

COWARAMUP COUNTRY • STAGE 1 • BUILDING DESIGN GUIDELINES FOR FUTURE DWELLINGS ON LOTS 200 – 245



INTRODUCTION

These Building and Landscaping Design Guidelines (“Guidelines”) apply to the *Cowaramup Country* residential estate on Bussell Highway, Cowaramup. They have been prepared to facilitate a high standard of housing development and landscaping within the subdivision. They also provide for longer-term land use control over particular activities that have the potential to impact on residential amenity.

STATUTORY APPLICATION

These Guidelines have been prepared to comply with-

- planning policy statement 17 of the endorsed Structure Plan for Lots 101 and 102 Bussell Highway, Cowaramup; and
- conditions 27 and 28 of Western Australian Planning Commission (WAPC) approval dated 11 August 2008 (WAPC No. 137407).

These Guidelines provide the minimum acceptable standards for all residential development in *Cowaramup Country* and should be primarily read in conjunction with the Detailed Area Plan (DAP), but also-

- the Residential Design Codes of Western Australia (“R-Codes”);
- the local planning scheme, local planning policies and building policies adopted by the local government;
- the Building Codes of Australia (BCA); and
- any other relevant requirement imposed by local government.

Where there is any inconsistency, these Guidelines and the DAP will prevail.

PURPOSE

The purpose of the guidelines is to create a development that not only adheres to the established village character, but also protects the lot owner’s interest and investment by enhancing the design quality of dwellings and avoiding inappropriate construction.

Essentially, these Guidelines are designed to-

- act as an extension to the work within the Cowaramup Village Centre Design Guidelines (i.e. adopted local planning policy), in developing a Cowaramup (residential) style and sense of place;
- achieve a visually attractive development that has regard to the amenity of adjacent lots and the extensive open space within the development;
- encourage sustainability through development that is site sensitive and incorporates passive solar design; and
- provide for passive surveillance of the open spaces while maintaining individual privacy.

INTERPRETATION

Unless the context otherwise requires, words and expressions used in these Guidelines have the same meaning as they have in the R-Codes. If words and expressions are not defined in the R-Codes, they shall have their normal and common meanings. Specifically, in these Guidelines:

“Laneway lot” means a medium density lot specifically designed to be provided with, and restricted to, vehicular access from a rear laneway and which is depicted as such on a Detailed Area Plan.

“Traditional lot” means a low density lot with conventional access and frontage to a primary street.

BUILDING PLAN APPROVAL PROCESS

At the time of purchasing a lot within *Cowaramup Country*, the buyer agrees to comply with these Guidelines. Before commencing any house design, these Guidelines need to be supplied to the architect, designer or builder to assist with the design of the building plans, landscaping, driveway and fencing.

The lot owner shall first obtain pre approval for the proposed building from the *Cowaramup Country* Design Panel (CCDP) prior to application to the Shire of Augusta-Margaret River (“Shire”) for a building licence. Plans submitted direct to the Shire will not be processed but on-forwarded to CCDP for pre-approval.

To ensure that the building plans can be fully assessed, the following information must be submitted to the CCDP with each application:

- Site plans at a scale of not less than 1:200 including-
 - the proposed levels and other significant site features;
 - the location of vehicle parking/storage and
 - the location and design of all proposed buildings, driveways, walls, fences, all roofed areas and outbuildings.
- Floor plans at a scale of not less than 1:100 for all buildings.
- Elevations at a scale of not less than 1:100 for all buildings.
- Sections through the buildings showing proposed construction detail including insulation within walls and ceilings.
- Schedule of materials, colours and finishes for all buildings and fences.

Should the plans be deemed by the CCDP to substantially achieve all the design criteria they will be approved and returned. The approved documents can then be lodged with the Shire as part of the building licence application.

Should the plans be deemed by the CCDP not to substantially achieve any one of the design criteria they will be returned with a request to amend the plans and/or to provide additional information so that further assessment can be undertaken. If plans are deemed not to substantially achieve all the design criteria for a second or further time the CCDP may, at its discretion, charge at cost for further assessment.

An application that seeks approval for a quality design, which is not strictly within the *Cowaramup Country Guidelines*, may be considered on its merits at the complete discretion of the CCDP. The CCDP endorsement of a building design shall not imply or guarantee any planning approval and/or building licence by the Shire.

1. BUILDING DESIGN AND LAND USE

1.1 ORIENTATION – SOLAR PASSIVE HOUSE DESIGN

Where practical, dwellings should be oriented and designed to maximise the capture of winter sun and protect against adverse heat from summer sun (refer to Figures 1 – 3). In this way dwellings are warmed in winter and protected from heat in summer. The design of dwellings should generally include-

- habitable rooms facing north;
- suitable protection being provided to north facing windows during summer;
- shading provided to west and east facing windows in the form of hoods, awnings, shutters, pergolas and verandas;
- outdoor living areas located to the north;
- cavity insulation provided to all external walls for houses with framed-wall construction; and
- installation of roof insulation and/or providing roof ventilation using rotary or static ventilators.

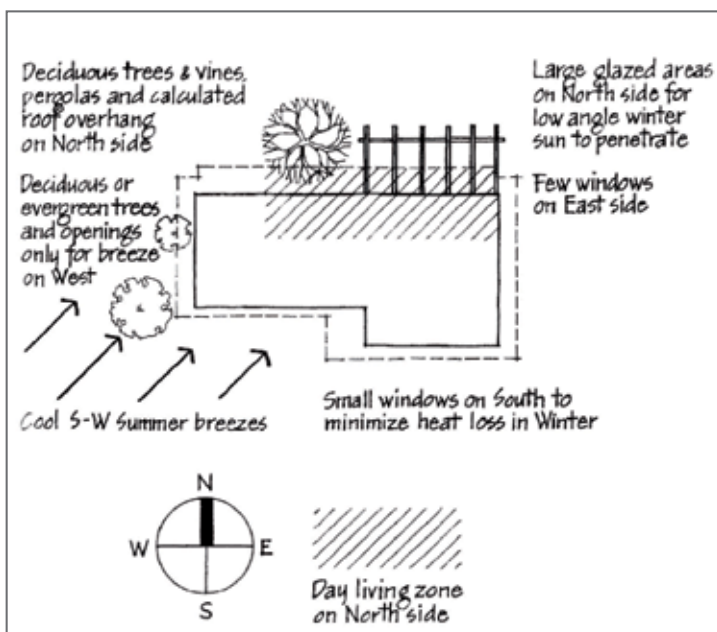


FIGURE 1: Some practical design measures for siting and designing a dwelling (Source: WAPC, 2008)

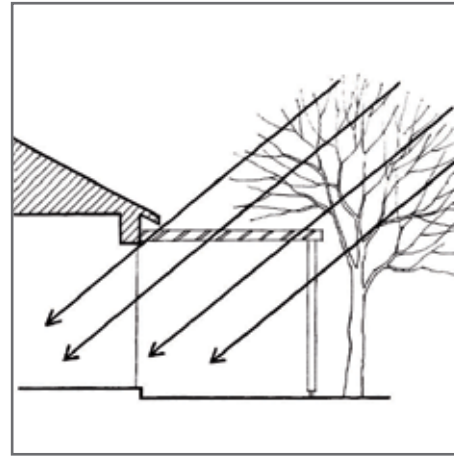


FIGURE 2: Using solar pergola and deciduous trees to allow entry of winter sun into major openings (Source WAPC, 2008)

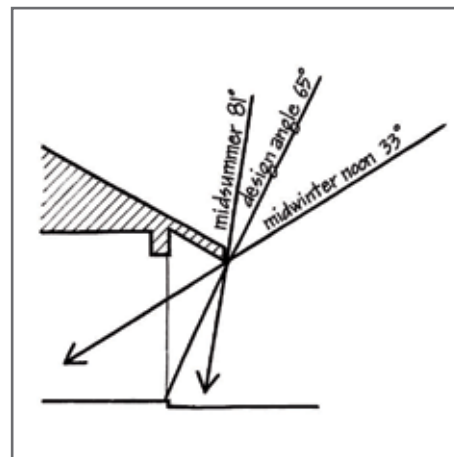


FIGURE 3: Calculating appropriate eaves overhang on north side of dwelling (Source: WAPC, 2008)

1.2 DESIGN TO ADDRESS GENERAL PRINCIPLES OF COWARAMUP VILLAGE CENTRE DESIGN GUIDELINES

Any residential design shall address and have regard for the general principles as provided in the Cowaramup Village Centre Design Guidelines and set out in Appendix 2 of the Cowaramup Village Centre Design Guidelines.

1.3 DESIGN REQUIREMENTS FOR CORNER LOTS

With respect to corner lots, dwellings should address both the primary street elevation and the side elevation facing the secondary street or laneway, as the case may be. Features of architectural interest (including gables, verandas, patios, feature brickwork or stone etc.) should be presented to the side elevation facing the secondary street or laneway (refer to Figure 4).



FIGURE 4: Example of a dwelling that addresses both the primary and secondary street through the use of gables, verandas, awning windows, and feature render and window sills (Source: Plunkett Homes, 2009)

1.4 SETBACKS

Dwellings shall conform to the setbacks in the R-Codes applicable to the specific lot coding (as shown on the DAP), including any variations or exclusions to setbacks shown on the DAP. In this respect, owners and designers should be aware of the DAP's specific setback requirements for laneway lots and traditional lots with laneways abutting the side or rear.

1.5 PRIVATE OPEN SPACE

Private open space should be provided at the percentage rates indicated in the R-Codes, including any variations or exclusions shown on the DAP. In this respect, owners and designers should be aware of the DAP's specific variation / exclusion to the R-Codes allowing laneway lots to provide only 40% private open space.

1.6 ROOF DESIGN

Traditional hip and valley roofs should have a minimum roof pitch of 24 degrees. Skillion roofing is permitted with a minimum of two visible separate and distinct planes as part of main roof structure (*refer to Figure 5*). Curved roofing is permitted but its radius must be greater than 40m, and shall generally have two visible and distinct sections as part of the main roof structure (*refer to Figure 6*).



FIGURE 5: Example of skillion-roofed house with two visible separate and distinct planes. (Source: WA Country Builders, 2009)



FIGURE 6: Example of curved roof house with a radius not greater than 40m and with two distinct sections (Source: WA Country Builders, 2009)

1.7 WALL MATERIALS AND TREATMENTS

Dwellings may only be constructed using new material. All exterior walls will be constructed using masonry, bricks finished in face work or render, rammed earth, rammed limestone, earth or limestone blocks, limestone facing, stone, weatherboard, weathertex boards or Colorbond. Engineered cement building products may be used but only if it has a minimum thickness of 8mm. No relocatable dwellings are permitted unless otherwise approved by CCDP. Second-hand relocatable dwellings are specifically prohibited.

1.8 GARAGE AND CARPORTS

Garages and carports must be constructed of the same material used in the construction of the walls and roof of the dwelling.

Laneway Lots

Owners and designers should be aware that the DAP sets a mandatory position for the garage or carport on each lot.

Traditional Lots

In respect to traditional lots only, the foremost portion of a garage or carport should generally be set back a minimum of 1.20m from the foremost portion of the main building.

1.9 OUTBUILDINGS (SHEDS)

No outbuilding is to be constructed prior to the dwelling being constructed.

Traditional Lots

In respect to traditional lots, if an outbuilding (such as detached sheds, garden sheds, etc.) is directly visible from the primary street, it must be of similar design and constructed using the same materials as the dwelling.

If the outbuilding is not visible from the primary street, and is constructed at the rear of the dwelling, then other material may be used, however, the minimum standard is Colorbond clad in Grey Ridge colour (or similar).

Where outbuildings are greater than 40m², regardless of the location, they must be made of the same materials as the dwelling.

Laneway Lots

In respect to laneway lots, outbuildings (such as small detached sheds, garden sheds, etc.) must be of similar design and constructed using the same materials as the dwelling.

2. DRIVEWAYS

Driveways connecting the carport or garage to the road shall be constructed such that there is no other vehicle hardstand between the street frontage and the dwelling. Driveways and crossovers must be a minimum width of 3.0 metres and constructed of brick paving, concrete or bitumen. Gravel driveways are not permitted.

3. FENCING

Boundary fencing and walls installed by the Developer shall not be modified or removed. In the event that existing walls are required to be removed, they must be replaced in the same materials and design. These fences will also be maintained to the same standard by the buyer.

Boundary fencing installed by the Lot owner must comprise of Colorbond modular metal panel fencing in 'Grey Ridge' colour (or similar).

Corner lots

In respect to corner lots, fencing on the side facing the secondary street or laneway is generally encouraged in masonry finish, in an open style, that is visually permeable above 1.2m.

4. SERVICES

4.1 RAIN WATER TANKS AND GREY WATER SYSTEMS

Dwellings must be fitted with a mandatory 2,500 litre (minimum) rain water tank connected to the dwelling roof catchment by way of gutters and downpipes. Larger rain water tanks, plumbed to the dwelling for the toilet, or laundry are actively encouraged.

The installation of Department of Health approved grey water treatment/reuse is encouraged, particularly gravity fed systems not reliant on storage tanks or pumps.

4.2 GAS

The subdivision will be serviced by Gas Cylinders Australia (GCA) which is a provider of bottled domestic LPG gas. It is recommended that gas cylinder bays be located on a side wall as near to the roadside as possible (albeit fully screened from view from the road), with gated access to enable GCA to replace / refill cylinders.

5. ANCILLARY FIXTURES, COMMERCIAL VEHICLES AND SIGNAGE

5.1 ITEMS SCREENED FROM STREET AND PUBLIC OPEN SPACE

Any clothes line, rainwater tank, rubbish disposal container or collection of rubbish, incinerator, or compost tumbler shall be screened from public open space and/or primary streets. It is recommended that rubbish bins be appropriately stored away from public view.

5.2 TELEVISION ANTENNAS, SATELLITE DISHES AND AERIALS

Traditional television or two-way radio aerials are prohibited. Only small satellite dishes that are not be visible from a roadway or area of public open space may be installed.

5.3 COMMERCIAL VEHICLES

Boats, trucks (being vehicles with an unladen mass of greater than 2000 kilograms), caravans or similar must not be parked or stored on any lot unless contained within a carport or garage or screened from view from view from the street.

Construction or repair to any vehicles, caravans, boats, trailers or similar is prohibited on any lot unless screened from public view.

6. SITE MANAGEMENT

The lot owner must ensure that the site is kept clear of excessive weeds in accordance with Shire policy and the soil is treated to prevent generation of dust or wind-blown sand. During construction the owner and builder are responsible for secure storage of materials and waste on the lot. Waste must be stored in waste bins and regularly removed from the lot.

No building materials, rubbish or other matter to be deposited on adjoining lots or public reserves. No waste is to be washed from the construction site or vehicles onto the adjoining lots, road reserves or public open space. The verge, footpath and adjoining lots are to be kept clear at all times and damage by the owner or builder to outside lots or reserves shall be rectified upon notification.

7. LANDSCAPING AND RETICULATION

All garden areas within public view are to be completely landscaped within three months of completion of construction of the dwelling on the property.

The use of local endemic tree, shrub and groundcover species is actively encouraged, and gardens should incorporate Waterwise (see watercorporation.com.au) gardening principles (including mulching, soil improvement, dripper and sub-surface irrigation).

8. REBATE

A developer paid rebate of \$3,000 will apply on completion of fencing and landscaping within 24 months from settlement and within 3 months of completion of the dwelling. Garden areas within public view are to be completely landscaped to the satisfaction of the CCDP in order to be eligible for the rebate. If the fencing and landscaping do not fulfil the requirements of these Guidelines, then the rebate will be forfeited until such time as they are rectified to the satisfaction of the CCDP.

9. ADDRESS FOR ASSESSMENTS

Your building plans, landscaping plans and rebate assessment forms should be lodged with the Cowaramup Country Design Panel as follows:

Cowaramup Country Design Committee
PO Box 1628 Margaret River WA 6285

10. REFERENCES

Residential Design Codes of Western Australia (*Variation 1*)
 Western Australian Planning Commission, 2008
www.plunketthomes.com.au
www.wacountrybuilders.com.au
www.watercorporation.com.au

PLEASE USE THIS HANDY CHECKLIST AS A QUICK REFERENCE FOR ALL YOU SHOULD KNOW ABOUT BUILDING AND LIVING IN COWARAMUP

In principle, the Building Design Guidelines ('Guidelines') are developed to maintain the unique Cowaramup (residential) style and sense of place.

The aims of the Guidelines are to:

- achieve a visually attractive development that has regard to the amenity of adjacent lots and the extensive open space within the development;
- encourage sustainability through development that is site sensitive and incorporates passive solar design; and
- provide for passive surveillance of the open spaces while maintaining individual privacy
- cavity insulation provided to all external walls for houses with framed-wall construction; and
- installation of roof insulation and/or providing roof ventilation using rotary or static ventilators.

Essentially, these Guidelines protect your interests and investment.

1.1 BUILDING ORIENTATION:

Give due consideration to a solar passive house design that will help keep your home warm in winter and cool in summer, and exposure to natural light.

1.2 BUILDING DESIGN:

Contribute to the "sense of place" – consider a home that blends in with Cowaramup's character; a rural village in the South West.

1.3 DESIGNING FOR CORNER LOTS:

Homes on corner lots should address all street frontages and have architectural interest on both front and side elevations.

1.4 SETBACKS:

Are to conform to the Residential Design Codes (R-Codes) or as specified in the Detailed Area Plan for the specific setback regulations. The R-Codes can be found at www.planning.wa.gov.au

1.5 PRIVATE OPEN SPACE:

Private open space for traditional lots should conform to the R-Codes. Note that Laneway lots allow for 40% private open space.

1.6 ROOF DESIGN:

Refer to page 7 for detailed information on the allowances for roof styles.

1.7 WALL MATERIALS AND TREATMENTS:

A broad range of building materials are allowed for use in construction, however, only new materials may be used. Note if using engineered cement for building, a minimum thickness of 8mm is required.

1.8 GARAGE AND CARPORTS:

Construction must be of the same building materials to the main dwelling. Refer to the Guidelines for detailed information on set-back positions.

1.9 OUTBUILDINGS:

Outbuildings are permitted however construction is only allowed once the main dwelling construction is completed. Refer to the Guidelines for details on materials, visibility and restrictions.

2.0 DRIVEWAYS:

Are to be a minimum width of 3 metres and constructed of brick paving, concrete or bitumen.

3.0 FENCING:

Boundary fencing must comprise of Colorbond modular metal panel fencing in 'Grey Ridge' colour. Fencing and walls installed by the Developer can not be removed.

4.0 RAIN WATER TANKS AND GREY WATER SYSTEMS:

A minimum 2,500 litre rain water tank connected to dwelling roof catchment through gutters and downpipes is mandatory.

4.1 GAS:

Gas Cylinders Australia will service the estate with bottled LPG Gas. Provision for gas cylinder bays, easily accessible from the road, must be made. This area is to be screened from view.

5.1 SCREENED FROM VIEW:

Items such as clothesline, rainwater tank, rubbish and compost bins are to be screened from view.

5.2 TELEVISION ANTENNAS AND AERIALS:

Small satellite dishes screened from view is acceptable however, traditional antennas and aerials are prohibited.

5.3 COMMERCIAL VEHICLES:

Boats, trucks, caravans or similar must not be parked or stored on any lot unless contained in a carport or garage.

6.0 SITE MANAGEMENT:

The lot and the construction site must be kept clean and tidy, free of excessive weeds, waste stored in bins and removed regularly, and soil treated to minimise dust blowing.

7.0 LANDSCAPING AND RETICULATION:

All gardens to be completely landscaped within three months of completion of construction of the property. The use of local species is encouraged as is Waterwise principles.

8.0 REBATES:

The Developer \$3,000 rebate will be applied upon completion of fencing and landscaping. Refer to the Guidelines for details on requirements, restrictions and time limits.

9.0 BUILDING APPROVAL:

Plans are to be approved by Cowaramup Country Design Panel prior to lodging your application to the Augusta-Margaret River Shire for a building licence.