Rowe Group at the details below by your builder, with advice and approval provided direct to the builder.



ROWE GROUP DESIGN

Level 3, 369 Newcastle Street, Northbridge WA 6003

Phone: 9221 1991

Email: theleeuwin@rowegroup.com.au

Website: www.rowegroup.com.au

APPROVAL PROCESS



1. SITE PLANNING

1.1. SETBACKS

Objective: Setbacks to all buildings (including dwellings, water tanks and outbuildings) are applied to ensure all buildings are appropriately setback from the street and neighbouring properties, to create and maintain a rural streetscape and ensure property privacy is maintained.

Encouraged: Additional setbacks to the northern property boundary may be incorporated, to maximise the dwelling's access to winter sunlight.

Required:

- › Setbacks of dwellings, water tanks and outbuildings are to be in accordance with Table 1 of these Design Guidelines.
- › All outbuildings and rainwater tanks must be located wholly behind the rear elevation of the associated dwelling.

Table 1 – Building Setbacks

	R5 Lots	R10 Lots
PRIMARY STREET SETBACK (as per the R-Codes)	12-metres	7.5-metres
SECONDARY STREET (as per the R-Codes)	6-metres	3-metres
SIDE SETBACK	5-metres (as per Clause 4.21.2 (d) of TPS 1)	As per Tables 2a and 2b of R-Codes
REAR SETBACK	6-metres	6-metres
OUTBUILDINGS SIDE/REAR SETBACK (As per AD1.5 of LPP 1)	As per the R-codes	As per R-Codes

Please note where lots are subject to an approved Local Development Plan (LDP), the provisions of the LDP supersede the above.



Figure 1 – Zoning Plan

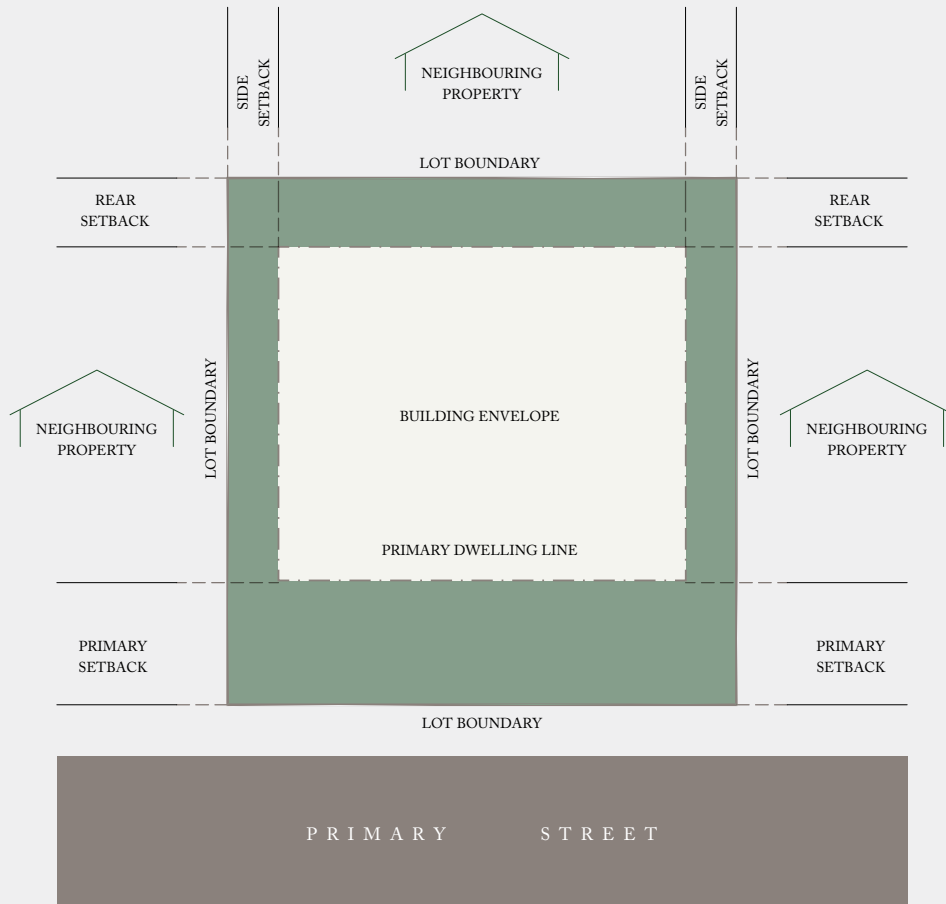


Figure 2 – Setback Plan

1.2. SITE LEVELS

Objective: Minimise the extent of earthworks.

Encouraged: Topographically sensitive homes (homes built on elevated footings) are encouraged, though need to consider thermal retention strategies to meet the climate.

Required:

- › The finished site level shall not be modified by greater than 0.6-metres above the existing ground level, or equal to the back of kerb at the primary road reserve, or as required to meet a minimum class “S” soil classification (whichever is greater).

1.3. BUILDING FOOTPRINT

Objective: Achieve a minimum rainfall catchment area to promote efficient rainwater harvesting.

Encouraged: Applications for smaller dwellings shall exhibit a greater emphasis to all external facades.

Required:

- › The combined roofed area of dwelling and associated outbuildings shall be no less than 130m².



1.4. OUTDOOR LIVING AREAS

Objective: The primary Outdoor Living Areas should optimise access to the winter sunlight and be protected from the harsh summer sun.

Encouraged: Tree planting along northern boundaries should comprise deciduous tree species in order to retain solar access during Winter months, while providing shelter from the summer sun.

Permanent shade structures over the outdoor living area should consider solar access to adjoining indoor living areas during Winter months.

Dwelling designs should include an undercover clothes drying area along the northern aspect.

Primary Outdoor Living Areas should be located on the northern portion of the lot to maximise access to winter sun.

Required: > Outdoor Living Areas should be located adjacent an Indoor Living Area.

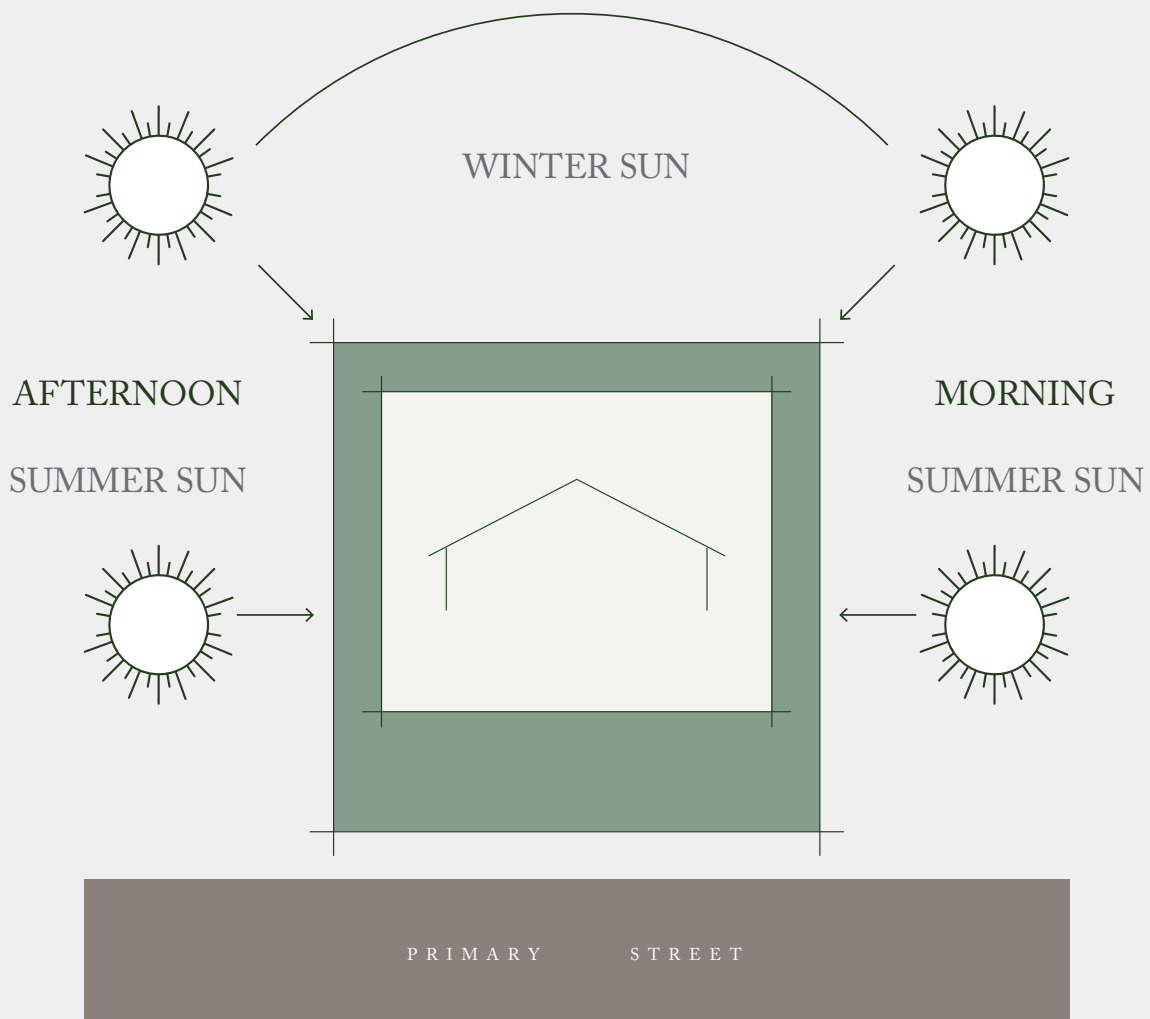


Figure 3 – Solar Access Diagram

1.5. BUSHFIRE MANAGEMENT

Objective: Ongoing protection of The Leeuwin @ Witchcliffe Estate against the threat of bushfire.

Encouraged: A proactive approach to hazard reduction and bushfire management.

- Required:**
- › Owners are to comply with the approved Bushfire Management Plan (Emerge Associates) which requires:
 - All buildings are to be constructed in accordance with the requirements of Australian Standard 3959 – Construction of Buildings in Bushfire-Prone Areas.
 - Properties to be maintained to a ‘low-threat’ standard in perpetuity, including:
 - * The front setback area (The primary street setback area);
 - * The Asset Protection Zone;
 - * All grasses be maintained to a height of less than 100mm at all times.
 - * All loose leaves/grass/bark are to be removed as soon as practical.
 - › Water tanks are to be fitted with an 80mm Gate Valve and 80mm Female Camlock (Refer Element 4.8 – Rainwater Tanks).



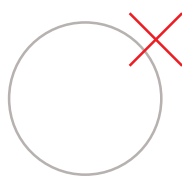

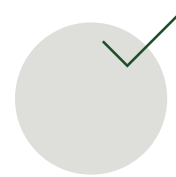
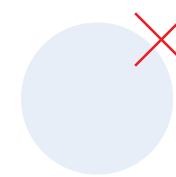
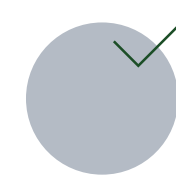
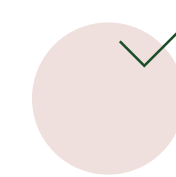
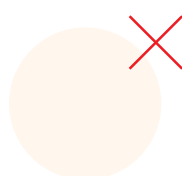
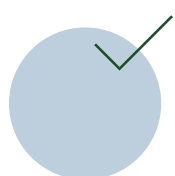
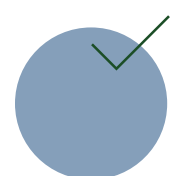
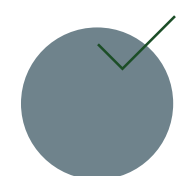
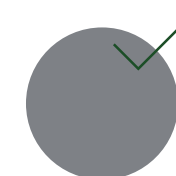
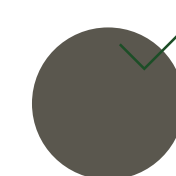
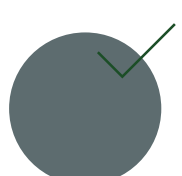
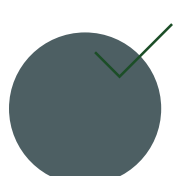
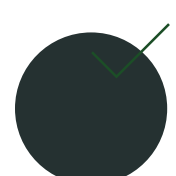
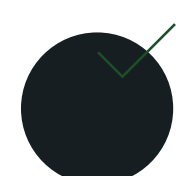
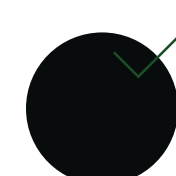
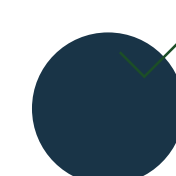
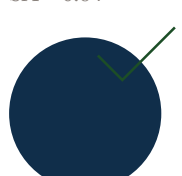
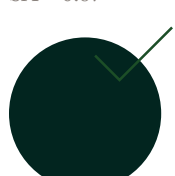

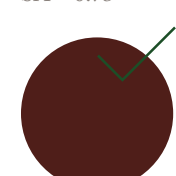
2. BUILDING APPEARANCE

2.1. VISUAL MANAGEMENT

The Leeuwin @ Witchcliffe is identified in within a Visual Management Control Area under the *Shire of Augusta-Margaret River Local Planning Strategy 2036*. Development subject to Visual Management Controls, as identified in the Local Planning Strategy must not use colours with a solar absorptance rating less than or equal to 0.4, as demonstrated below.

Objective:	Preserve and maintain the natural and rural landscape amenity of the Wadandi Track Corridor, as required by the Shire of Augusta-Margaret River.
Encouraged:	Colour selections throughout the estate are consistent with the development controls identified by the Shire of Augusta-Margaret River in the Local Planning Strategy 2036.
Required:	Structures within Visual Management Area 'A' must not use Colorbond colours identified with a solar absorptance rating less than or equal to 0.4, as demonstrated below.

Refer to *Shire of Augusta-Margaret River Local Planning Strategy* regarding development controls in Visual Management Area 'A'.

					
Dover White™ SA = 0.28	Surfinist™ SA = 0.33	Evening Haze™ SA = 0.43	Southherly™ SA = 0.40	Dune™ SA = 0.48	Paperback™ SA = 0.43
					
Classic Crea™ SA = 0.33	Shale Grey™ SA = 0.44	Bluegum™ SA = 0.57	Windspray™ SA = 0.60	Gully™ SA = 0.64	Jasper™ SA = 0.67
					
Wallaby™ SA = 0.64	Basalt™ SA = 0.67	Woodland Grey™ SA = 0.70	Monument™ SA = 0.73	Night Sky™ SA = 0.95	Ironstone™ SA = 0.75
					
Deep Ocean™ SA = 0.74	Cottage Green™ SA = 0.73	Pale Eucalypt™ SA = 0.60	Mano Red™ SA = 0.70		

2.2. ROOF FORM

Objective: Roof forms that contribute to the rural residential amenity of the Estate, while promoting opportunities for solar energy harvesting.

Encouraged: Roofs should be proposed having regard to the optimum pitch and orientation of PV solar panels.
Roof form, colour and materials shall be consistent with the design of the dwelling.

- Required:**
- › Roofs should comprise either a Gable Roof or Skillion Roof, subject to the following requirements:
 - Gable Roof: Minimum pitch of 24 degrees.
 - Skillion Roof (or Skillion and Lean to roof): Minimum 10 degrees to a maximum 32 degrees, with maximum 10-metre spans.
 - › Flat roofs are supported for dwellings where designs provide sufficient drainage/ water proofing is achieved to facilitate rainwater catchment.
 - › Roofs shall be constructed with non-reflective Lysaght custom orb (Zincalume) or Colorbond custom orb.
 - › Roofs shall be constructed in a colour selected from the standard Colorbond range or any other colour the Developer deems acceptable.
 - › No silver Zincalume roofs will be supported.



Figure 4 – Roof Form

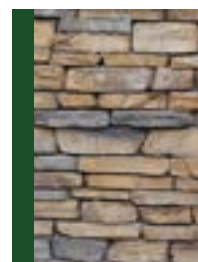
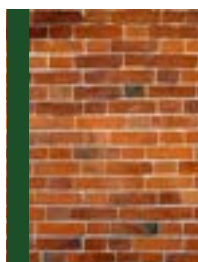
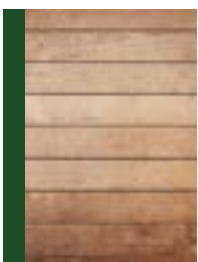
2.3. BUILDING FACADES

Objective: Building facades create a high-quality streetscape that reflect the rural residential amenity of the area.

Encouraged: Dwellings are encouraged to incorporate articulated building facades, through the inclusion of architectural features such as verandas, porticos, a chimney, the use of awnings and other similar elements including feature walls or cladding.

Required:

- › Building facades which are visible from the public street must contain a minimum of one (1) finished material such as:
 - Natural hardwood weatherboard;
 - Brick or face brickwork;
 - Fibre cement cladding;
 - Painted weatherboard cladding;
 - Rendered and painted walls;
 - Rammed earth;
 - Natural local stone;
 - Timber;
 - Non-reflective Zinalume/Colorbond cladding; or
 - Any other material the Developer deems acceptable.
- › Building facades shall be constructed with materials of neutral or natural tones consistent with the surrounding environment.
- › Building facades which are visible from the public street must contain a minimum of two (2) of the following architectural features:
 - Veranda with a minimum depth of 3m;
 - Portico;
 - Feature walls;
 - Chimneys;
 - Eaves on windows;
 - Gable-end windows; or
 - Any other architectural element deemed to meet the Building Facade objectives and is acceptable to the Developer.
- › Double height brickwork spanning greater than 60% of the primary frontage is not supported.



2.4. SECONDARY ELEVATIONS

Objective: Ensure a consistent and attractive streetscape on estate roads and with a high level of passive surveillance over the public realm

Encouraged: Dwellings are encouraged to incorporate architectural featuring that wraps around the dwelling corner, providing a transition and visual interest to the street.

Required:

- › Dwellings on corner lots shall address both the primary and secondary street frontages, including at least two major openings to each frontage.
- › Secondary elevations shall be generally consistent with the external colours and finishes of the primary elevation.

2.5. BOULEVARD LOTS

Objective: Boulevard lots are lots with frontages to the Tremandra Boulevard. Boulevard lots provide a 'first impression' of The Leeuwin @ Witchcliffe estate and contribute to the natural character yet high-quality presentation of the estate.

Encouraged: High-quality, architecturally designed dwellings are preferred, providing a high level of visual interest and passive surveillance to the public realm.

The construction of dwellings on Boulevard Lots are encouraged to be completed within 2 years from the date of sale.

Required:

- › Lots identified as 'Boulevard Lots' on Figure 4 of these Guidelines shall direct the primary orientation of the dwelling to Tremandra Boulevard; and
- › The primary façade of dwellings on lots identified as 'Boulevard Lots' on Figure 4 of these Guidelines shall be parallel to the primary street.

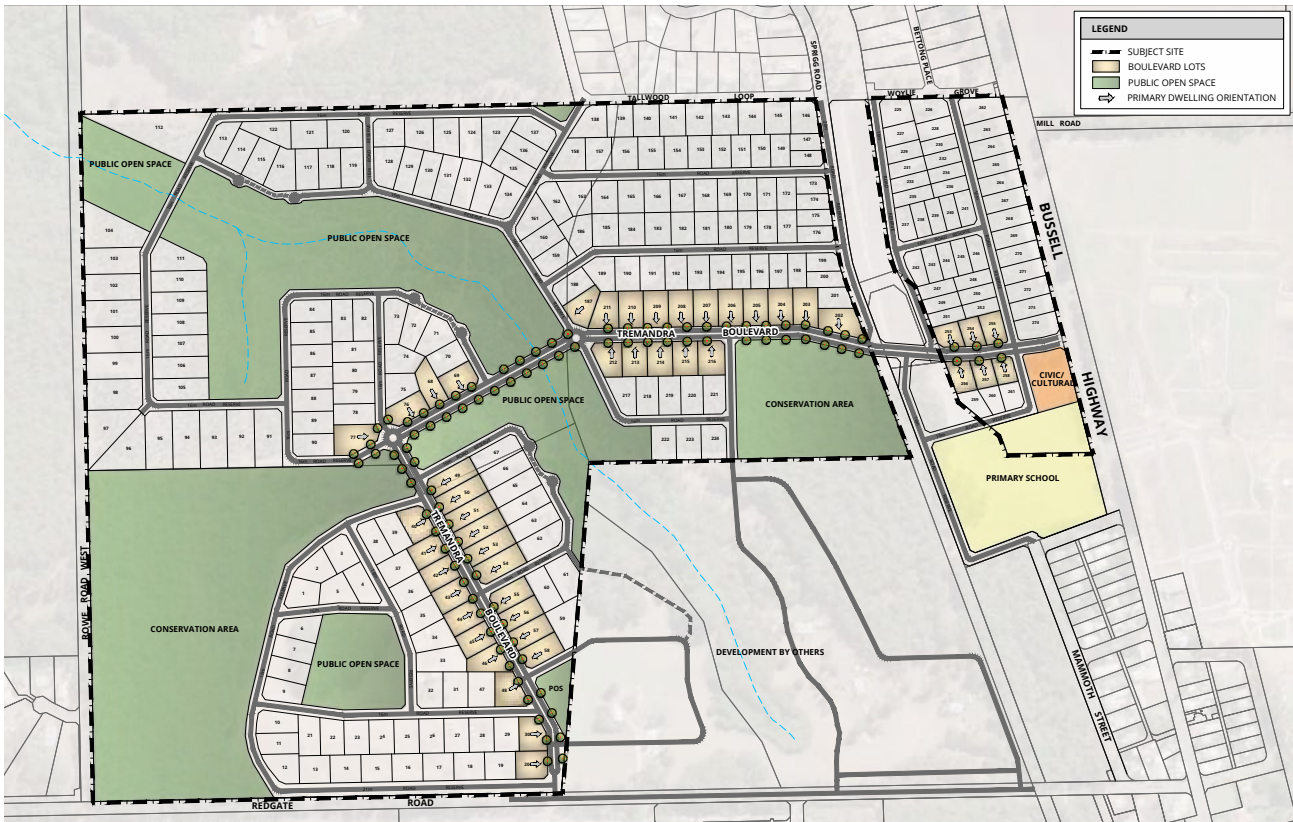


Figure 5 – Boulevard Lots

2.6. GARAGES & CARPORTS

Objective: Reduce the visual impact of vehicle parking on the streetscape, ensuring the parking of vehicles does not detract from the natural rural character of the estate.

Encouraged: Garages and carports that are integrated into the design of the primary dwelling are preferred.

Where detached, the roofs of garages and carports should be consistent with the roof of the primary dwelling.

- Required:**
- › Garages may protrude up to a maximum of 0.5m in front of the primary dwelling line.
 - › Carports may protrude up to a maximum of 2.0m in front of the primary dwelling line.
 - › Garages and carports are to provide a minimum of two vehicle car parking spaces side by side.
 - › Garages and carports are to be constructed with colour and materials consistent with the primary dwelling.

2.7. DRIVEWAYS & CROSSOVERS

Objective: Reduce the impact of vehicle dominance on the streetscape to minimise the prominence of driveways and crossovers by managing the extent and material finishes used.

- Required:**
- › Crossovers shall not be constructed to a width of greater than 6.0 metres.
 - › Driveways shall be constructed of:
 - Compacted limestone;
 - Red pea gravel;
 - Red or ochre paving;
 - Exposed aggregate;
 - Red bitumen; or
 - Any other product deemed acceptable to the developer.



3. LANDSCAPING + FENCING

3.1. LANDSCAPING

Objective: Landscaped areas throughout the estate represent an extension to the existing natural vegetation of the area and positively contribute to the rural amenity of the estate.

Encouraged: Owners are encouraged to incorporate climate appropriate, water wise planting throughout their property.

Planting of trees along northern property boundaries are encouraged to comprise only deciduous species to facilitate access to winter sun light.

Local native species should be incorporated into private gardens to provide for natural habitat for native fauna and promote natural bird life in the estate.

- Required:**
- › Landscaping within the front setback area shall be properly landscaped within three (3) months after practical completion of the residence.
 - › Owners must ensure the maintenance of all landscaped areas is undertaken regularly in accordance with the approved Bushfire Management Plan (Refer Element 1.6 – Bushfire Management).



3 . 2 . F E N C I N G

Objective: Preserve the open amenity and presentation of the Estate with uniform rural fencing.

Required:

- › All property fencing to comprise jarrah or pine post at 5-metre centres and ring lock wire with a single top wire to:
 - A maximum height of 1.2 metres forward of the primary dwelling line; and
 - A maximum height of 1.8 metres behind the primary dwelling line.



4. OTHER CONSIDERATIONS

Objective: Maintain a consistent, attractive streetscape and uniform standards of development for all landowners within The Leeuwin @ Witchcliffe.

4.1. EFFLUENT DISPOSAL SYSTEMS

Encouraged: The landowner should inform themselves of any specific site requirements impacting their landholding prior to committing to an Effluent Disposal System.

Components of effluent disposal systems that are visible above ground are to be located in a position that does not detract from the visual amenity of the streetscape and the dwelling.

Required:

- › Effluent Disposal Systems are to be located set back from the side and rear property boundaries in accordance with Table 1 of these Guidelines, unless otherwise approved by the Department of Health (Refer Element 1.1 - Setbacks).

4.2. LETTERBOXES

Required:

- › Letterboxes are to be located within the front setback area.
- › Letterboxes should be constructed of colours and materials that complement the primary dwelling.

4.3. HEATING AND COOLING

Encouraged: Air conditioning or reverse cycle units should have a minimum energy rating of 4 stars for a cold climate.

Air conditioning units should be considered in conjunction with the sustainability criteria of Element 6 of these Guidelines.

Required:

- › Air-conditioning units shall be installed in accordance with the following:
 - Located as so the unit is not visible from the street;
 - Not on the front elevation of the residence;
 - Beneath the ridge line of the roof; and
 - Comprises a colour consistent with the roof colour.

4.4. TV ANTENNAE & SATELLITE DISHES

Encouraged: All lots are serviced by the National Broadband Network for telecommunications; however antennae may still be required for television broadcast. Wireless or underground telecommunication networks are preferred to maintain the visual amenity of the streetscape.

TV antennae and/or satellite dishes are installed in locations that are not visible from primary or secondary streets.

4.5. SOLAR COLLECTORS

Encouraged: PV Solar Collectors are highly recommended.

Roof configurations should have regard to the optimal pitch and orientation for solar efficiency (refer Element 2.1 – Roof Form)

Solar panels are installed in locations that are not visible from primary or secondary streets.

Landowners should inform themselves of the local power network's ability to receive power from installed solar systems.

Required: › Solar panels shall be mounted directly to roof lines. External mounting devices are prohibited.

4.6. CLOTHES LINES & DRYING AREAS

Encouraged: Dwelling designs incorporate covered clothes drying area to ensure covered passive clothes drying during all months of the year (Refer Element 1.4 – Building Design).

Required: › All clothes drying areas shall be located behind the primary dwelling and screened from public view.

4.7. OUTBUILDINGS & STORAGE

Required: › All outbuildings and storage units are to be constructed in colours and materials that are consistent with the primary residence.
› All outbuildings and storage units are to be located behind the primary residence.

– Refer to Shire of Augusta–Margaret River Local Planning Policy 1 – Outbuildings, Farm Buildings and Swimming Pools regarding side setbacks on R5 coded lots.

4.8. RAINWATER TANKS

Required: › Rainwater tanks are to be located behind the primary residence.
› The external appearance of the rainwater tank is to compliment the primary dwelling facade.
› Water tanks are to be fitted with an 80mm Gate Valve and 80mm Female Camlock (Refer Element 1.6 – Bushfire Management).

– Refer to Shire of Augusta–Margaret River Local Planning Policy 1 – Outbuildings, Farm Buildings and Swimming Pools regarding side setbacks on R5 coded lots.

5. AMENITY CONSIDERATIONS

5.1. CONSTRUCTION ACTIVITY

- Required:**
- › All lots must be maintained before and during the construction of the primary dwelling, including the maintenance of grass/weeds.
 - › Storage of construction materials, plant equipment and temporary amenities to be located on the subject lot only and must be located behind the front and secondary street setbacks (defined by Element 1.1 - Setbacks).

5.2. PARKING OF VEHICLES

Objective: Protection of the primary streetscape from the prevalence of large vehicles, including boats, trailers and caravans.

Encouraged: Permanent storage of large vehicles to be located within an approved outbuilding (Refer Element 4.7 – Outbuildings and Storage) and screened of public view.

- Required:**
- › All vehicles of greater size than a passenger vehicle shall be stored behind the primary dwelling and screened from public view.

5.3. SIGNAGE

Objective: Protection of the primary streetscape from the prevalence of advertising signage on residential properties.

Encouraged: Where signage is permitted, it comprises natural tones that reflect the environmental amenity of the Estate.

- Required:**
- › All signage, with the exception of temporary real estate signage, is prohibited on residential properties.

5.4. DOMESTIC CATS

Objective: Protect the native wildlife from the prey of domestic cats.

- Required:**
- › The keeping of domestic cats is prohibited.

6 . S U S T A I N A B I L I T Y

Objective: Minimise the Estate's impact on the natural environment.

6 . 1 . B U I L D I N G D E S I G N

Objective: Design of the primary dwelling should aim to maximise passive climate control and ventilation aspects. The dwelling should be sited to both harness and repel the sun's heat appropriate to the different times of the year.

Encouraged: Dwellings to consider and appropriately respond to the impact of prevailing winds and solar angles, ensuring access to natural ventilation and solar access is optimised at all times of the year.

6 . 2 . E N E R G Y E F F I C I E N C Y

Encouraged: It is strongly encouraged that dwellings install solar PV (photovoltaic) systems as the primary source of energy. Owners should consult the relevant providers regarding available capacity to feed back to the grid.

Internal dwelling appliances and fittings are encouraged to achieve a minimum 4-star energy efficiency rating.

Heating and cooling systems are encouraged to be designed specifically in response to a cold climate zone.

6 . 3 . C O N S T R U C T I O N M A T E R I A L S

Encouraged: Construction materials with a good thermal mass rating (such as concrete, stone, rammed earth, brick and adobe) are highly encouraged.

Light frame construction is also encouraged, provided that appropriate insulation material is used.

Locally sourced materials are highly encouraged.

6 . 4 . O R I E N T A T I O N

Encouraged: All dwellings are encouraged to locate the primary outdoor and indoor living areas on the northern side of the dwelling, for the purpose of achieving adequate access to winter sunlight.

Landowners should further consider the use of openable screening and planting of deciduous trees to ensure protection of living areas from the summer sun.

6.5. PASSIVE DESIGN

Encouraged: Dwellings should be designed to respond to the prevailing winds in the locality, with windows and major openings strategically located to take advantage of cross ventilation.

All rooms in the dwelling are encouraged to have at least one window/major opening to optimise the degree of natural lighting. Rooms should not rely on the light from a skylight.

6.6. INSULATION

Encouraged: Eco-friendly and natural insulation materials are highly encouraged, provided they achieve the minimum “R” value of the National Construction Code.

6.7. GLAZING

Encouraged: Dwellings should incorporate glazing that response to the climatic conditions of the locality. In this regard, dwellings should consider double glazing in strategic locations (i.e., southern elevations).

6.8. EAVES

Encouraged: All dwellings should maximise their outlooks over both the street and private land areas, however dwellings should consider the impact of the sun during the year, and respond appropriately with awnings, eaves or shade structures.

Deeper eaves/awnings will be required to shade west-facing windows from the summer afternoon sun.



SUPPORTING RESOURCES

Josh's House

<https://joshshouse.com.au/>

Your Home

<https://www.yourhome.gov.au/housing>

Enviro House

<https://www.envirohouse.org.au/>

Low Carbon Living
(CRC)

http://www.lowcarbonlivingcrc.com.au/sites/all/files/publications_file_attachments/lclguide_residential_newbuild_web.pdf

Waterwise Planting

<https://www.watercorporation.com.au/Waterwise/Waterwise-plants>

Verge Landscaping &
Maintenance Guidelines

https://www.amrshire.wa.gov.au/library/file/4Sustainability/Environment/AM201247_Verge_Guidelines_1june2021.pdf



CHECKLIST

1.0 SITE PLANNING

1.1 Setbacks Setbacks are to be in accordance with Table 1 of these Design Guidelines.

All outbuildings and rainwater tanks must be located wholly behind the rear elevation of the associated dwelling.

1.2 Site levels The finished site level shall not be modified by greater than 0.6-metres above the existing ground level, or equal to the back of kerb at the primary road reserve, or as required to meet a minimum class "S" soil classification (whichever is greater).

1.3 Building Footprint The combined roofed area of dwelling and associated outbuildings shall be no less than 130m².

1.4 Outdoor Living Areas Outdoor Living Areas should be located adjacent an Indoor Living Area.

1.5 Bushfire Management Owners are to comply with the approved Bushfire Management Plan (Emerge Associates) which requires:

All buildings are to be constructed in accordance with the requirements of Australian Standard 3959 – Construction of Buildings in Bushfire-Prone Areas.

Properties to be maintained to a 'low-threat' standard in perpetuity, including:

* The front setback area (first 12-metres of property);

* The Asset Protection Zone;

* All grasses be maintained to a height of less than 100mm at all times.

* All loose leaves/grass/bark are to be removed as soon as practical.

Water tanks are to be fitted with an 80mm Gate Valve and 80mm Female Camlock (Refer Element 4.8 – Rainwater Tanks).

2.0 BUILDING APPEARANCE

2.1 Visual Management Structures within Visual Management Area 'A' must not use Colorbond colours identified with a solar absorptance rating less than or equal to 0.4.

2.1 Roof Form Roofs should comprise either a Gable Roof or Skillion Roof, subject to the following requirements:

* Gable Roof: Minimum pitch of 24 degrees.

* Skillion Roof (or Skillion and Lean to roof): Minimum 10 degrees to a maximum 32 degrees, with maximum 10-metre spans.

Flat roofs are supported for dwellings where designs provide sufficient drainage/water proofing is achieved to facilitate rainwater catchment.

Roofs shall be constructed with non-reflective Lysaght custom orb (zincalume) or Colorbond custom orb.

Roofs shall be constructed in a colour selected from the standard Colorbond range or any other colour the Developer deems acceptable.

No silver Zincalume roofs will be supported.

2.6	Driveways & Crossovers	Crossovers shall not be constructed to a width of greater than 6.0 metres.	<input type="checkbox"/>
		Driveways shall be constructed of:	<input type="checkbox"/>
		* Compacted Limestone;	
		* Red pea gravel;	
		* Red or ochre paving;	
		* Exposed aggregate;	
		* Red bitumen; or	
		* Any other product deemed acceptable to the Developer.	

3.0 LANDSCAPING

3.1	Landscaping	Landscaping within the front setback area shall be properly landscaped within three (3) months after practical completion of the residence.	<input type="checkbox"/>
		Owners must ensure the maintenance of all landscaped areas is undertaken regularly in accordance with the approved Bushfire Management Plan (Refer Element 1.6 – Bushfire Management).	

3.2	Fencing	All property fencing to comprise jarrah or pine post at 5-metre centres and ring lock wire with single wire to:	<input type="checkbox"/>
		* A maximum height of 1.2 metres forward of the primary dwelling line; and	<input type="checkbox"/>
		* A maximum height of 1.8 metres behind the primary dwelling line.	

4.0 OTHER CONSIDERATIONS

4.2	Letterboxes	Letterboxes are to be located within the front setback area.	<input type="checkbox"/>
		Letterboxes should be constructed of colours and materials that complement the primary dwelling.	<input type="checkbox"/>

4.3	Heating and Cooling	Air-conditioning units shall be installed in accordance with the following:	<input type="checkbox"/>
		* Located as so the unit is not visible from the street;	
		* Not on the front elevation of the residence;	
		* Beneath the ridge line of the roof; and	
		* Comprises a colour consistent with the roof colour.	

4.5	Solar Collectors	Solar panels shall be mounted directly to roof lines. External mounting devices are prohibited.	<input type="checkbox"/>
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4.6	Clothesline & Drying Areas	All clothes drying areas shall be located behind the primary dwelling and screened from public view.	<input type="checkbox"/>
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4.7	Outbuildings & Storage	All outbuildings and storage units are to be constructed in colours and materials that are consistent with the primary residence. All outbuildings and storage units are to be located behind the primary residence.	<input type="checkbox"/> <input type="checkbox"/>
4.8	Rainwater Tanks	Rainwater tanks are to be located behind the primary dwelling The external appearance of the rainwater tank is to compliment the primary dwelling facade. Water tanks are to be fitted with an 80mm Gate Valve and 80mm Female Camlock (Refer Element 1.6 – Bushfire Management).	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
5.0 AMENITY CONSIDERATIONS			
5.1	Construction Activity	All lots must be maintained before and during the construction of the primary dwelling, including the maintenance of grass/weeds. Storage of construction materials, planet equipment and temporary amenities to be located on the subject lot only and must be located behind the front and secondary street setbacks (defined by Element 1.1 - Setbacks).	<input type="checkbox"/> <input type="checkbox"/>
5.2	Parking of Vehicles	All vehicles of greater size than a passenger vehicle shall be stored behind the primary dwelling and screened from public view.	<input type="checkbox"/>
5.3	Signage	All signage, with the exception of temporary real estate signage, is prohibited on residential properties.	<input type="checkbox"/>
5.4	Domestic Cats	The keeping of domestic cats is prohibited.	<input type="checkbox"/>



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