



Building Design Guidelines

The Rivers - Stage 5

Lots 1308-1317, 1326-1330, 1334-1351 & 1652 (inclusive)
Rev. April 2017

Family Lots (coded R20)

Housing Character

Homes shall reflect traditional or contemporary Australian architectural styles and be in-keeping with the established Millbridge Private Estate character and bushland setting.

Architectural Features and Materials

Homes shall have articulated facades, with projections and indentations of at least 450mm in the floor plan, mirrored in the roof design (excluding the garage).

At least one pronounced architectural design feature **shall** be used in the primary elevation.

Features may include:

A front entry feature such as a portico, gate house, arbor, extended pillars or blade wall.

A verandah 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 **shall** be used in the primary elevation (excludes windows and doors)

Materials may include:

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

Consider the following colour guidance. Use natural tones and earthy colours to reflect surrounding bushland and the rural setting; add individuality with highlights against a neutral background palette; maximize the use of lighter tones; minimize the use of darker tones; and avoid primary and vivid colours.

House Size

Homes shall achieve a minimum internal living floor areas of **155sqm**, excluding the area of porches, verandahs, balconies, alfrescos, pergolas, eaves, garages, carports, external storerooms and outbuildings.

Setbacks

Setbacks are to be dealt with in accordance with the Residential Design Codes of Western Australia (**R-Codes**) and Shire policies.

Garaging

Garages shall not protrude more than 1.5m forward of the main building line.

Minor allowances may be permitted where an entry or architectural feature projects forward of the building line to offset visual impact.

A garage enclosed on at least 3 sides and fitted with an operable sectional door, roller door or "Tilt-A-Door" facing the driveway must be provided under the main dwelling roof and must accommodate at least two cars side-by-side, and be constructed in the identical materials as used in the rest of the dwelling.

Roofs

Traditional hipped and gable **roofs shall** have a minimum 24 degree pitch.

Skillion **roofs shall** have a minimum 8 degrees slope and minimum 300mm wall overhang.

Materials shall comprise pre-finished corrugated metal sheeting, clay or coloured concrete roof tiles. Zinalume is not permitted.

Consider the following design guidance. Generous eave overhangs shade windows and contribute to rural character; features such as gables, gambrels, recesses and pitches over 27 degrees add interest; separate rooflines forming part of an entry feature, verandah or balcony add interest; light coloured roofs reduce heat absorption; and the following colours are encouraged (Colorbond range referenced) Surfemist, Windspray, Evening Haze, Paperbark, Shale Grey, Sandbank, Wallaby, Paperbark, Cove, Dune and Gully.

Buyer's initials

Seller's initials

Primary Frontage

All corner lots with specific primary frontage are noted on Figure 2 with a “P”. This is the primary frontage for R-Code setbacks on that property.

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.

Access

- Crossovers and driveways shall be constructed in identical materials in either red asphalt, reconstituted limestone, exposed aggregate, coloured concrete or similarly earth-shaded material. Clay brick or concrete block paving is also permitted. No untinted concrete or black asphalt.
- Crossovers and driveways shall meet the Shire’s specification.
- Secondary street vehicle access is only permitted on certain corner lots, once approved by the Local Authority. Refer to Figure 2.

Fencing

- Fencing forward of the Primary Street setback shall be in accordance with the R-Codes. Materials and colours shall complement the primary elevation and not comprise pre-finished corrugated metal sheeting.
- With the exception of the corner lots requiring Brushwood Fencing on the secondary street boundary (refer to Figure 2), fencing to side and rear boundaries shall be constructed using either:
 - * A proprietary brand capped metal fencing system in a colour that is Dulux Colorbond® Harvest® (or equivalent). Fencing shall terminate in accordance with Figures 1.1 to 1.3 - Fencing Control Details; or
 - * Brushwood Fencing installed in accordance with the details in Figures 1.4. to 1.6; or
 - * Face brick, face block or rendered brick or blockwork, in a colour similar to natural limestone.

- Full height fencing shall not extend forward of the main building line unless installed by the Developer.
- Fencing shall not be installed within four (4) metres of the boundary of any road reserve, unless:
 - a) it is part of a common boundary fence that is connecting to a fence along the Secondary Street boundary of a corner lot, or
 - b) it is in fact the Secondary Street boundary fence.

Refer to Figures 1.2 and 1.3.

- In the case of those corner lots requiring Brushwood Fencing on the secondary street boundary (refer to Figure 2), alternative fencing that may be considered, but which still requires written approval by the developer, are:
 - * Face brick, face block or rendered brick or blockwork; or
 - * A combination of open fencing and either face brick, face block or rendered brick or blockwork.

Retaining Walls

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

Gates

- Any gates in road facing fences shall be clad or covered in similar materials and painted to match the fence or clad with a proprietary brand metal fencing system in a colour to match the fence.
- In the case of brick / blockwork the gates shall be clad with a proprietary brand metal fencing system in a colour to match the fence.
- Any gates in road facing fences installed with Brushwood shall either be clad or covered in a similar material or constructed of timber/metal

Buyer’s initials

Seller’s initials

and painted to match the Brushwood fence.

Outbuildings

- Outbuilding(s) (including any detached garage, workshop, garden shed, storage shed or the like) that are constructed within 10.0 metres of a Road Reserve (in the case of a Primary Street Boundary **or** 7.5 metres in the case of a Secondary Street Boundary - both as defined in the R-Codes) **or** within 7.5m of a boundary adjoining a Reserve **shall** be constructed in the same materials as the main dwelling, **except** in the case of **Lot 1328**, if the outbuilding is constructed wholly within the permitted area designated in Figure 2.
- Any Outbuilding(s), or portion of any Outbuilding(s) (including any detached garage, workshop, garden shed, storage shed or the like) that is setback more than 10.0 metres (in the case of a Primary Street Boundary **or** 7.5 metres in the case of a Secondary Street Boundary - both as defined in the R-Codes) from a Road Reserve **shall** be constructed using **either** the same materials as used in the main dwelling **or** in Colorbond® **or** similar materials using a colour that complements the colour/s of the main dwelling.
- All outbuildings must comply with the Shire of Dardanup Town Planning Scheme No 3 District Scheme, clause 4.12 "Outbuildings in Residential Zones".

Landscaping

All areas that are visible from Public or Road Reserves **shall** be completely landscaped within a period of 6 (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.

Bushfire Attack Level (BAL)

Dwellings constructed on lots located within 100 metres of Millars Creek and the Collie River **may** be subject to a **BAL**.

The Shire will require an assessment of the **BAL** for all plans that are submitted for a Building Permit.

Lot classification

The Seller makes no representation of the soil classification for individual lots contained within Deposited Plans 410933. The general site classification is "A" class for the lot areas shown within the Deposited Plans, however individual lots may vary due to sub-surface conditions that can change abruptly due to variable geological profiles.

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

The Seller **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

- Bin and drying areas **shall** be concealed from public view.
- Satellite dishes and communication aerials **shall** be installed in a way that they are not visible from the adjoining Public Reserves or Road Reserves, where practical.
- 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 residence and extend no higher than the ridgeline of the roof.
- Air-conditioning systems **shall** comprise either:
 - a split reverse cycle system with the condenser unit/s located on the ground and screened with landscaping to conceal them so that they are not visible from the adjoining Public Reserves or Road Reserves; or
 - an evaporative cooler system with the evaporative cooling unit being matched to the colour of the roofing material and located so that no part of the unit extends above the roof ridgeline.

Buyer's initials

Seller's initials

Construction works requirements

The lot owner is required to include the following items in its building contract for pre-provisioning of landscaping:

- an electrical connection for a reticulation controller box located on the driveway side of the dwelling.
- a minimum 90mm diameter conduit under the driveway located one metre from the road reserve boundary of the lot, and in the case of a battleaxe lot, the conduit **shall** be located one metre from the end of the battleaxe driveway inside the lot.
- a “stop gate” and “T” valve joint (next to the water meter) along with the plumbing for the supply of water to the reticulation.

The lot owner is required to include the following items in its building contract for pre-provisioning of telecommunications:

- a white RC20 PVC communications conduit from the communications pit in the verge to a point adjacent the electrical meter box.
- a powerpoint in the electrical meter box for connection of the Network Termination Device (NTD).

Refer to **Figure 3** for more detail on the requirements for pre-provisioning of telecommunications.

The lot owner is to make his agents / consultants / contractors / sub-contractors and suppliers aware of the following:

1. On all lots, 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 main residence. The process of extracting sand from a pit on the lot and backfilling with topsoil is specifically prohibited due to the change in site classification of the lot and subsequent drainage issues that may result from this poor practice.
2. During building, the lot owner **shall** maintain or cause to maintain, 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 roadways, reserves and adjoining lots are collected and properly disposed of. The lot owner will be held responsible for any costs incurred by the Developer or Shire in removing any waste emanating from a lot onto roadways, reserves or adjoining lots.

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

Buyer’s initials

Seller’s initials

Figure 1 - Fencing Control Details

not drawn to scale

Figure 1.1
 Type A termination

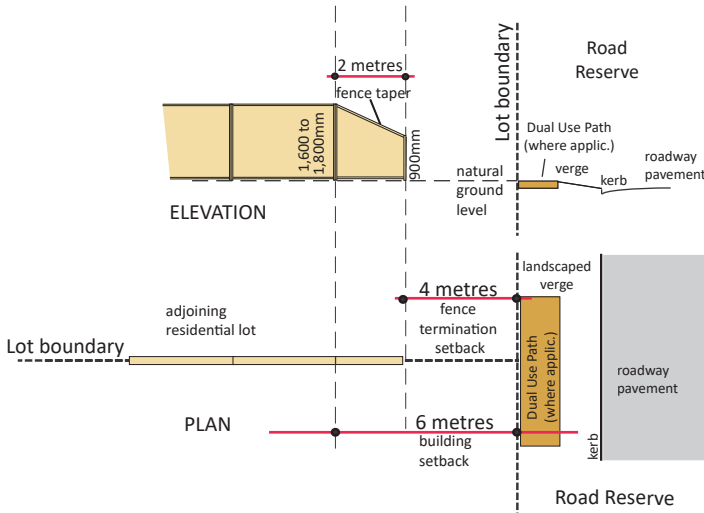
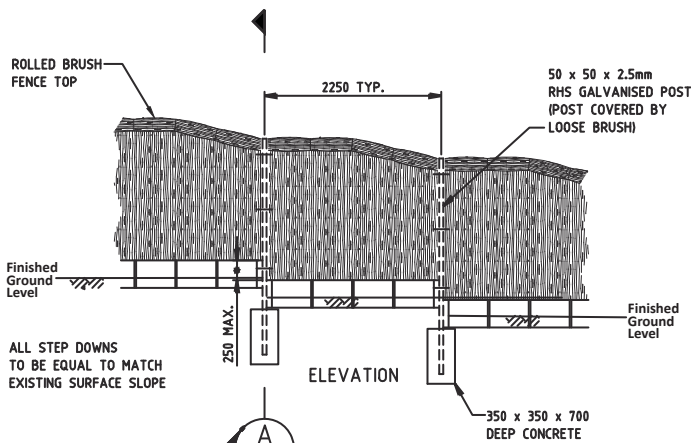
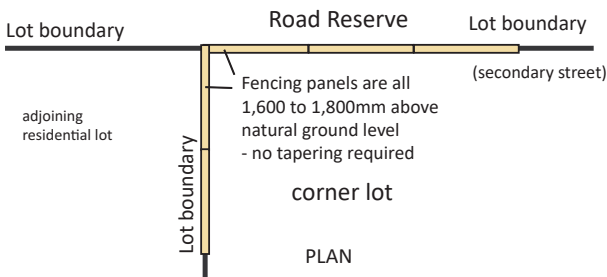
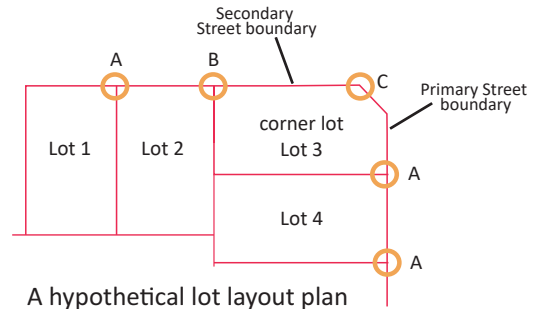
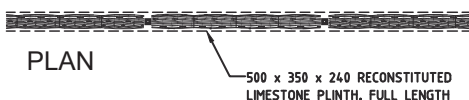


Figure 1.2
 Type B termination



BRUSHWOOD FENCING ELEVATION
 Figure 1.4



A hypothetical lot layout plan
 for illustrative purposes

Figure 1.3
 Type C termination

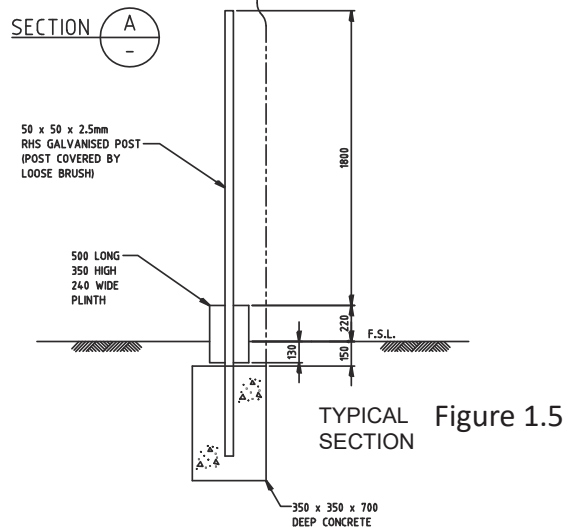
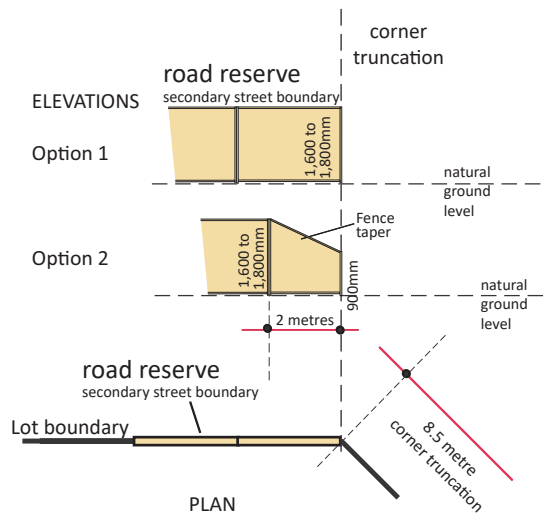
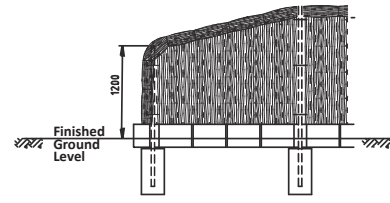


Figure 1.5
 TYPICAL SECTION



TERMINATION DETAIL
 Figure 1.6

Buyer's initials

Seller's initials

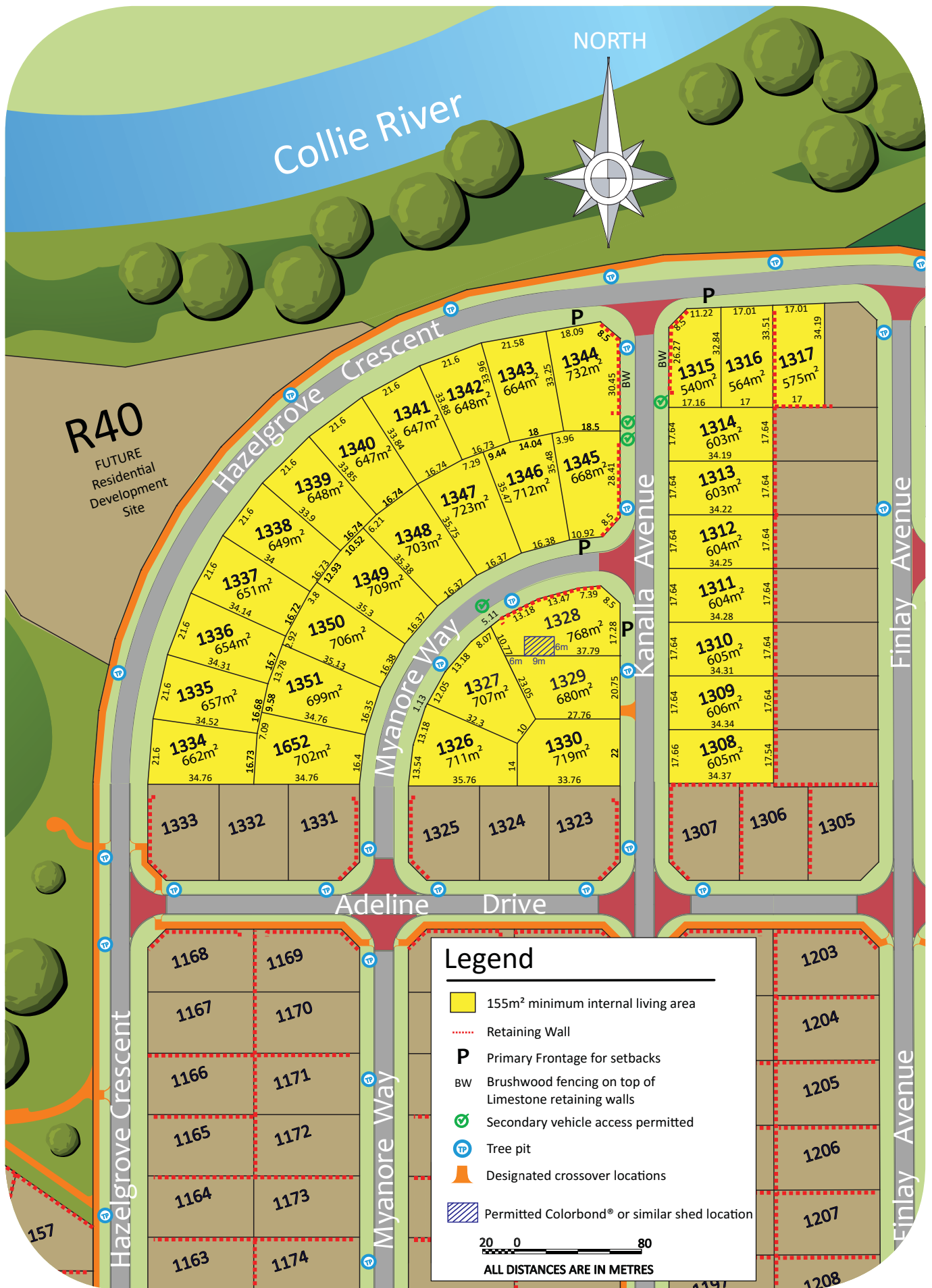


Figure 2

Buyer's initials

Seller's initials

INFORMATION FOR BUILDERS AND HOMEOWNERS

NOTE: AS AT THE DATE OF ISSUE OF THIS INFORMATION, TELSTRA DO NOT OFFER FIXED LINE SERVICES TO THE LOTS ON THIS DEPOSITED PLAN

The diagram highlights what the Owner / Builder shall supply in **RED**.

LBNCo to supply and install:

- Starter Conduit
- Service Drop (lead-in) Fibre
- Premises Connection Device (PCD)
- Network Termination Device (NTD)
- Internal Fibre (PCD to NTD)
- Fibre Wall Outlet (FWO)
- *Optional low voltage Uninterruptible Power Supply (UPS)*

Owner / Builder to supply and install:

- Service Drop (lead-in) Conduit and draw rope from pit to PCD
- Suitable location to mount PCD
- Suitable location to mount NTD
- Internal Conduit from PCD location to NTD location
- General Power Outlet (GPO) at the NTD

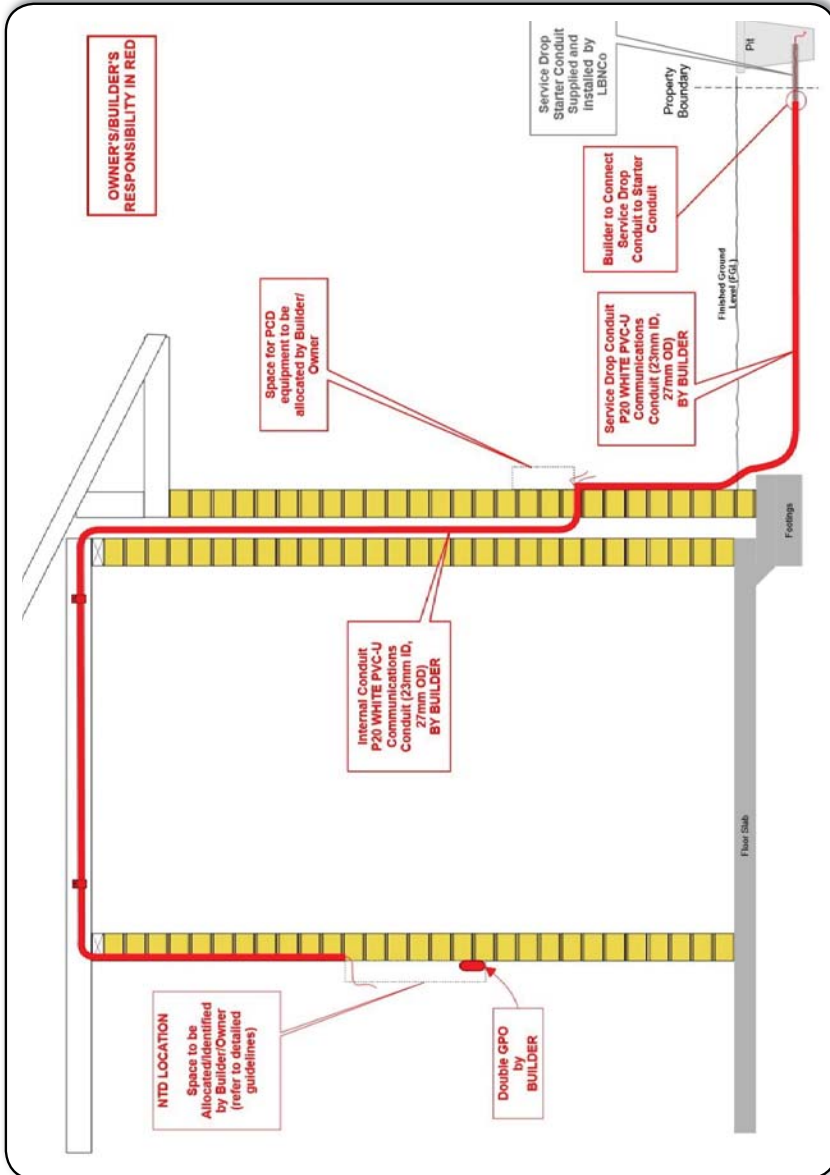


Figure 3

Detailed technical specifications and requirements are available in a separate LBNCo document 'FtTP Network – Detailed Specifications, Requirements and Guidelines for Builders and Cabling Providers'.

LBNCo recommends that planning starts very early in the building process. Ideally the planning should be done at the same stage that electrical planning is done. The work should be done alongside or at the same time as the electrical work.

Contact LBNCo should you require more detailed information.

P. 1300 667 863
E. info@lbnco.com.au
W. www.lbnco.com.au

Issued 21 December 2015

Buyer's initials

Seller's initials