



**BUILDING AND DEVELOPMENT GUIDELINES  
DAWSON RESIDENTIAL ESTATE (EDITION 4 – JUNE 2024)**



## **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. Building plans (including elevation drawings, site and floor plans) must be submitted, ensuring that building materials, soak wells, 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.

All dwellings must incorporate a portico, gable or feature wall facing the primary street front, except in respect of Laneway lots overlooking Public Open Space, where the dwelling 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, the relevant Local Development Plan applicable to your lot and City of Busselton Policies.

For a garage, the setback shall not be less than 4.5m, except for Laneway lots where the garage shall be setback no less than 1.5m, and Narrow Frontage lots with a frontage of less than 8m, where the garage is required to be a minimum of 0.5m behind the alignment of the dwellings on those Lots.

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.

Please refer to your Sales Contract and the Local Development Plan applicable to the Land for more information.

#### 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> on a lot with an area of less than 451m<sup>2</sup>
- e) 150m<sup>2</sup> on a lot with an area between 451m<sup>2</sup> and 800m<sup>2</sup>

#### 1.4 Carports & Garages

All houses must have fully enclosed garages that can house at least two cars parked side-by-side except for Laneway lots. For Laneway lots 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 Narrow Frontage lots with a frontage of less than 8m, provided the lots do not adjoin a laneway, and the garages are in the location as set out on the Local Development Plan applicable to the Land.

### 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.

Please refer to your Sales Contract for additional information regarding sheds.

### 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
- Pool -Ensure pool covers are provided
- Lighting -Consider LED Light fittings throughout
- Solar Photovoltaic -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 at the street boundary. The dwelling constructed on the Land shall not have a finished floor level more than 300mm above or below the mean site level of the lot provided at Settlement.

### 5.2 Soak Wells

All soak wells installed on the property must be:

- a) Connected to the roof stormwater drainage of the dwelling;
- b) Located within a 0.5m – 3m setback from the primary street boundary, except in respect of rear loaded Laneway lots, where the drainage soakwell is to be located within the 0.5m - 2.5m setback from the laneway boundary;
- c) 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;
- d) Not exceed a maximum soak well liner height of 900mm;
- e) Approved by the Vasse Assessment Committee prior to installation.

Refer to your Sales Contract and the Local Development Plan applicable to the Land for more information regarding soak well locations.

### 5.3 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.

### 5.4 Driveways and Crossovers

Driveways connecting the garage to the road shall be constructed at the same time as the residence and prior to occupation of the dwelling, and are to be constructed of clay brick paving, pea gravel bitumen with concrete kerb, faux stone, coloured concrete or coloured concrete pavers, unless this is inconsistent with the provisions of any Local Development Plan which applies to the Land.

The width of the driveway is to be no greater than 6m and no less than 5m at the street front boundary with the exception of Narrow Frontage lots with a frontage of less than 8m, where the driveway and crossover is;

- a) Shared jointly and consolidated within the Designated Driveway Crossover locations as depicted on the Local Development Plan that applies to the Land; and
- b) Subject to a consolidated driveway width, no more than 4 metres wide at the street front boundary

### 5.5 Landscaping

Please refer to Annexure C of your Sales Contract and the '*Vasse – Dawson Estate, Front Yard Landscaping: Installation Guidelines (Rev 3)*' for more details. Residents are encouraged to use water wise practices in accordance with City of Busselton guidelines.

### 5.6 Fencing

Buyers should not erect any fence, other than those supplied or already erected by the developer, unless:

- a) For boundaries which are primary street frontage (including land situated between the street and the front setback of a dwelling) and public open space boundaries:
  - (i) Any solid fence does not exceed 0.75m in height from ground level;
  - (ii) Any fence incorporating piers, base or plinth and transparent or visually permeable infill does not exceed 1.2m in height from ground level;
  - (iii) Any piers, solid base or plinth are constructed of new brick, stone or rendered masonry in natural light colours with transparent or visually permeable infill constructed of painted pickets, wrought iron or tubular metal;
- b) For boundaries which are secondary street frontages, or rear boundaries abutting laneways:
  - (i) Any solid fence does not exceed 1.8m in height and a rake from 1.8m to 1.2m in height for the last panel up to the truncation corner near the primary street end;
  - (ii) It is constructed primarily of new brick, stone, limestone or rendered masonry in natural light colours, or Colorbond in the colour of "Tea Tree"; and
  - (iii) For secondary street frontage boundaries:
    - A. It does not continue beyond the truncation corner; and
    - B. Any fence constructed of Colorbond in the colour of "Tea Tree" must use it as infill above a limestone plinth with limestone piers constructed at each end of the fence;
- c) For side and rear boundaries not covered in 5.5(b) above, it:
  - (i) Does not exceed 1.8m in height; and
  - (ii) Is constructed primarily of new brick, stone, limestone, rendered masonry in natural light colours, or Colorbond in the colour of "Tea Tree".

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 lot owner 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. Please refer to Annexure C of your Sales Contract for the terms and conditions applicable to be eligible for your Fencing Package.

#### 5.7 Home Construction Rubbish and Estate Damage

The lot owner must ensure that throughout the construction period of the home the lot owner's builder contains all rubbish within the lot.

The lot owner must repair and make good, or cause to be repaired and made good, all damage caused by the lot owner'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 lot owner 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 lot owner must pay the developer the cost of such repair and make good.

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

Your building 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

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