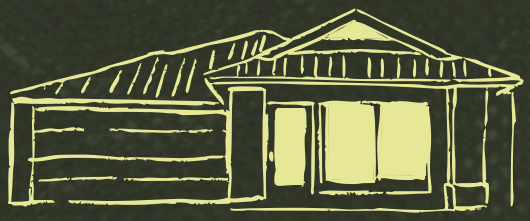
IN TOWN

COWARAMUP



DESIGN GUIDELINES

Goldfields



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1. INTRODUCTION

1.1 VISION STATEMENT

Located just south of Cowaramup's town centre, In Town offers a new home in one of the South West's most beloved communities. This thoughtfully designed neighbourhood will bring 184 homes to Cowaramup on a diverse range of lot sizes.

Surrounded by vineyards, open space and towering forests, In Town is central to the wider Margaret River region, while staying firmly grounded in the small-town rhythm of Cowaramup.

Life here is simple in the best way. The town is walkable, the air feels cleaner, local produce is part of the weekly routine, and neighbours become familiar, naturally.



*Future park artist's impression.



1.2 APPROVAL PROCESS

- All house siting and designs are to be approved by the Developer.
- Approval by the Developer is required before applying for a building permit for the construction of a new dwelling.
- The Developer reserves the right to approve proposals based on architectural merit where aspects of a proposal may not necessarily comply with the Design Guidelines.
- The Developer approval is not a building approval nor does it imply compliance with the building code, Building Regulations or any other statutory requirements. Further approvals may be required.
- The Developer will assess all designs and if they are compliant with the Design Guidelines, provide a notice of approval.
- Please submit Building Plans to **info@incowtown.com.au**

1.3 TIMING

- Construction of a dwelling is required to start within 12 months of the original land settlement date and is required to be completed within 36 months from the original land settlement date.
- Side, rear and return Fencing and Driveways are required to be completed prior to occupation of the dwelling.
- All front landscaping, including fencing, retaining walls and letterboxes are required to be completed within 3 months from the date of the occupancy.
- These timing requirements must be adhered to by the land owner, unless agreed otherwise in writing by the Developer.

2. SUSTAINABILITY

At In Town we believe that sustainability should be a priority and the following initiatives are strongly encouraged for all house designs.

2.1 RAINWATER TANKS

- For dwellings R20 and above, we recommend rainwater tanks with a minimum capacity of 2,500 litres must be plumbed into the laundry and toilets, with the overflow connected to the stormwater system. For dwellings below R20, we recommend rainwater tanks with a minimum capacity of
  5000 litres must be plumbed into the laundry and toilets, with the overflow connected to the stormwater system.
- Rainwater tanks are to be sited on the lot in accordance with the rear and side setback requirements (Table 2a) of the R-Codes.
- Purchasers are strongly encouraged to install rainwater tanks with additional capacity above the minimum required to allow further harvesting of rainwater for domestic use.

2.2 WATER USE

In keeping with the principles of sustainable development, dwellings should be designed to minimise water consumption. The following are encouraged:

- All plumbing fittings shall be water efficient and comply with the requirements of the Water Efficiency Labelling Scheme (WELS) star rating system.
- Each toilet shall have a 4.5/3 litre (minimum 4 star rated) dual flush cistern.
- All shower heads shall be a minimum 3 star rated.
- All tapware is to be minimum 4 star rated.

2.3 GREYWATER RECYCLING SYSTEM

- Consider the use of grey water recycling for use on garden areas as a way to reduce the demand on scheme water.

2.4 ENERGY EFFICIENT HOUSE DESIGNS

- Good orientation facilitates energy efficiency by reducing the requirement to heat and cool the home.
- To promote access to Winter sunlight all homes are encouraged to locate the primary outdoor and indoor living areas on the northern side of the dwelling.
- By carefully considering the location of major openings prevailing winds can be used to cool the home during summer.



3. SITE LAYOUT & SETBACKS

3.1 DWELLINGS PER LOT

- Only one dwelling is permitted per lot.
- Further subdivision of a lot or dual occupancy dwellings are prohibited.

3.2 SETBACKS

- Setbacks must be in accordance with the Residential R Codes except where they have been varied by the Local Development Plan.

3.3 TRANSPORTABLE DWELLINGS

- No transportable dwellings are permitted
- This does not limit modular home construction where the intention is for the dwelling to remain permanent and adheres to these design guidelines.
- Any modular home design is to fully conceal the exposed sub-floor to the primary and secondary elevations.

3.4 CORNER LOTS

- Dwellings on corner allotments must have a secondary facade which incorporates design features from the front façade, so that the building can be seen to address both street elevations. Examples of applicable features include feature windows, finishes / materials or articulation.
- Materials used at the interface of the primary and secondary facade must continue along the secondary facade for a minimum of 3m.
- Dwellings must have at least one habitable room window per story on the secondary facade frontage, forward of the return fence.
- Large areas of flat or blank walls to the street or reserve elevations will not be approved.

3.5 SITE LEVELS & RETAINING

- In order to accommodate a residence additional siteworks and retaining walls may be required.
- Any changes to site levels and/or retaining walls must adhere to the R-Codes and may be subject to approval by the Responsible Authority.

3.6 GEOTECHNICAL CONDITIONS

- It is the responsibility of the property purchaser to ensure that the structural design of buildings and associated structures including boundary and garden walls is suitable for the site conditions applicable to the lot.
- It is encouraged that purchasers consider building methodologies that will limit the amount of site works required.



4. ARCHITECTURAL CHARACTER

4.1 STYLE

- Homes should demonstrate a “Contemporary South West Character” influenced by Scandinavian simplicity, refined rural forms, warm natural materials and the Cowaramup landscape.
- Street facades should be composed as a series of smaller scale building elements using changes in roof form, height, wall alignment, material or depth.
- Industrial, warehouse, shipping-container and overly literal barn style designs are not permitted.
- Alternative designs will be considered upon submission to the developer for approval.
- To reduce the overall mass of a building, the primary and secondary façade should be articulated through the use of openings, balconies, variety of materials, and recessed/ projected elements on both the ground and upper floors.
- Each dwelling must include a feature at the entry that clearly defines the entry point from the Public Realm, provides articulation to the front façade and adds visual interest to the building.

4.2 COLOURS

- External building colours should reflect a harmonious colour palette consisting of natural and earthy tones which complement the surrounding area and theme of the dwelling.
- Use of strong, bold or bright external colours that do not support the contemporary nature of the dwelling will not be approved.
- Accent colours in natural tones are encouraged to be strategically used for feature architectural elements.
- Gutters and fascias must match the roof colour.
- All service infrastructure (including drainage) shall not be visible from the street.

4.3 MATERIALS

- Preferred materials include natural timber or timber-look cladding, warm face brick, painted brick, natural stone, weatherboard-style cladding and smooth or lightly textured render.
- At least two complementary wall materials should be visible from the street.
- Profiled metal wall cladding, raw Zincalume or reflective materials are not permitted on elevations visible from public areas.
- Predominantly warm white, cream, sand, taupe, muted grey, earthy brick and natural timber finishes are encouraged.Use of quality materials and finishes is recommended to give a timeless appeal and be fitting to the Cowaramup area.
- Dwelling façades must be constructed using a mixture of external building materials. No single external wall material may comprise more than 75% of the street-facing facade.

  a. The roof, and any openings (e.g. garage door or windows etc.) are not included in this calculation.
  b. Contrasting render colours may be considered as different materials, as long as one colour does not make up more than 75% of the façade.
  c. Contrasting face brick colours will not be considered.

- Where possible, materials used on the edge of the front facade must continue for a minimum of 1m along the adjoining side elevation for non-corner allotments, including walls that are on the boundary.
- Materials and finishes such as unpainted or galvanised metal, raw fibre cement sheet and reflective glazing are not permitted.
- Roller shutters shall not be installed to any window or doorway visible from a public space, apart from garage door openings.

4. ARCHITECTURAL CHARACTER











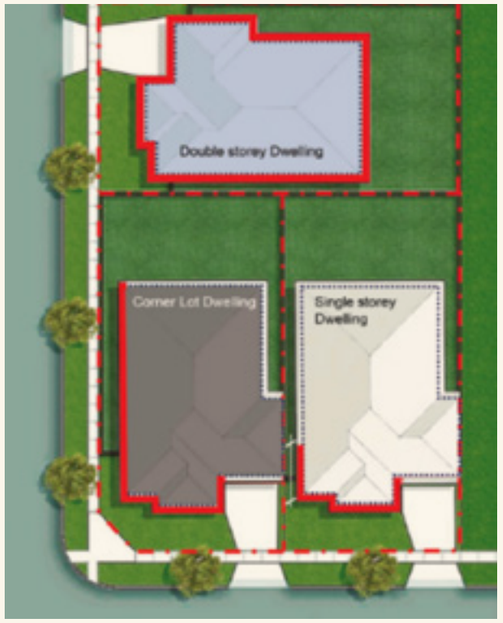


4. ARCHITECTURAL CHARACTER

4.4 ROOFS

Roof

- A variety of roof pitches are encouraged, including a pitched and flat roofs.
- Pitched roofs, which includes hip and gable and skillion types, must incorporate eaves with a depth of at least 450mm to each façade that addresses the public realm. Gable forms that extend vertically down to the ground at the corner of the building as a feature do not require eaves overhang, providing that the roof built form extends a minimum 3m along the side of the house.
- Single hip and single gable roof forms to the full width of the front facade will not be approved.
- Hip or Gable roofs must have a pitch of at least 22 degrees.
- Skillion roofs must have a pitch of at least 8 degrees (maximum 15 degrees).
- Flat roofs are to be concealed from view on the primary or secondary elevation or from any public reserve by a parapet wall.
- Where a parapet wall is provided to conceal a flat roof on the primary or secondary elevations, it must return and continue for at least 3m along the adjoining wall.



Eaves

- Eaves from the primary façade must return and continue for at least 3m along the adjoining wall(s), this excluding the front and side elevation of a garage and non-habitable rooms.
- Eaves on corner lots must extend for the full length of the secondary façade.
- Pitched roofs, which includes hip, gable roofs, must have roof pitch of at least 22 degrees.

Materials

- Roof cladding must be non-reflective and must complement the home design and style. Allowable roof materials include:
  - Powder coated metal roofing in a corrugated profile or similar;
  - Low profile concrete tiles
- Roof materials that are not permitted include:
  - Curved profile tiles
  - Non-domestic deck profiles
  - Fibre cement sheeting
  - Terracotta or red style colours
  - Raw zincalume

4.5 GARAGES

- All lots must incorporate a fully enclosed garage that matches or complements the dwelling in materials, colours and finishes.
- Carports and open sided garages are not permitted.
- Triple car garages are generally discouraged, but may be considered on wider lots (over 18m frontage).
- Triple garages must comprise either one double and one single garage element or three single garage elements. The wall that contains the third door must be stepped back at least 500mm from the other front wall of the garage.
- Single Car Garages are not permitted.



5. EXTERNAL ELEMENTS

5.1 DRIVEWAY

- Only one crossover per lot is permitted and must be a minimum of 3m wide.
- The driveway must be constructed prior to occupancy of the dwelling.
- Driveways and any paths that are visible from the public realm must complement the building design and the external colour scheme. Acceptable driveway materials include:
  - exposed aggregate.
  - brick/concrete pavers.
  - coloured concrete.

5.2 LETTERBOXES

- Letterboxes are mandatory and must:
  - match and complement the dwelling facade & landscaping with respect to colours, materials and style.
  - be positioned close to front boundary line.
  - clearly display the property number.
  - integrate into the front fence (if applicable).
- Single post supporting letterboxes and temporary letterboxes are not permitted.
- Letterboxes must be installed prior to occupancy.



5.3 SIDE & REAR FENCING

- All fencing must be “Woodland Grey” colour.
- The minimum permissible standard for fences dividing adjoining properties is 1.8m high Colorbond metal fencing.
- All fencing shall be in accordance with the Responsible Authorities requirements:
- Return fencing must be:
  - set back at least 1m from the closest front wall.
  - match the height and materials of the side fence.

5.4 CORNER LOT FENCING

- Fencing along a secondary frontage must be as per the side and rear fence specification, but it must be set back 3m behind the closest front wall, so that the dwelling may address both the primary and secondary frontages to the Public Realm.

5.5 FRONT FENCING

- In order to enhance the sense of community front fencing is discouraged.
- Non-permeable front fencing is not permitted.
- Where front walls or fences are provided by the developer, these shall not be added to through the installation of additional solid or open fencing material.
- Where front fencing is installed it must meet the guidelines of the Responsible Authority.

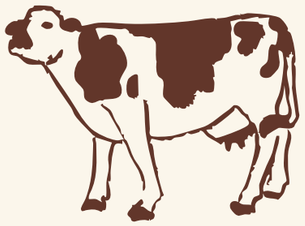
5.6 FENCE COMPLETION

- Side, rear, corner & return fencing must be completed prior to occupation of the dwelling.

6. FRONT GARDEN LANDSCAPING

6.1 LANDSCAPE GUIDELINES

- At least 50% of the front garden area must comprise of permeable surfaces such as:
  - Garden beds with planting.
  - Drought resistant lawn – warm season pre-grown turf such as
  - Kikuyu species are encouraged.
  - Lawn alternatives such as:
    - Ground covers
    - River pebbles
    - Lilydale toppings
- At least 15% of the permeable area must consist of planted garden beds.
- At least one tree must be planted between the front building line and street boundary.
- All garden beds must be edged with either timber, masonry or steel edging materials.



6.2 RECOMMENDED DESIGN PRINCIPLES

Other design principles to keep in mind include:

- Landowners should further consider planting of deciduous trees to ensure protection of living areas from the Summer sun.
- Location and selection of plants to create visual interest, but also to serve a functional requirement i.e. screening fences or rainwater tanks
- Not all plants are suited to full sun, some species will prefer part shade. The direction each garden faces should in part dictate plant selection and placement.
- Large plants should not be located to block views from windows to the street to ensure passive surveillance is achievable.
- Irrigation requirements must be considered when designing landscaping.
- Minimise additional hard surfaces such as paving in your front garden and consider the use of other materials for pathways i.e. steppers, timber sleepers.



6. FRONT GARDEN LANDSCAPING

6.3 RECOMMENDED PLANT SPECIES LIST

Ground Covers

Myoporum parvifolium ..... Creeping Boobialla
Grevillea crithmifolia ..... Gingin Gem
Hemiandra pungens ..... Snake Plant
Scaveola crassifolia ..... Cushion Fan Flower
Westringea fruiticosa ..... Low Horizon
Juniperus rigida ..... Shore Juniper
Carpobrotus glaucescens ..... Pigface

Small Shrubs

Callistemon viminalis ..... Little John
Agonis flexuousa ..... Nana
Westringea fuiticosa ..... Zena
Rhaphiolepsis Indica ..... Snow maiden
Melaleuca nesophila ..... Little Nessie
Melaleuca linariifolia ..... Little Red
Alternanthera denata ..... Little Ruby

Medium Shrubs

Westringea Dampiera ..... Coastal Rosemary
Grevillea banksii ..... ‘Superb’
Leucospermum Cordifolium ..... Orange/red or yellow
Leucophyta brownii ..... Cushion Bush
Pittosporum tobira ..... Miss Muffet
Lavendela sp. ..... Gardenia sp.

Large Shrubs

Adenanthos sericeus ..... Albany Wooly Bush
Murraya paniculate ..... Orange Jessamine

Strappy Leaf

Anigozanthus flavidus ..... Kangaroo Paw
Pattersonia occidentalis ..... Purple Flag
Dianella revoluta..... Little Rev
Dianella caerulea ..... Cassa Blue
Conostylis candicans ..... Cottonheads
Liripoe muscari ..... Evergreen Giant

Grasses

Festuca glauca ..... Blue Fescue
Lomandra confertifolia ..... Little Con
Ophiopogon japonicus ..... Mondo Grass
Pattersonia occidentalis ..... Purple Flag

6. FRONT GARDEN LANDSCAPING

6.4 WATERWISE DESIGN PRINCIPLES

- Plants should be chosen based on suitability to the Margaret River region.
  The list supplied are examples of waterwise plants but you should consult with landscaper contractors or local nurseries on other suitable species.
- Other principles for creating a waterwise garden include:

Mulching

· Mulch looks good and suppresses weed growth in your garden but also reduces evaporation and acts as a layer to regulate the soil temperature throughout the year.

Soil Conditioner

· This additive can be turned through your garden to improve plant health and growth. A soil conditioner containing organic material is recommended, sourced from a landscaping contractor or local.

Irrigation

· Irrigation controllers programmed to apply water in the early morning are recommended. Water is a precious resource and should be applied to your garden to reduce evaporation. The Water Corporation website has additional tips on planning your garden to reduce water use. www.watercorporation.com.au.

6.5 LANDSCAPING MAINTENANCE

- Landscaped areas must be established and maintained to benefit the urban environment.
- Gardens are required to be prepared appropriately to ensure longevity and sustainability.
- Gardens and lawns are required to be kept free of pest, disease and weeds.
- Front yard and verge grass must be cut regularly and kept in a ‘low fuel’ state to manage bushfire risk.



7. ANCILLARY ITEMS

7.1 STORAGE & SERVICES

- All structures associated with construction shall be removed upon completion of a permanent dwelling.
- All temporary structures are to be removed upon completion of the permanent building.
- The developer will be under no obligation to approve an application for a sole structure if in its reasonable opinion, the sole structure would be in conflict with its obligation to all purchasers.
- Any addition to any proposed sole structure must be coloured to compliment the dwelling (galvanised metal is prohibited).
- Sheds must be screened away from any street and/or public view ie. behind primary dwelling line and in accordance with the relevant setback requirements set out in the R-Codes.
- Boats, caravans, trailers, commercial vehicles greater than 1 tonne or other recreational vehicles are not permitted to be parked on your property unless they are stored or screened from public view.
- External light fittings must not result in excessive light spill.
- Solar hot water systems should be located in the best functional position, however they must not be installed on the front elevation and must be screened from public view.
- External fixtures such as air conditioning units and service-related equipment must be positioned to minimise visibility from the street and of a colour which blends in with the roof.
- Roof mounted evaporative cooling units must be low profile, located below the roof ridgeline, and not visible to the public (preferably to the rear of the dwelling). All units must be coloured to blend with the roof of the dwelling.
- Air-conditioning units must be located below the eave line and must not be visible from public view.
- Clotheslines, rubbish bin storage, rainwater tanks, heating & cooling equipment, pool & spa equipment and service areas must not be visible from the street frontage or public view.
- Proper internal window furnishings must be installed to all street elevations prior to occupation of the dwelling.
- The use of canvas awnings, roller shutters and/or similar window coverings are not permitted, unless approved.
- Exposed plumbing must not be visible from the front or side street or public view, (excluding gutters and downpipes).

7.2 OPTICOMM TELECOMMUNICATIONS

- The Developer is pleased to have engaged OptiComm, an independent, licensed Australian Telecommunications carrier, to install optical fibre to all homes within the Estate.
- Through these connections, families will have the unique opportunity to access ultra-high speed broadband services.
- Your home at In Town will be ‘fibre ready’ when you move in.
- All submitted plans must contain a note stating the provision has been made for connection to this service.
- Please see the Opticomm installation guide on the Development Website for more information.

7.3 ADVERTISING

- Installation of a sale board without a dwelling constructed is prohibited.
- Builders are permitted to one advertising sign (maximum 600mm x 600mm) per allotment during the construction of a dwelling. The sign must be removed within 30 days from construction completion.
- ‘For Sale’ signs are not permitted on vacant land.
- Handwritten or illuminated signs are not permitted.
- No other advertising signage is permitted on vacant land or occupied allotments.
- All signage must meet the guidelines of the responsible authority.

7.4 RUBBISH

- The landowner shall not allow any rubbish to accumulate on a lot including; site excavations and building materials (unless neatly stored in a suitable sized bin/skip).
- The landowner must not place any rubbish including site excavations and building materials on adjoining land, reserves or any waterways. (Penalties apply for any illegal dumping).
- Vacant land must be kept in a ‘low fuel’ state to manage bushfire risk. All landowners must adhere to the relevant authorities bushfire notices.

*Masterplan artist's impression

IN TOWN

COWARAMUP



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