



**BUILDING AND DEVELOPMENT GUIDELINES  
DAWSON RESIDENTIAL ESTATE (EDITION 2 – DECEMBER 2019)**



## **INTRODUCTION**

The Vasse project is creating a new, unique community based development incorporating three neighbourhood estates, anchored by a vibrant village centre and schools. It is located at the traditional Vasse settlement at the gateway to Margaret River between Busselton & Dunsborough.

The design of the town has been carefully planned to create an authentic coastal village with an architectural form that epitomizes the Cape to Cape region. Key aspects of the village design include:

- *Maximum vegetation retention and enhancement;*
- *Cultural and heritage protection;*
- *The design of an innovative and sustainable, resource efficient, highly workable 21<sup>st</sup> century community;*
- *The creation of an integrated built form, ranging from a traditional town Centre through to a diverse mix of cottage lots and traditional home sites;*
- *The encouragement of unique southwest architecture, embodying a West Australian coastal vernacular.*

## **PURPOSE OF THE GUIDELINES**

The building and development guidelines aim to protect the Vasse vision and your investment.

The guidelines are a minimum set of standards with the intent of maintaining a high quality and energy efficient house design, assisting to create a safe, attractive and vibrant neighbourhood.

The guidelines are not designed to inhibit the individuality of design, but to protect the aesthetic value of dwellings and streetscapes within Dawson Estate.

Notwithstanding these guidelines, variations outside these guidelines may be considered by the developer on a case by case basis and may be approved where the purchaser can demonstrate that the proposed development is of a high quality and will not undermine the intent of the guidelines.

## **APPROVAL PROCESS**

Prior to submitting your plans with the City of Busselton, they need to be approved by the Vasse Assessment Committee. Two sets of plans (including elevation drawings, site and floor plans) must be submitted, ensuring that building materials and other required details are clearly noted on the plans.

Compliant plans will be approved and returned to the owner/builder within 14 days, whilst noncompliant plans will be returned forthwith for amendment and re-submission.

## DESIGN GUIDELINE REQUIREMENTS

### 1.0 Building Design

#### 1.1 Orientation

The dwelling should be positioned to optimize solar benefit and the effect of prevailing weather conditions in accordance with the Building Code of Australia (as amended).

Where possible the house should be positioned with consideration to neighbours with regard to bedroom, bathroom and toilet windows. Consideration should also be given to the placement of outdoor entertainment and alfresco areas to avoid potential conflict with adjacent lots.

Except for lots 69 to 82, the dwelling must incorporate a portico, gable or feature wall facing the primary street front.

Dwellings constructed on lots 69 to 82 must incorporate a gable and feature façade incorporating two finishes (e.g. brick and render, cladding and render) facing the primary street front.

#### 1.2 Setbacks

Setbacks and orientation to parks and road reserves should contribute to the streetscape and landscape quality; improve mutual surveillance of footpaths and homes.

House setbacks to road reserves are to be in accordance with the Residential Design Codes and City of Busselton Policies. For a garage the setback shall not be less than 4.5m, except for a laneway where the garage setback shall be a minimum of 1.5m.

Where a garage is located to the primary street, the purchaser is strongly encouraged to setback the garage behind the front elevation of the dwelling, to ensure the garage does not dominate the streetscape.

#### 1.3 Minimum Floor Areas

The purchaser shall not construct any dwelling having an internal living area of less than:

- a) 75m<sup>2</sup> on a lot with an area of less than 250m<sup>2</sup>
- b) 90m<sup>2</sup> for lots with an area of less than 310m<sup>2</sup>
- c) 110m<sup>2</sup> for lots with an area of less than 360m<sup>2</sup>
- d) 130m<sup>2</sup> for lots of less than 450m<sup>2</sup>
- e) 150m<sup>2</sup> for lots between 450m<sup>2</sup> and 800m<sup>2</sup>

#### 1.4 Carports & Garages

All houses must have fully enclosed garages except for laneway lots where, firstly, the garage must have a non transparent sectional door facing the laneway and, secondly, the balance of the boundary to the laneway must be fully fenced. This laneway lot can then have the sides of the garage left open.

Single garages are permitted on lots that do not have a laneway and with a frontage of less than 8m.

#### 1.5 Sheds

All sheds shall be constructed of entirely new materials, and where possible, the design, material and colour shall be similar to the dwelling, however if Colorbond is used, it should be either "tea tree" colour, consistent with the fencing or a colour consistent with a component of the house. Sheds and storage must be located behind the dwelling and shall not be clearly visible from any road reserve or area of Public Open Space. All such outbuildings must comply with the Building Code of Australia, Residential Planning codes and City of Busselton Policies.

#### 1.6 Items To Be Screened From Street and Public Open Space

The storage positions for clothes lines, rubbish bins, incinerators, and compost tumblers shall be screened from the Street and Public Open Space.

### 2.0 Building Materials

## 2.1 Walls

External walls (other than glazed areas) shall be constructed entirely in non-reflective materials and where the walls are exposed, shall exclude cement bricks or blocks, white bricks, second hand materials and fibre compressed sheeting (or any large flat sheeting) that doesn't have a rendered surface. This also applies to the external walls of a second storey.

## 2.2 Roofing

The roofing material shall be Colorbond, shingles, or grey flat profile tiles or slate, but shall not be Colorbond in black, pure white or pink colours.

Traditional roofs are to be no less than a 24.5 degree pitch and no more than a 45 degree pitch except for the verandah and portico roof which shall be no less than 15 degrees. Consideration will be given for a skillion roof with a grade greater than 6 degrees or curved roof with a radius no greater than 40m provided that there was an enhanced architectural elevation that supported this alternate roof design along with sound solar benefits. If the skillion or curved roof is proposed any changes in grade for this roof shall incorporate a vertical separation of a minimum of 0.6m.

## 2.3 Second Hand or Transportable Buildings

The purchaser shall not erect on the lot any second hand, relocated, transportable or fibro-clad dwellings unless otherwise approved by the Vasse Assessment Committee.

# 3.0 Sustainable Design

The developer encourages purchasers to consider using energy efficient and water saving fixtures, fittings and appliances within the dwelling to be constructed.

## 3.1 Energy

Purchasers should consider using appliances within the dwelling which meet or exceed the following minimum efficiencies.

- Air Conditioning -minimum 4 star Energy rated
- Clothes Washer -minimum 4.5 star Energy rated
- Clothes Dryer -minimum 2.5 star Energy rated
- Dishwasher -minimum 3.5 star Energy rated
- Fridge/Freezer -minimum 3.5 star Energy rated
- Television -minimum 8 star Energy rated

Refer to [www.energyrating.gov.au](http://www.energyrating.gov.au) for details of available products.

In addition to the above efficiencies, purchasers should consider using the following system types within the dwelling.

- Domestic Hot Water Unit -Solar boosted, Gas, Heat Pump
- Cooktop -Gas
- Oven -Gas
- Pool -Ensure pool covers are provided
- Lighting -Consider LED Light fittings throughout
- Solar Photo Voltaic -Consider 1.5KW to 3.0KW

## 3.2 Water

Purchasers should also consider using fittings and fixtures within the dwelling which meet or exceed the following minimum efficiencies.

- Taps (other than bath and garden taps) -6 star WELS rated
- Showers -minimum 4 star WELS rated, 9L/minute maximum
- Toilets -minimum 4 star (dual flush) WELS rated, 3L half flush/4.5L full flush

- Clothes Washer -minimum 4.5 star WELS rated
- Dishwasher -minimum 5 star WELS rated

Refer to [www.waterrating.gov.au/consumers](http://www.waterrating.gov.au/consumers) for details of available products.

## 4.0 Fixtures

### 4.1 Aerials & Satellite Dishes

Aerials and satellite dishes shall not be visible from a road reserve or area of Public Open Space.

### 4.2 Air Conditioners & Hot Water Units

Air conditioners and cooling units, when mounted on the roof, shall be of a similar colour to the roof and shall not be mounted on the front elevation. A complete solar hot water unit can be mounted on the roof providing it is not visible from any road reserve or area of Public Open Space. For solar hot water units with separate water storage units, the water storage unit attached to the solar hot water unit should be concealed within the ceiling space.

### 4.3 Solar Panels

Solar panels are to resemble a skylight window and should, where possible, be positioned on the roof so as to minimise their visibility from any road reserve or area of Public Open Space.

## 5.0 Site Works

### 5.1 Site Levels

The finished Earthwork levels established by the developer should not be modified by more than 100mm. The dwelling shall not have a finished floor level greater than 300mm above the mean site level of the lot provided at settlement.

### 5.2 Soak Wells

All soak wells installed on the property must be:

- Connected to all the roof stormwater drainage;
- Must be located within a 0.5m – 3m setback from the primary street boundary, except for where the lot has a laneway, where they must be located within a 0.5m – 3m setback from the rear boundary, opposite the laneway;
- Designed to comply with the City's standard requirements of 1m<sup>3</sup> of storage for every 65m<sup>2</sup> of impervious area on the Land;
- Not exceed a maximum soak well liner height of 900mm;
- Approved by the Vasse Assessment Committee prior to installation.

### 5.2 Retaining Walls

Any retaining walls provided by the developer shall not be altered in any way. Where additional retaining is required, it shall be constructed to seamlessly match any existing retaining walls.

### 5.3 Driveways

Driveways connecting the garage to the road shall be constructed at the same time as the residence and prior to occupation of the dwelling.

The width of the driveway is to be no greater than 6m and no less than 5m at the street front boundary and be constructed of clay brick paving, pea gravel bitumen with concrete kerb, faux stone, coloured concrete or coloured concrete pavers.

### 5.4 Landscaping

Landscaping and reticulation between the front of the dwelling (and in the case of corner lots, the secondary street verge), and the road edge must be completed within 4 months of occupancy of the house. Residents are encouraged to use water wise practices in accordance with City of Busselton guidelines.

### 5.5 Fencing

#### 5.5.1 Primary Street – (non mandatory)

On any boundaries which are primary street frontage (including land situated between the street and the front setback of a building) and Public Open Space (POS) boundaries, no

solid portion of the fence shall exceed 0.75m in height and any piers, base or plinth and any transparent/visually permeable infill shall not exceed 1.2m in height from ground level. The piers and the solid portion (base or plinth) shall be new brick, stone or rendered masonry in natural light colours and the transparent/visually permeable infill shall be painted pickets, wrought iron or tubular metal.

#### 5.5.2 Secondary Street & Laneways (mandatory – minimum standards)

On any boundaries which are secondary street frontages, or rear boundaries abutting laneways, the fence shall not exceed 1.8m in height and for secondary street frontage boundaries, such a fence shall stop at the truncation corner and the last panel up to the truncation corner near the primary street end must rake down from 1.8m to 1.2m in height. The fence shall be constructed with new brick, stone, limestone or rendered masonry in natural light colours, or colorbond in the colour of “tea tree”, except for secondary street frontages where “tea tree” colorbond is only permitted as an infill above a limestone plinth with a limestone pier at either end of the fence and on laneways as infill between limestone piers at either end of the fence.

#### 5.5.3 Side and Rear Boundaries (mandatory – minimum standards)

On any side and rear boundaries not covered in 4.5.1 or 4.5.2 above, any fence shall be constructed entirely of new brick, stone, limestone, rendered masonry in natural light colours, or colorbond in the colour of “tea tree”. All side and rear boundary fencing shall be installed at or before completion of the dwelling and prior to occupancy and must be 1.8m in height.

#### 5.5.4 Laneway Boundary Fencing on lots 1449 to 1459 and 1489 to 1491

For boundaries abutting the laneway on lots 1449 to 1459 and lots 1489 to 1491, fencing shall be constructed on the alignment and in the locations shown on the plan in Annexure A. The fence shall be constructed of new brick, stone, limestone, or rendered masonry in natural light colours and include a pedestrian entry gate from the lot to the laneway (not including any access from a garage) and a letterbox. The fence must include a permanent connection to a reticulation system on the lot for the abutting landscape areas near the laneway.

#### 5.5.5 Fence Installed By Developer

Where a fence has been installed by the developer, the fence shall be maintained in its current form and not be modified. If the fence is damaged the fence must be repaired by the purchaser in the same style and colour as originally installed by the developer. If the lot owner fails to repair the fence the developer may repair it and reclaim such costs from the lot owner.

If the purchaser is the original owner of the lot and has completed construction of their house within 24 months after the settlement date, then they may be eligible to make an application to the developer to have the mandatory fencing completed to the minimum standards at the developers cost. Terms and conditions apply. Please see your contract for further details.

### 5.6 Street Trees

The street trees provided by the developer are not to be removed and should be protected during the construction of the dwelling on each lot. Should the street tree be damaged or destroyed, the purchaser shall replace the tree with the same variety and size.

If a street tree needs to be moved to accommodate the house design during construction, the same species and size tree must be replaced elsewhere on the property verge, in accordance with City of Busselton requirements.

### 5.7 Home Construction Rubbish and Estate Damage

The purchaser must ensure that throughout the construction period of the home the purchaser’s builder:

- a) contains all rubbish within the lot; and
- b) complies with the Site Waste Management Plan which shall be provided to the purchaser by the Vasse Assessment Committee on approval of the purchaser's building plans.

The purchaser must repair and make good, or cause to be repaired and made good, all damage caused by the purchaser's builder during the construction period of the home to the roads, kerbing, fencing, landscaping and other improvements constructed by the developer on the Dawson estate. If the purchaser fails to repair or make good such damage within a reasonable time period, then the developer shall repair and make good the damage and the purchaser must pay the developer the cost of such repair and make good.

#### **ASSESSMENT COMMITTEE - CONTACT DETAILS**

Your building plans and landscaping plans should be lodged with the Vasse Assessment Committee. Please submit a copy of your plans to:

VASSE ASSESSMENT COMMITTEE

C/- Hanson Property

PO Box 139, Vasse WA 6280

Ph: (08) 9755 8234 Fax: (08) 9755 8480

Email: [info@hansonproperty.com.au](mailto:info@hansonproperty.com.au)