



Building Design Guidelines

McRae Lane

Lots 1 to 13 (inclusive)

Rev. 1 June 2022

McRae Lane (coded R40)

Introduction

These guidelines set out the minimum standards and conditions under which residential development within Millbridge Private Estate will normally be approved.

A full set of plans and specifications must be submitted to the Millbridge Private Estate developers (**Developer**) via email: plans@millbridge.com.au

The Developer will, within 10 business days, peruse any such plans for compliance with the Restrictive Covenants and these Building Design Guidelines (**BDGs**). If deemed to comply, the Developer will return an approved set of plans to the applicant.

Please note that **no second hand, relocated, transportable, kit or container dwellings are permitted.**

No construction can commence on site without a complete set of plans having been approved in writing by the Developer as set out above.

Architectural Features and Materials

At least one pronounced architectural design feature shall be used in the primary elevation. The primary frontage for each lot is noted on the Shire of Dardanup Local Development Plan (**LDP**), a copy of which is included in these **BDGs**.

Features may include:

- A front entry feature such as a portico, gate dwelling, arbor, extended pillars, or blade wall.
- A verandah or alfresco with a separate roofline and pillars, or a balcony.
- A decorative element including a built-in planter box, terracing, or a decorative screen.
- Window features, including bay and projecting windows, or window canopies and awnings.

At least two different building materials, or at least two painted contrasting-coloured rendered walls shall be used in the primary elevation (excludes windows, doors, and roof).

Materials may include:

- Double brick, brick veneer or reverse brick veneer.
- Rendered masonry.
- Rammed earth, or limestone.
- Stonework.
- Weatherboard.
- Pre-finished corrugated metal cladding.

Corner Lots

Feature materials used in front elevations shall continue onto the secondary street elevation a minimum of 1.5m, or to the return fence location.

Dwelling Size

Dwellings shall achieve a **minimum** internal living floor area of **120m²**, excluding the areas of porches, verandahs, balconies, alfresco, pergolas, eaves, garages, carports, external storerooms and outbuildings.

Setbacks (including parapet and zero lot walls)

Setbacks shall be in accordance with the **LDP** where specified and then, in all other manners, with the Residential Design Codes of Western Australia (**R-Codes**).

Garaging

Garages shall be located **in accordance with the LDP**.

- On **Lots 1 to 6**, garages may occupy more than 50% of the frontage, up to a **maximum of 9.0m**.
- On **Lots 7 to 13**, garages may only occupy up to a **maximum of 50% of the frontage**, so as not to impede the visitor parking bays.

A **fully enclosed garage**, fitted with a non-transparent, operable sectional, or roller door facing McRae Lane, shall be provided and must accommodate at least two cars, side-by-side. The garage shall be constructed in identical materials to the rest of the dwelling.

Roofs

Traditional hipped and gable roofs shall have a minimum **24 degree pitch**, or an alternative pitch as approved in writing by the Developer.

Materials shall comprise pre-finished corrugated metal sheeting, clay, or coloured concrete roof tiles.

Zincalume is not permitted.

Primary Frontage

Lots 7 to 13 have their primary frontage designated in the LDP and that is, facing Clayton View.

Surveillance

Lots 1 to 6 shall provide at least one major opening to a habitable room to the dwelling overlooking the reserve to the north, as designated in the LDP.

Access

- Crossovers and driveways shall be constructed prior to the occupation of the dwelling.
- Crossovers and driveways shall meet the Shire of Dardanup's specification.
- Secondary street vehicle access is not permitted on corner lots.
- Parking bays located in and around McRae Lane are for visitor parking only and must not be used for permanent parking for residents vehicles or trailerable vehicles, or used for storage.

Fencing

- Fencing forward of the primary street setback shall be in accordance with the R-Codes and comprise a charcoal-coloured, decorative tubular metal fence.
- Fencing on secondary street boundaries and common side boundaries shall:
 - a) be constructed using a proprietary capped metal fencing system, in a colour that is Dulux Colorbond® Harvest® (or equivalent); and
 - b) in cases where it terminates with decorative tubular metal fence, taper down over the final two metres to a height of 1200mm.

- Full height fencing shall not extend forward of the main building line, unless installed by the Developer.

Retaining Walls

Retaining walls shall not be used where visible from a street, or public reserve, unless constructed from limestone blocks, face brick or block, or rendered blockwork to match the walls of the dwelling.

Gates

Any gates facing McRae Lane shall be clad in materials and colours that complement the dwelling.

Gates facing Clayton View, on Lots 7 to 13, shall be constructed from a charcoal-coloured, decorative tubular metal to match the fencing.

Outbuildings

Outbuildings shall comply with the Shire of Dardanup Town Planning Scheme No 3 District Scheme, clause 4.12 "Outbuildings in Residential Zones".

- On **Lots 1 to 6**, outbuildings (including any detached garage, workshop, garden shed, storage shed, or the like) shall not block, or impede, the view from any habitable room overlooking the reserve to the north. Outbuildings shall not encroach into the 3.0 metre setback area designated in the LDP.
- On **Lots 7 to 13**, outbuildings (including any detached garage, workshop, garden shed, storage shed, or the like) shall be constructed on the McRae Lane side of the lot and shall not encroach into the 1.5m setback area designated in the LDP.

Landscaping

All areas on lots visible from a street, or public reserve, shall be **completely landscaped within** a period of **six months** following practical completion of the dwelling.

Please note that the verge must be landscaped in accordance with the Shire of Dardanup verge policy.

Lot classification

The Developer makes no representation of the soil classification for individual lots on the LDP. The

general site classification for the lots is “A” class, however individual lots may vary due to sub-surface conditions that can change abruptly due to variable geological profiles.

The buyer(s) are hereby made aware that the soil testing performed by their respective builder will dictate the dwelling engineering details and earth working as required by their structural engineers.

The Developer **shall not** be liable to compensate the buyer(s) for any additional costs, or expenses, of whatsoever nature in relation to site classification or engineering specifications as required by their builder.

Servicing

- Refuse bins, storage and washing lines shall be adequately screened from public view.
- Installation of solar hot water units, or grid-connected solar power system panels, shall be integrated with and matched to the profile and pitch of the roof of the dwelling and extend no higher than the ridgeline of the roof.
- Air-conditioning systems shall be installed so that they are not visible from a street, or public reserve.

Construction works requirements

The buyer(s) are **required** to include the following items in their building contract for pre-provisioning of telecommunications:

- a rigid white P23 telecommunications conduit from the communications pit in the verge to a point adjacent the electrical meter box; and
- a powerpoint in the electrical meter box for connection of the Network Termination Device (NTD).

Refer to the supplied Opticomm Networks “Preparation & installation guide for builders and developers” for more detail on the requirements for pre-provisioning of telecommunications.

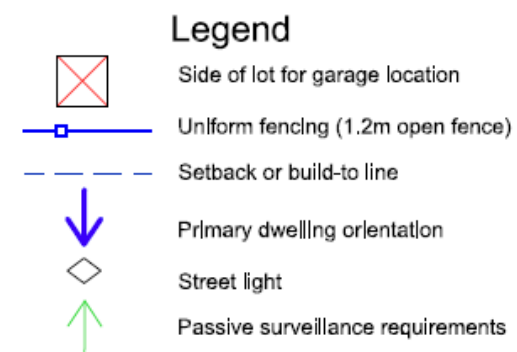
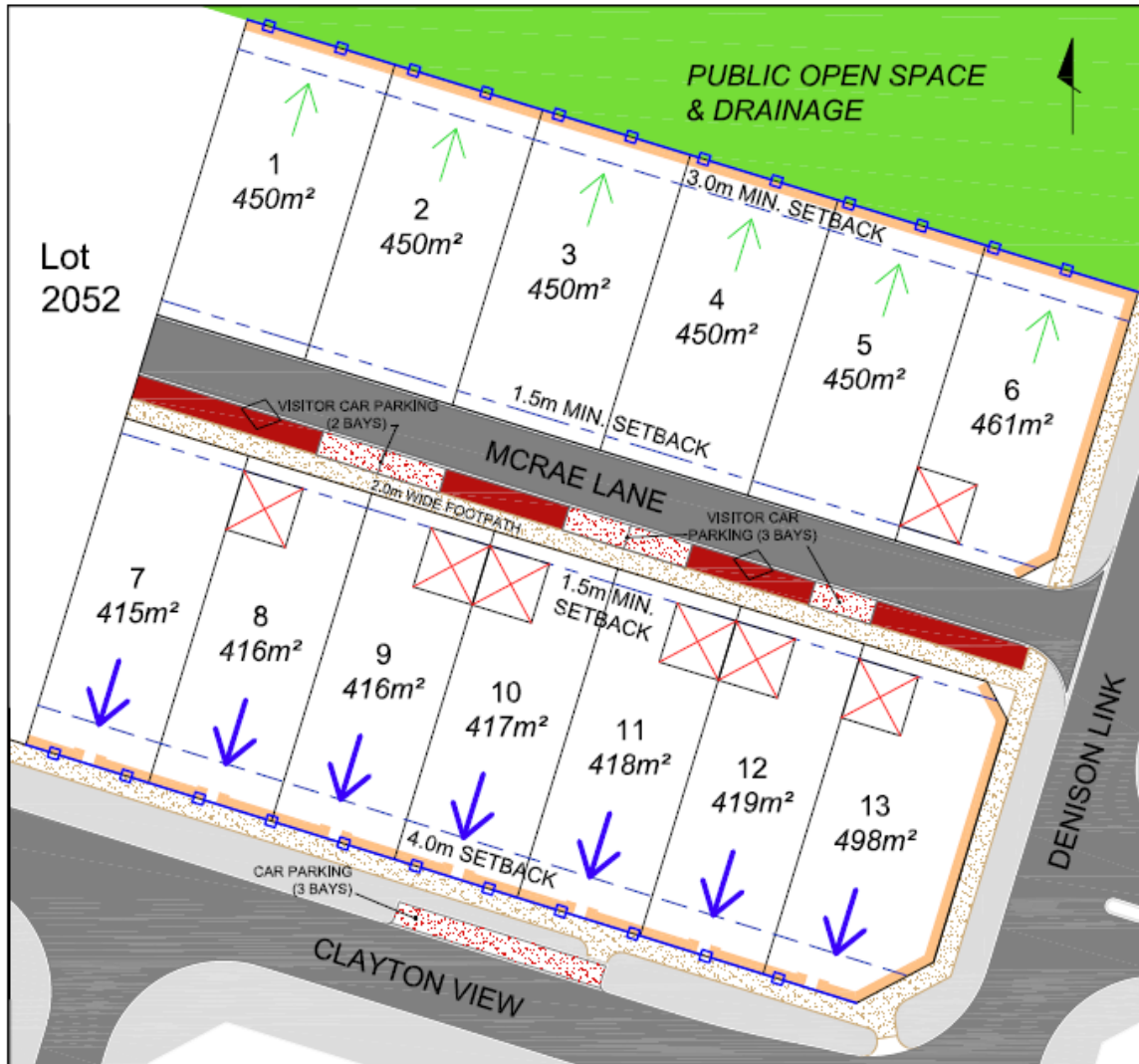
The Developer **recommends** the buyer(s) include the following items in their building contract for pre-provisioning of their landscaping:

- an electrical connection for a reticulation controller box;
- a “stop gate” and “T” valve joint (next to the water meter) along with the plumbing for the supply of water to the reticulation; and
- a conduit to facilitate the future connection of the reticulation from the McRae Lane side of the dwelling to either the Clayton View, or reserve side, whichever is applicable.

The buyer(s) are to make their agents, consultants, contractors, sub-contractors and suppliers aware of the following:

1. The **finished site level** as provided by the Developer **shall not be raised or lowered by more than 0.5 metre**, unless for the installation of soakwells, a swimming pool, footings, or a cellar/basement contained wholly under the dwelling. The practice of creating a pit to extract sand from the lot and backfilling with topsoil is specifically prohibited due to the resulting change in site classification of the lot and subsequent drainage issues that may result from this poor practice.
2. During building, the buyer(s) shall maintain, or cause to be maintained, a skip bin on the building site and shall ensure that at least daily, and more frequently in windy weather, all waste materials that may blow onto streets, reserves and adjoining lots are collected and properly disposed of. The buyer(s) will be held responsible for any costs incurred by the Developer or Shire of Dardanup in removing any waste emanating from a lot onto streets, reserves, or adjoining lots.

The Shire of Dardanup may impose fines of up to \$1,000 where littering occurs, or damage is caused to public reserves during construction works (Litter Act 1979).



Application of Local Development Plan

**Local Development Plan
 McRae Lane, Millbridge**

1. The provisions of the Shire of Dardanup Local Planning Scheme No. 3 and the State Planning Policy 3.1 *Residential Design Codes (R-Codes)* are varied as detailed within this LDP.
2. All other requirements of the Local Planning Scheme and R-Codes shall be satisfied in all other manners.

Surveillance

3. Dwellings on lots 1, 2, 3, 4, 5 and 6 shall provide at least one major opening to a habitable room to the dwelling overlooking the public open space and drainage reserve.
4. Outbuildings on lots 1, 2, 3, 4, 5 and 6 are to be located such that the view from major openings to habitable rooms of dwellings overlooking the public open space is not obstructed.

Setbacks

5. All buildings on lots 1, 2, 3, 4, 5 and 6 shall have a minimum rear setback of 3.0m from the boundary with the public open space and drainage reserve.
6. All dwellings shall have a minimum setback of 1.5m from the boundary with McRae Lane.
7. Lots 7, 8, 9, 10, 11, 12 and 13 shall have a minimum of 40% of the street elevation of the dwelling setback 4.0m from the boundary with Clayton View.
8. An unenclosed porch, balcony, verandah or equivalent may not project into the 4.0m setback.
9. Averaging of the 4.0m setback requirement to Clayton View is not permitted.

Fencing

10. The fencing abutting the public open space and drainage reserve and Clayton View shall not be removed or altered without first obtaining approval of the Shire of Dardanup.

Garages

11. Garages are to be located towards the side boundary designated on the LDP and have a minimum setback of 1.5m from McRae Lane.
12. Garage doors and their supporting structures on lots 1, 2, 3, 4, 5 and 6 may occupy more than 50% of the frontage up to a maximum of 9.0m.

Bin storage

13. Refuse / storage areas are to be located within garage and/or adequately screened from view of the public realm.

Approval

This LDP has been approved by the Shire of Dardanup pursuant to Schedule 2, Part 6, Clause 52(1)(a) of the Planning and Development (Local Planning Schemes) Regulations 2015.

Signature

Date