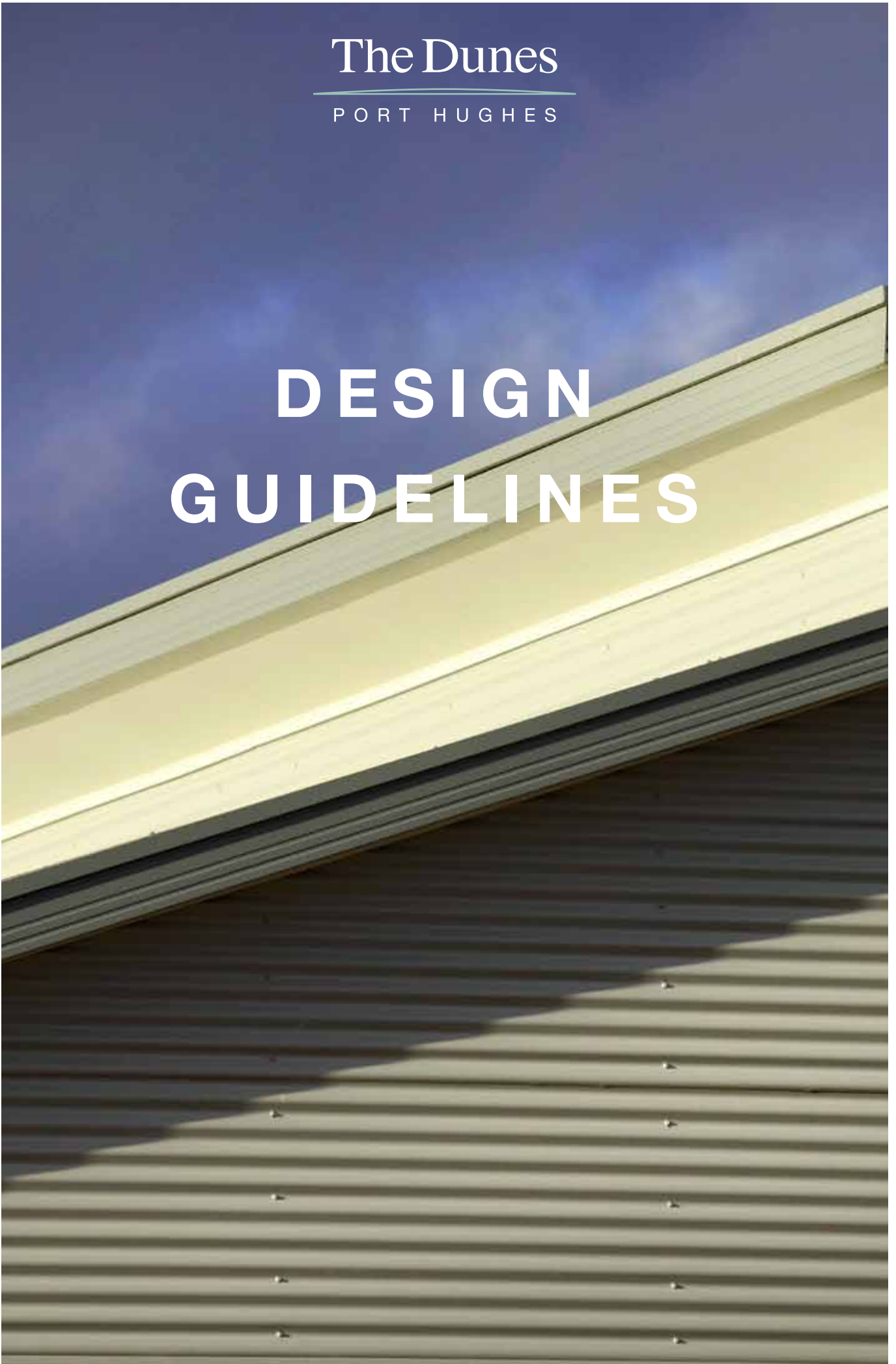


The Dunes

PORT HUGHES

# DESIGN GUIDELINES





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# 1. OUR VISION FOR THE DUNES

## VISION

Our vision is to create a relaxed coastal community centred around lifestyle and recreational opportunities, proximity to the picturesque waters of Port Hughes and the convenience of local towns and bordered by the natural environmental qualities of the locality.

The vision embraces environmental sustainability in the overall design of the estate and in the guidance provided to individual home builders through these Design Guidelines.

## CONCEPT

The residential community is intended to provide a wide range of residential housing and allotment options from large individual dwellings on separate allotments, to courtyard and villa home sites and terrace houses. Many allotments will have direct golf course frontage, while others sit alongside protected sand dunes and open space linkages.

## DESIGN PHILOSOPHY

The design philosophy adopted by The Dunes is one which seeks to embrace the colours, textures and features of the coastal environment, through encouragement of contemporary coastal architectural styles and reinforcement of the prevailing vegetation and landforms of the locality.

Our approach seeks to deliver a cohesive, well designed and sustainable living environment to be enjoyed and appreciated by all.

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## 2. INTRODUCTION TO THE DESIGN GUIDELINES

### PURPOSE OF DESIGN GUIDELINES

The purpose of The Dunes Design Guidelines is to clearly identify the design controls that must be considered in designing a house at The Dunes under the Encumbrance that applies to all residential sites in this estate.

The guidelines are additional to any statutory requirements under the Development Plan – District Council of the Copper Coast. These Design Guidelines outline our preferred housing style or character, siting requirements, sustainability features and landscaping required at The Dunes.

We believe that these Design Guidelines will help protect and enhance both your enjoyment of, and investment in, The Dunes and contribute to the creation of a more sustainable outcome for your house and the surrounding community.

### YOUR RESPONSIBILITY AS A PURCHASER

The Encumbrance over each residential allotment at The Dunes requires you to submit your plans to The Dunes Encumbrance Manager for approval prior to lodgement with the District Council of the Copper Coast.

Information submitted for the purpose of design approval under these Guidelines should be suitable for subsequent lodgement with the Council for planning approval.

Whilst there are a number of mandatory requirements, the Design Guidelines are intended to be a flexible design tool. Where high quality, innovative solutions are proposed that satisfy the design intent of The Dunes, variations to the provisions of the Guidelines may be considered. Approval of any variation to the document does not set a precedent for future approvals.

We strongly recommend that you, your builder and, where applicable, your architect read these Design Guidelines thoroughly. Please call The Dunes Encumbrance Manager if you require any assistance during the design, approval and construction of your new home.

### HOW TO USE THESE DESIGN GUIDELINES

Each design element is described and illustrated in terms of our design intent, our mandatory requirements and our further suggestions for development at The Dunes.

#### DESIGN INTENT

The design intent is a broad expression of the vision for The Dunes as it relates to the individual design elements described in section 5.

#### MANDATORY REQUIREMENTS

These are mandatory design requirements which must be complied with to receive approval from The Dunes Encumbrance Manager prior to submitting a Development Application with the Copper Coast Council.

#### FURTHER SUGGESTIONS

These are further design suggestions which are made to help you achieve a more comfortable, attractive and sustainable building and landscape solution on your site.



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## 3. APPROVAL PROCESS

**These Guidelines will guide all allotment owners in understanding the technical specifications required for the siting and appearance of dwellings and the contribution to the sustainability objectives that are to be met. The Guidelines apply to new dwellings as well as to any improvements or additions that may be made in the future.**

### WHAT REQUIRES APPROVAL?

The Design Guidelines apply to construction of new dwellings, renovations and extensions, outbuildings and other structures and fencing.

All development on residential allotments must be assessed for compliance with these Guidelines and approved by The Dunes Encumbrance Manager prior to lodgement with the District Council of the Copper Coast.

### HOW DO I GO ABOUT GETTING AN APPROVAL?

The following page details the process of Design Guidelines approval and Development Approval.

The Dunes Encumbrance Manager will assist you by:

- Providing preliminary advice on the interpretation of any aspect of the Design Guidelines or on any preliminary plans;
- Assessing all building plans within 10 days of receipt, provided all mandatory plans and details are provided; and
- Provide you with an approved stamped document and a letter confirming acceptance of the plans under the Encumbrance.

### WHERE DO I SEND MY APPLICATION?

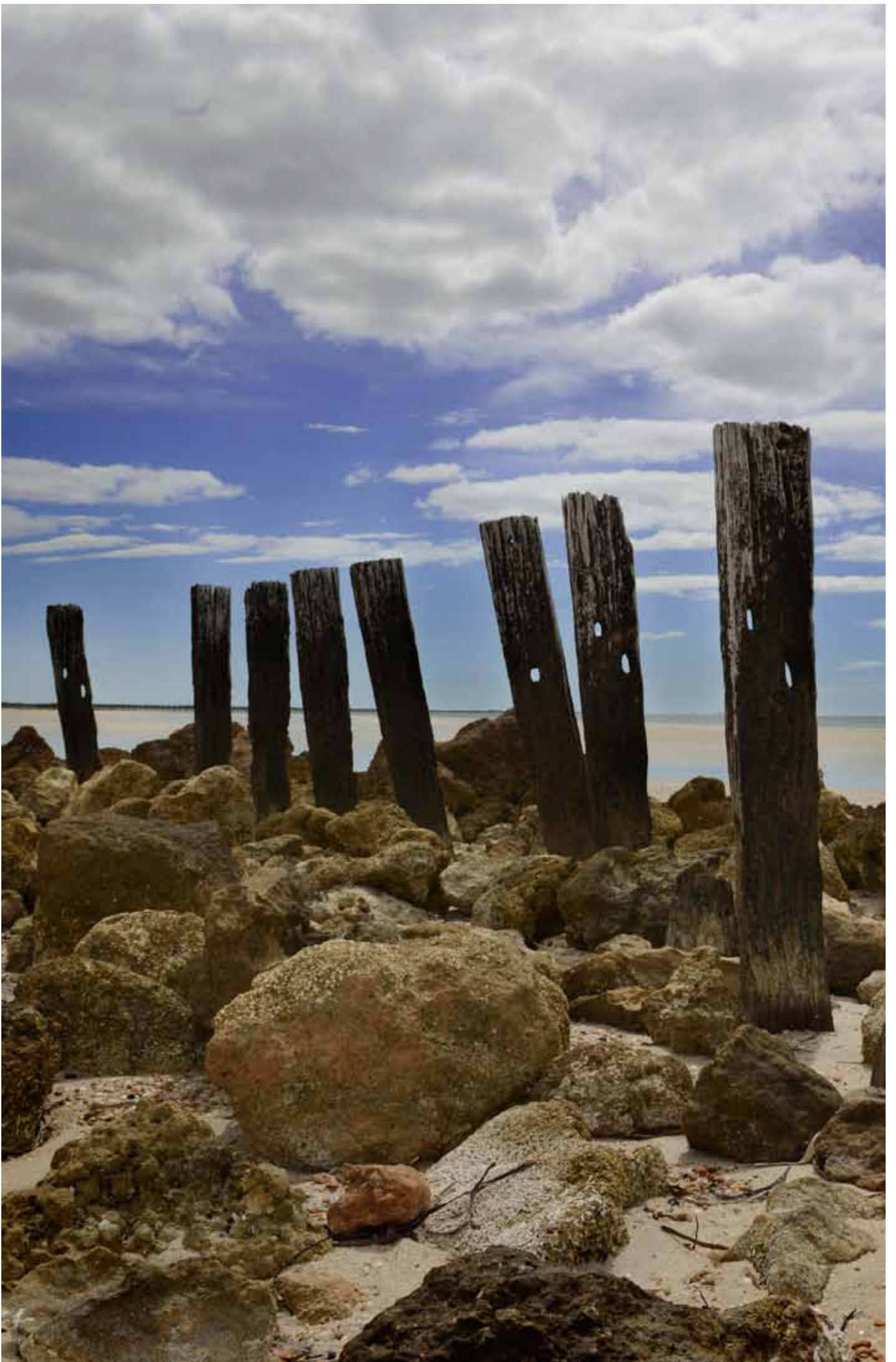
Applications for encumbrance approval should be submitted to The Dunes Encumbrance Manager (address provided on request).

These Design Guidelines generally seek to conform with relevant planning controls (notably the Development Plan, District Council of the Copper Coast), however, such controls may change from time to time, and, hence, it is the allotment purchasers' responsibility to ensure compliance with applicable state and local controls.

### MANDATORY REQUIREMENTS

Two sets of the following documents must be lodged with The Dunes Encumbrance Manager for encumbrance approval:

- site plan (at 1:200 or 1:100 scale) showing the site dimensions, front, side and rear setbacks, finished floor level of dwelling relative to existing ground levels, location and size of rainwater tank, extent of fencing and driveway position and gradient;
- floor plans (at 1:100 or 1:50 scale) for each floor, showing the proposed dwelling, any garages, carports or outbuildings and the layout of and access to any car spaces;
- front, side and rear elevations (at 1:100 or 1:50 scale) of the proposed dwelling;
- a schedule of all external finishes detailing materials, finishes and colours;
- a landscaping plan (1:100 or 1:50) identifying the location of trees, shrubs, garden beds, lawns, paved surfaces and other features, and including proposed species selections;
- insulation details;
- energy management measures;
- construction waste management plan



## APPROVAL PROCESS

### DESIGN GUIDELINE APPROVAL

#### STEP 1

##### **Preliminary Design Review**

You are invited to discuss the initial design concepts for your home with The Dunes Encumbrance Manager.

##### **Respond to the preliminary design review feedback.**

#### STEP 2

##### **Submission of Design Drawings**

After taking the preliminary comments into account, submit the design drawings to The Dunes Encumbrance Manager.

##### **Respond to any minor changes or information requests.**

(If plans do not meet the Design Guidelines they will be refused).

#### STEP 3

##### **Plans approved**

The design drawings are stamped for approval and returned to the applicant with a 'Letter of Acceptance'.

### APPLICATION FOR DEVELOPMENT APPROVAL

#### STEP 4

##### **Lodge Development Application with District Council of the Copper Coast**

The applicant must submit the 'Letter of Acceptance' and the stamped plans to the District Council of the Copper Coast for development approval.

This application must include all documentation and fees required by Council. (Note that Development Approval requires Development Plan Consent (planning approval) and Building Rules Consent from Council or via private certification).

##### **Receive District Council of Copper Coast Development Approval.**

### CONSTRUCTION

#### STEP 5

Construct your home in accordance with the 'Letter of Acceptance' and Development Approval within the time frame prescribed by your Encumbrance.



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## 4. ALLOTMENT DEVELOPMENT PLAN

### INTENT

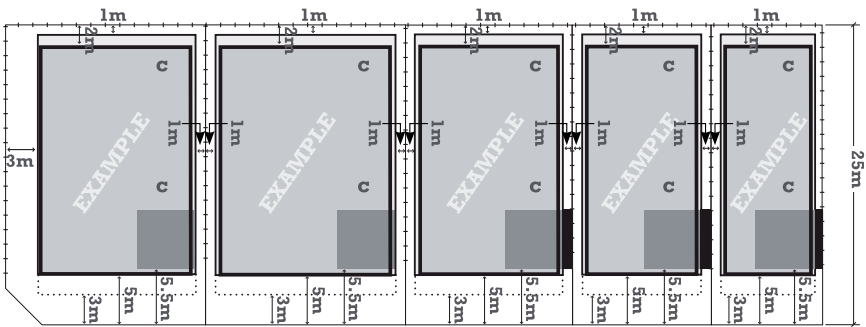
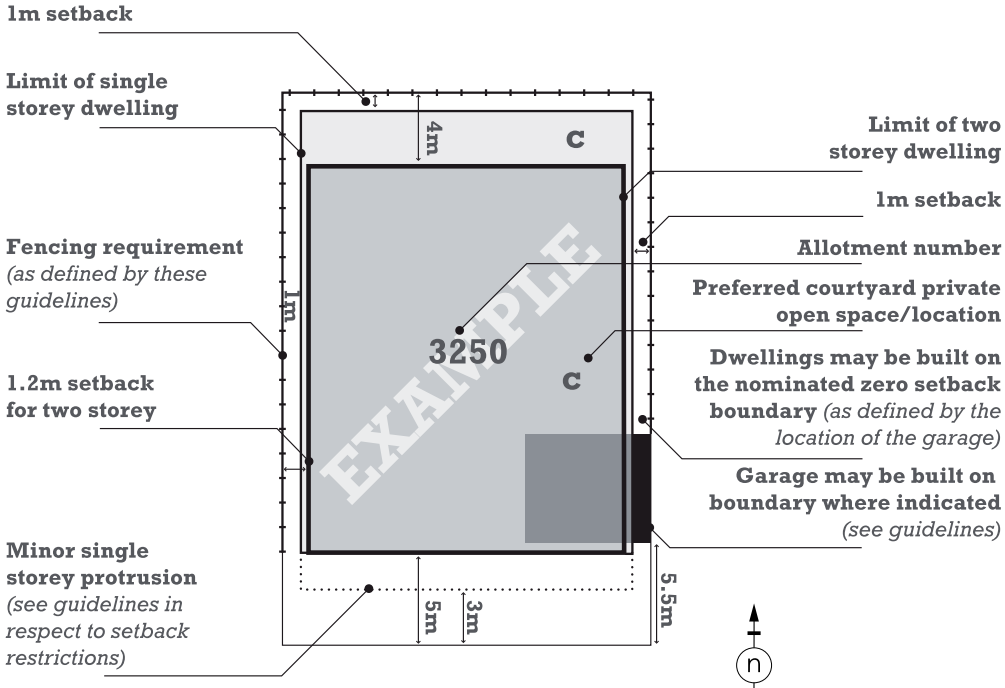
To ensure homes are sited correctly on allotments, your Contract of Sale contains an Allotment Development Plan. The plan shows a Building Envelope for your home. Your home must be sited within this Building Envelope but your house is unlikely to fill the Building Envelope. It merely represents the maximum extent of possible development. It is expected that your home (including garaging) will not cover more than 60% of your allotment.

The Allotment Development Plan (an example is illustrated on the following page) forms part of these Guidelines and shows the following:

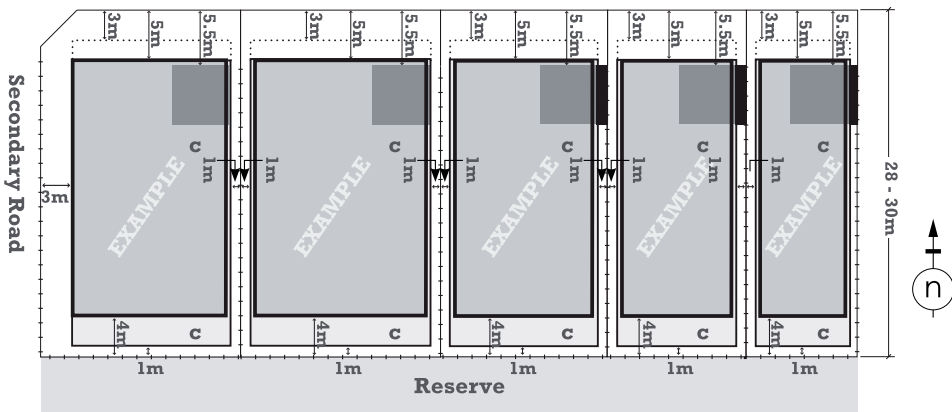
- your block boundary;
- the area you can build upon;
- minimum set backs to boundaries;
- garage location (does not have to be on the boundary)
- courtyard location; and
- fencing requirements

The preferred courtyard / private open space location provides guidance as to locations that will deliver desired solar access and / or shelter from prevailing winds.

# EXAMPLE BUILDING ENVELOPE



Primary Road



Reserve

# 5. DESIGN ELEMENTS

## 5.1 CHARACTER

### DESIGN INTENT

The character of built form within The Dunes should reflect the coastal location, character and environment.

Contemporary designs employing a diversity of finishes, materials, textures and colours that are sympathetic to the existing natural environment are encouraged along with the application of timber, natural stone, glass and steel, large overhangs and articulation enhanced by deep recesses, canopies and modulation of volumes.

The visual interest of buildings should be created through this combination of the relief of the built form and the layering of different colours, materials and textures. Transportable houses, kit homes and prefabricated homes will not be permitted.

### FURTHER SUGGESTIONS

- Create interest and break up the mass of large walls by setting back or projecting forward portions of the façade
- Use contrasts in colour, form and materials to create interest.

### MANDATORY REQUIREMENTS

- Use of coastal architectural styles
- Use of materials and colours that reflect the coastal theme
- Use of interesting roof forms including skillion, mono pitched and curved metal deck roofs
- Use of verandahs or eave overhangs of at least 450 mm on northern, western and eastern facades (unless building on a boundary)
- Use of at least two colours and / or materials to front facades (not including windows or garage doors)
- Provide ceiling heights of at least 2700 mm at ground floor.

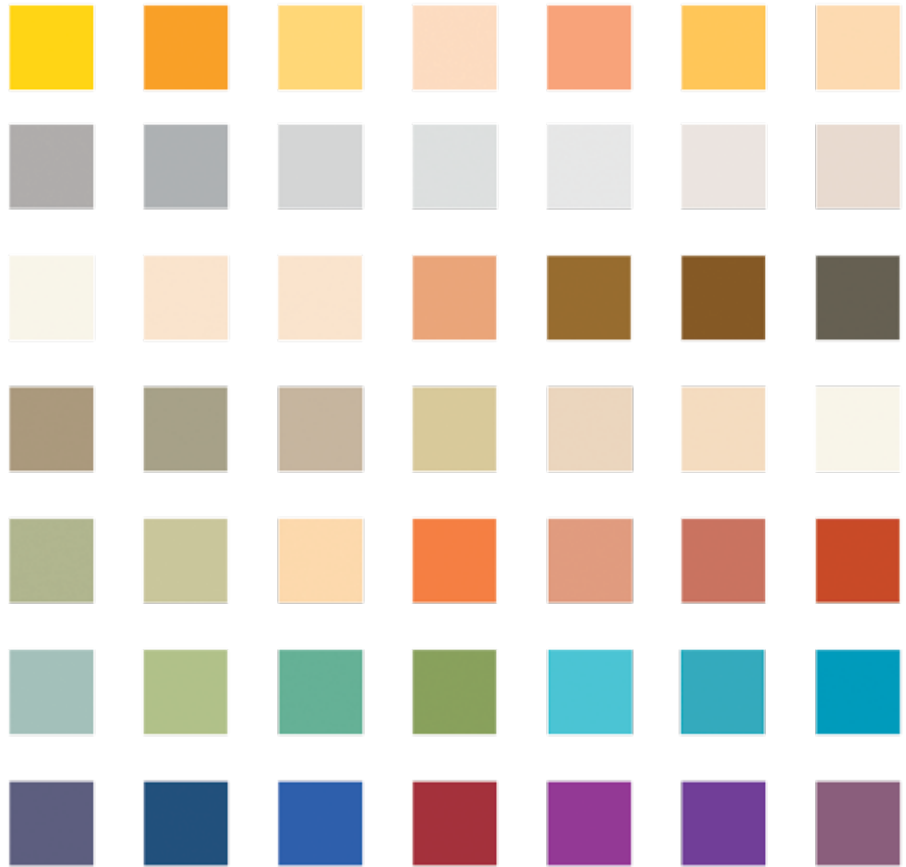


## 5.2 MATERIALS, COLOURS AND TEXTURES

### DESIGN INTENT

A carefully balanced combination of colours compatible with the surrounding natural landscape, including warm natural materials such as stone and timber and a combination of textures that produce visual interest are encouraged throughout the estate.

The palettes illustrated on these pages are indicative of the preferred colours, materials and textures. Other colour accents or feature materials may be approved by The Dunes Encumbrance Manager based on their individual merit and ability to achieve diversity and interest in the built form.





## MANDATORY REQUIREMENTS

- You are required to use two or more materials and colours for the external cladding of your home
- No more than 60% of the external cladding of your home, including the roof, should be of any one material or colour
- Roofing materials should be of tiles, metal deck or Colorbond and be limited to one colour only
- Black or dark grey roof colours are not permitted due to increased heat retention during summer
- Traditional heritage colour schemes are not permitted
- Colonial, Federation, olde worlde or traditional reproduction elements are not permitted, including finials, quoins, banding, lacework, keystones, Dutch gables and traditional bay windows.

## FURTHER SUGGESTIONS

- Colours should be in harmony with the natural habitat and complement the dune vegetation and coastal landscape. Neutral colours with natural finishes, earthy tones and patina effect are encouraged. The wall colour should complement and enhance the roofing and other detail elements in order to create a product that nestles successfully in the environment as a whole
- Natural and contemporary materials will be encouraged that complement the overall vision for the estate by producing interesting and contemporary variations in the character of each building. A combination of natural materials, such as stone, timber, rammed earth, pigmented or natural cement render, dressed weather boards and the creative use of contemporary materials such as glass, metal profiles, aluminium and steel are encouraged
- A combination of painted and coloured rendered surfaces, natural materials and metal finishes is encouraged.



## 5.3 ORIENTATION

### DESIGN INTENT

Proper orientation of your home will help manage climatic conditions and contribute to the creation of favourable microclimates within the home. Proper orientation is environmentally responsible, can save you energy running costs and increase your enjoyment of your home. Correct orientation should:

- maximise the northern aspect of day time living areas and private open spaces / courtyards / patios, while sleeping and services spaces should be located to the south
- avoid prolonged exposure and unwanted heat loading to living areas during hot summers
- maximise natural light and solar access to living areas during cold winters

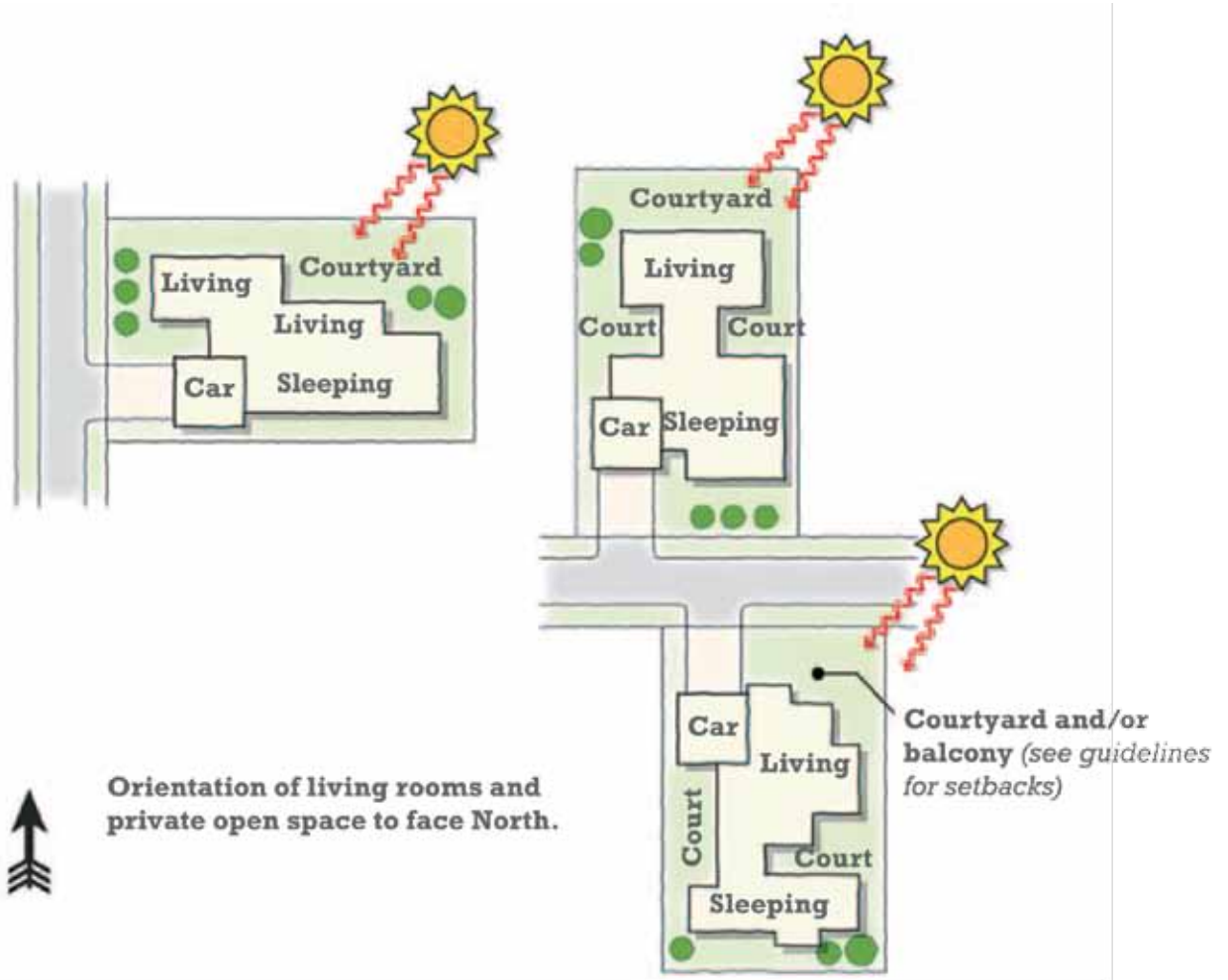
Orientation also relates to the way a house addresses its street frontage and, where relevant, its reserve or golf course frontage.

### FURTHER SUGGESTIONS

- Outdoor living areas should be immediately accessible from north facing living areas, and your home should be sited to maximise the size of north facing gardens
- Place living rooms (ie. kitchen, dining and family rooms) on the northern side of the allotment, and bedrooms and service areas on the south
- Minimise sun exposure to activity areas by the use of sun shades, awnings, or vegetation
- Use tree planting to shade driveways and car parking to reduce sun exposure on pavements
- Use light coloured pavements to reduce radiant heat
- Building designs to consider cross-ventilation ability and the use of breezeways where possible
- Dwelling entries should be apparent from the primary street frontage
- Dwellings on sites having more than one frontage to a public road, reserve or golf course should address each of those frontages having regard to views to and from the site, the appearance of the dwelling from each aspect and the possible need for privacy to one or more of those frontages.

### MANDATORY REQUIREMENTS

- Provide a northern aspect to at least one living area and one outdoor space
- Utilise shading devices to manage heat loads on northern facades and eastern and western facing windows including suitably wide eaves, pergolas and screens.



## 5.4 SETBACKS

### DESIGN INTENT

Building setbacks are required to:

- Allow for the most efficient use of the site
- Achieve a consistency in streetscape character
- Maintain efficient relationships between dwellings and open space
- Allow for efficient solar orientation
- Assist in cross-ventilation
- Provide adequate privacy
- Offer adequate space for each dwelling to provide for the house and its associated amenities (garage, private open space, landscaping, storage and clothes drying areas).

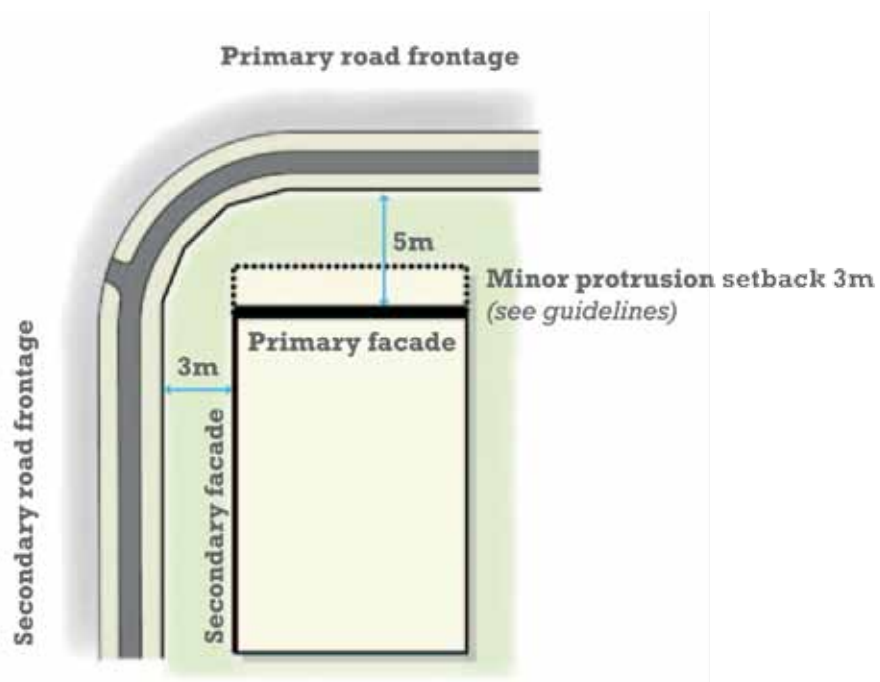
### MANDATORY REQUIREMENTS

- The minimum setback of a dwelling from its primary road frontage is 5.0 metres.
- The minimum setback of a dwelling from its secondary road frontage (if applicable) is 3.0 metres.
- The minimum setback from the main street frontage to the garage or carport is 0.5 metres behind the main façade of the dwelling or 5.5 metres from the main street frontage, whichever is the greater.
- Projections, such as porches, porticos and verandahs, will only be permitted forward of the 5.0 metre primary road frontage setback, where:
  - they are located at ground level
  - the width of the protrusion does not exceed 40% of the overall width of the frontage of the dwelling itself;
  - the protrusion extends no more than 2m forward of the principal façade of the dwellings;
  - the protrusion is open in character on three sides, where the combined area of solid walling, pillars, balustrades and the like (but not including transparent balustrades) is not more than 40% of the combined area of those three open sides;



## FURTHER SUGGESTIONS

- Large first floor decks or balconies should not project forward of the 5.0 metre primary road frontage setback



## 5.5 HEIGHTS

### DESIGN INTENT

Height of buildings should reinforce the scale and quality of the streetscape and the desirable built form. Building height limitations are imposed in order to minimise the visual impact of a dwelling on adjoining properties as well as addressing overshadowing and maintaining adequate access to daylight for adjacent properties.

### MANDATORY REQUIREMENTS

- Other than for specifically nominated sites, dwellings are restricted to a maximum of 2 storeys.

### FURTHER SUGGESTIONS

- Other than for specifically nominated sites, dwellings should generally be limited to an overall maximum height of 9.0 metres
- Chimneys and other minor protrusions may extend above 9.0 metres
- Height is measured from finished ground levels.





## 5.6 GARAGING, CAR PARKING AND DRIVEWAYS

### DESIGN INTENT

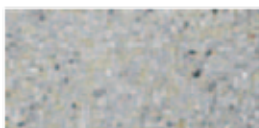
All allotments should provide sufficient and convenient on-site car parking for residents.

#### MANDATORY REQUIREMENTS

- A minimum of two on-site resident car parking spaces must be provided for each dwelling
- At least one resident car parking space must be provided in a garage or carport
- Uncovered spaces can be located in the driveway immediately in front of the garage and must have a minimum dimension of 3.0 metres x 5.5 metres
- The design of garages and carports must be compatible with the design and building materials of the associated dwelling and seek to limit their visual dominance
- The driveway must be constructed prior to occupation of the dwelling and must be constructed of unit paving, textured, exposed aggregate or coloured concrete but not plain concrete paving. A selection from the colour palette (or equivalent) must be chosen.

### FURTHER SUGGESTIONS

- Open carports are not preferred unless they can demonstrate a clear design connection to the style and form of the associated dwelling
- Parking spaces for boats, trailers and caravans should not be located forward of the primary façade of the dwelling
- Driveway width should be minimised and permeable paving materials are encouraged.



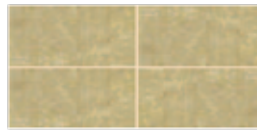
*Cardwell finish*



*Sandstone*



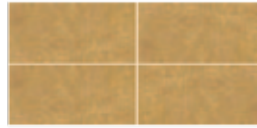
*Integral colour with aggregate and stones*



*Paving*

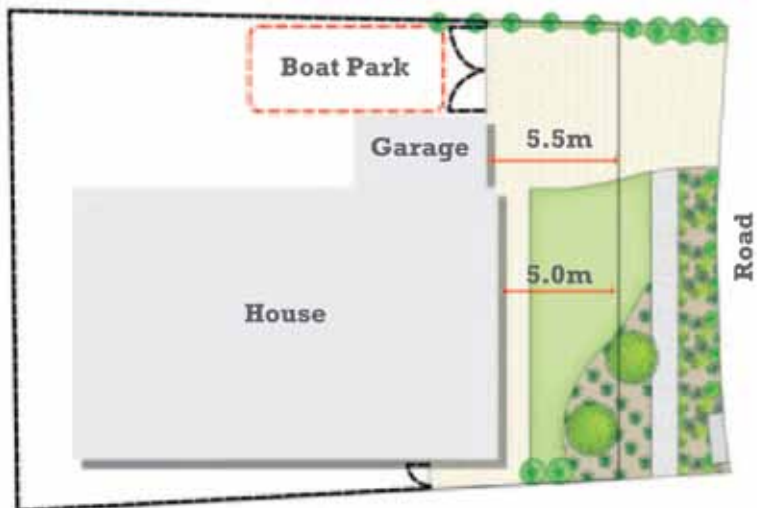


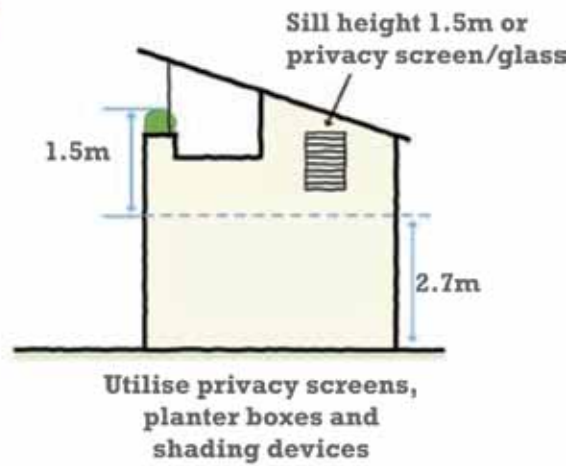
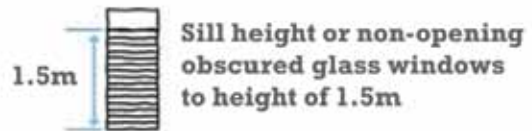
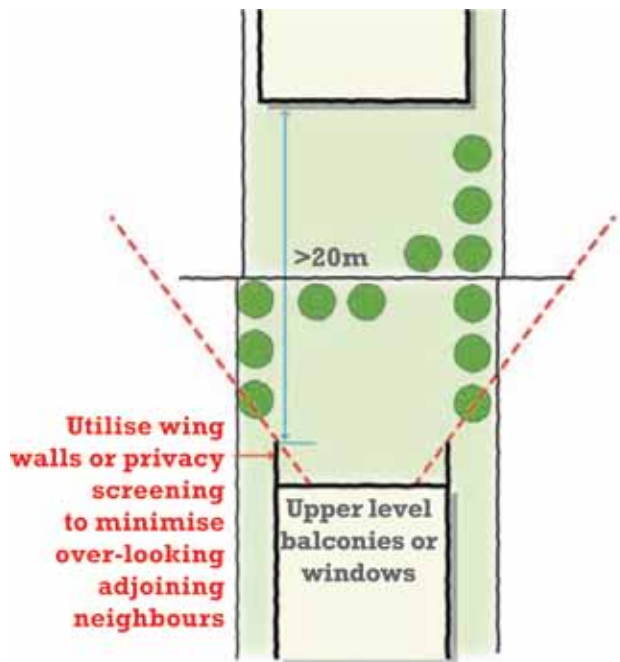
*Grey Base with Finnis Stones*



*Coloured concrete*







## 5.7 PRIVATE OPEN SPACES AND PRIVACY

### DESIGN INTENT

Private open space should be provided that has a suitable location and dimensions to serve your needs. Ideally, these areas should be well integrated with internal living areas and take advantage of the northerly aspect. They should be designed for privacy from adjacent buildings and provide low maintenance open space areas that facilitate opportunities for recreational and social activities, passive amenity, landscaping and deep soil planting.

Dwellings should be located and oriented to maximise visual and acoustic privacy between buildings.

### MANDATORY REQUIREMENTS

- An area (or areas) of private open space is to be provided with an overall area equivalent to not less than the following:
  - 24 square metres, with a minimum dimension of 3 metres, for any allotment less than or equal to 300 square metres in area
  - 60 square metres, with a minimum dimension of 4 metres, for any allotment more than 300 square metres or less than or equal to 500 square metres in area
  - 80 square metres, with a minimum dimension of 4 metres, for any allotment more than 500 square metres in area. Any side balconies or windows that directly overlook neighbours' habitable windows or private open space should have privacy measures such as opaque glazing (to 1.5m above floor level), permanent screens, louvres, fins, battens, sill heights above 1.5m or similar screening devices in order to minimise unreasonable overlooking to adjoining neighbours whilst maintaining your outlook.

### FURTHER SUGGESTIONS

- Building design elements should be used to increase visual and acoustic privacy (eg. recessed balconies and/or vertical fins between adjacent balconies, fencing, permanent screening devices, sill heights, landscaping and louvres and pergolas which limit overlooking of lower dwellings and/or private open space.)
- The windows of dwellings should be located and designed so as to reduce the transmission of noise. Appropriate building materials should also be used to provide acoustic privacy
- The internal layout of buildings should be designed to minimise direct overlooking from upper level windows and balconies to the habitable rooms and private outdoor spaces of adjacent dwellings
- Create a link between living areas and outdoor living space.

## 5.8 SUSTAINABILITY FEATURES

### DESIGN INTENT

The Dunes requires the incorporation of design strategies for sustainability through sensible building design, the employment of efficient water and energy systems and, where appropriate, the use of advanced building systems.

### MANDATORY REQUIREMENTS

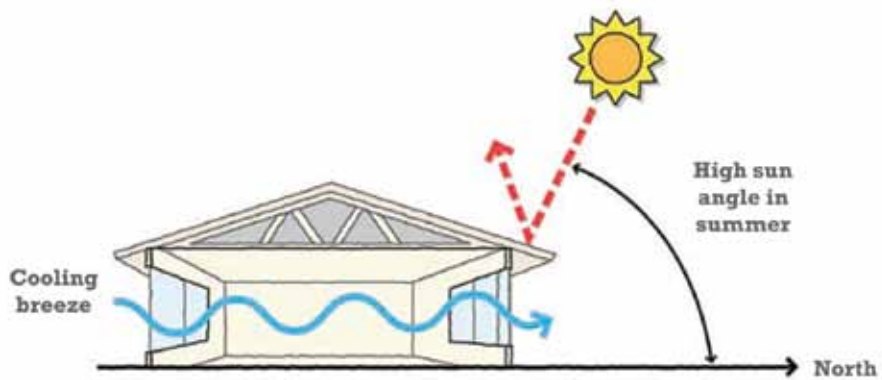
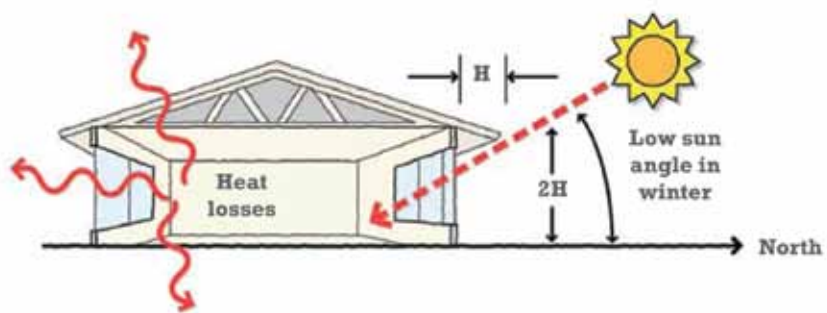
- Eaves, overhangs or other protection must be designed to reduce the summer heat and allow the entry of winter warmth
- Doors, windows and openings must be positioned to enable a clear path through the dwelling to capture prevailing breezes and thereby achieve natural cross ventilation
- All external window/door openings must have fully sealing devices installed to restrict drafts
- Naturally ventilated/evaporatively cooled houses require a minimum of R 1.5 insulation in ceilings
- Centrally heated or air conditioned houses require a minimum of R 3.0 insulation in ceilings
- Provide wall insulation to a standard that meets or exceeds Building Code of Australia requirements
- Provide a rainwater tank of not less than:
  - 5000L on allotments < 450 m<sup>2</sup>
  - 10000L on allotments 450-650 m<sup>2</sup>
  - 22500L on allotments > 650 m<sup>2</sup>

### FURTHER SUGGESTIONS

- Energy efficient appliances that reduce greenhouse gas emissions and decrease water use should be installed in buildings
- Use passive design principles (eg. shading, ventilation, thermal mass etc) to increase comfort and reduce the need for mechanical heating and cooling
- Well designed north-facing windows, skylights and light tubes let in light without adding to summer heat and winter cold
- Choose water efficient fixtures and appliances
- The installation of any renewable energy supply system that uses renewable energy sources to produce electricity with very low greenhouse gas emissions is encouraged. There is an opportunity to generate income by returning excess power that is generated by your renewable energy supply system to the grid
- Harvest rainwater for household or landscaping use.

Refer to Appendix 3 for more ideas.





## 5.9 FENCING

### DESIGN INTENT

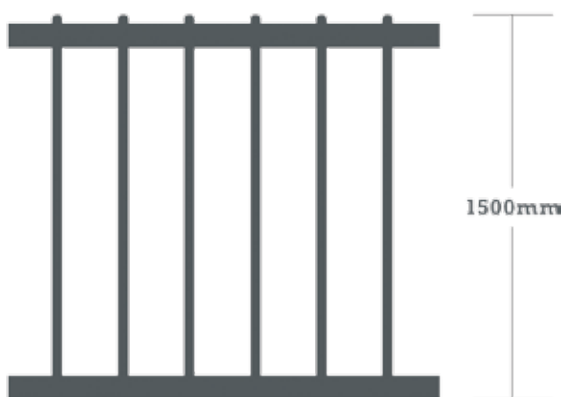
Fencing plays an important part in the function and visual appearance of your dwelling and your site, providing privacy, demarcation of space and framing the building. The preference at The Dunes is for minimum fencing, in an effort to recreate the open, semi-rural environment of the Copper Coast area.

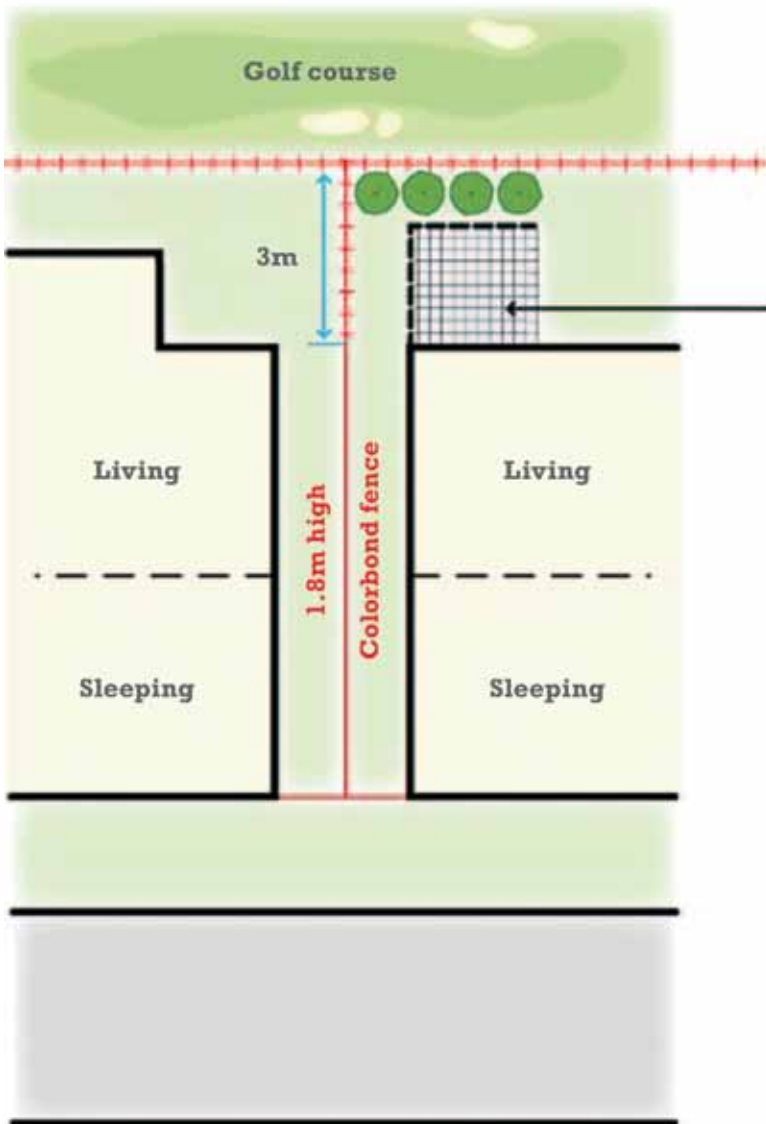
### FURTHER SUGGESTIONS

Privacy for sites abutting the golf course and reserves can be provided by the creation of courtyards using masonry or timber materials, provided that such courtyards not exceed 50% of the length of the relevant boundary and are screened by landscaped areas not less than 1.0 metres wide.

#### MANDATORY REQUIREMENTS

- Fences forward of the front face of the dwelling are not permitted
- Side and rear boundary fencing must be completed prior to occupation of the dwelling
- Other than fences along frontages to the golf course and to reserves, side and rear boundary fencing must be not less than 1.8 metres high nor greater than 2.0 metres high and be constructed from stone, timber, masonry or Colorbond 'good neighbour' fencing in the colour 'harvest' (or equivalent)
- Fences along frontages to the golf course and to reserves and for a distance 3m back from the golf course or reserve along side boundaries must be 1500mm high matt black vertical metal bars
- Service areas and storage areas are to be suitably screened where they are visible through open fencing.





**1.5m high tubular fencing**

Should privacy be desired, low level courtyards can be utilised

## 5.10 OTHER STRUCTURES

### DESIGN INTENT

Your dwelling may require the installation of a number of structures that, if improperly constructed or located, could detract from the quality of your environment and that of the surrounding estate.

All structures, including letterboxes, clotheslines, TV antennas, satellite dishes, solar hot water services, airconditioning units, solar collectors and garden sheds require the approval of The Dunes Encumbrance Manager.

### MANDATORY REQUIREMENTS

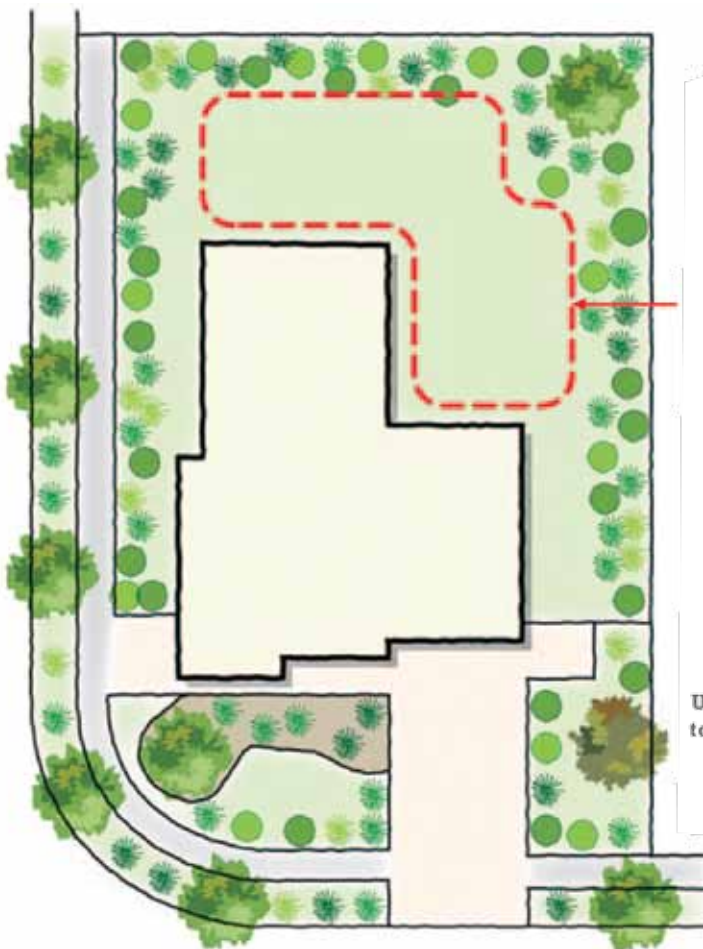
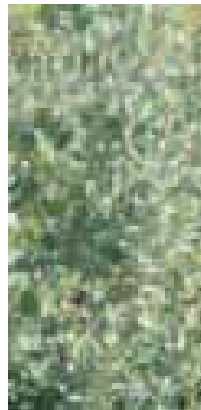
- All ancillary structures such as garages, storage sheds, etc. must be designed as integral parts or extensions of the main building in terms of material and colour, even if they are physically separated
- Service courts and utilities areas of dwellings (eg. accommodating clothes drying areas, bins, service equipment, air-conditioning units, solar water tanks and other utilities) should be located in screened service yards with boundary walling and out of view from public open space. Clotheslines should not project above the service court wall. Traditional rotary hoists are not permitted
- Airconditioning condenser units should be screened from public view. Window mounted units are not acceptable
- Solar water heaters and solar heaters on roofs should be located to minimise their visibility from public areas. storage tanks are not permitted on roofs. They should be concealed from view by appropriate screening, preferably within the enclosed service courtyard
- Satellite dish receivers must be mounted inconspicuously and screened from view from public areas
- Letterboxes must be consistent with the materials and detail of the main dwelling or combined with landscaping to achieve a feature element integrated into the streetscape.

## FURTHER SUGGESTIONS

- The Dunes may be serviced by a fully reticulated communications system providing a complete range of television and internet services. Your home may be required to integrate into the broadband and intercom infrastructure
- Exposed roof TV and/or radio antennas should not be visible from the street and should not extend above the roof line of the dwelling
- Service courts containing air-conditioning units should be at least 1.4 metres wide to assist air circulation.







Irrigated lawn less than 50% of outdoor space

Use of drought tolerant native species

## 5.11 LANDSCAPING

### DESIGN INTENT

The Dunes development has been designed for sustainability, responding to and enhancing the natural coastal and dune ecologies of the Port Hughes area. existing native flora will be enhanced by new plantings of indigenous species and the transition between the natural dune ecology and the golf course landscape will be carefully designed and managed, as will transitions between built and natural environments, and public and private landscape spaces.

#### MANDATORY REQUIREMENTS

- The landscaping of your front yard, including the front verge, must be completed within 6 months of completion of your dwelling
- The ongoing maintenance of your landscaping, including the front verge (and side verge if on a corner lot), is your responsibility.

### FURTHER SUGGESTIONS

- Your individual landscape plan should have regard to the overall landscape plan and guiding principles prepared for The Dunes and should consider the use of plant species that are identified as appropriate for The Dunes environment
- A mix of hard and soft landscape surfaces, with an emphasis on minimising the areas of irrigated lawn, is desired
- No more than 50% of the outdoor space should be irrigated lawn
- ‘Hard’ landscape materials such as mulch, paving, gravels and timber decking should be used with planting to provide attractive and useable outdoor areas
- Native plant species are preferred as they are more drought tolerant, require less water and fertiliser and will also contribute to encouraging native wildlife to the area. (A preferred species list is provided in Appendix 2)
- Exotic plants are appropriate in some locations, such as deciduous trees located on the north side of the dwelling, as they permit sun to enter in winter
- Water efficient garden design is encouraged by reducing the areas of irrigated grass, on-site retention of stormwater where possible, use of drip irrigation and mulch, and through the supply of a rainwater tank to capture rainfall.

## 5.12 SITE LEVELS – CUT AND FILL

### DESIGN INTENT

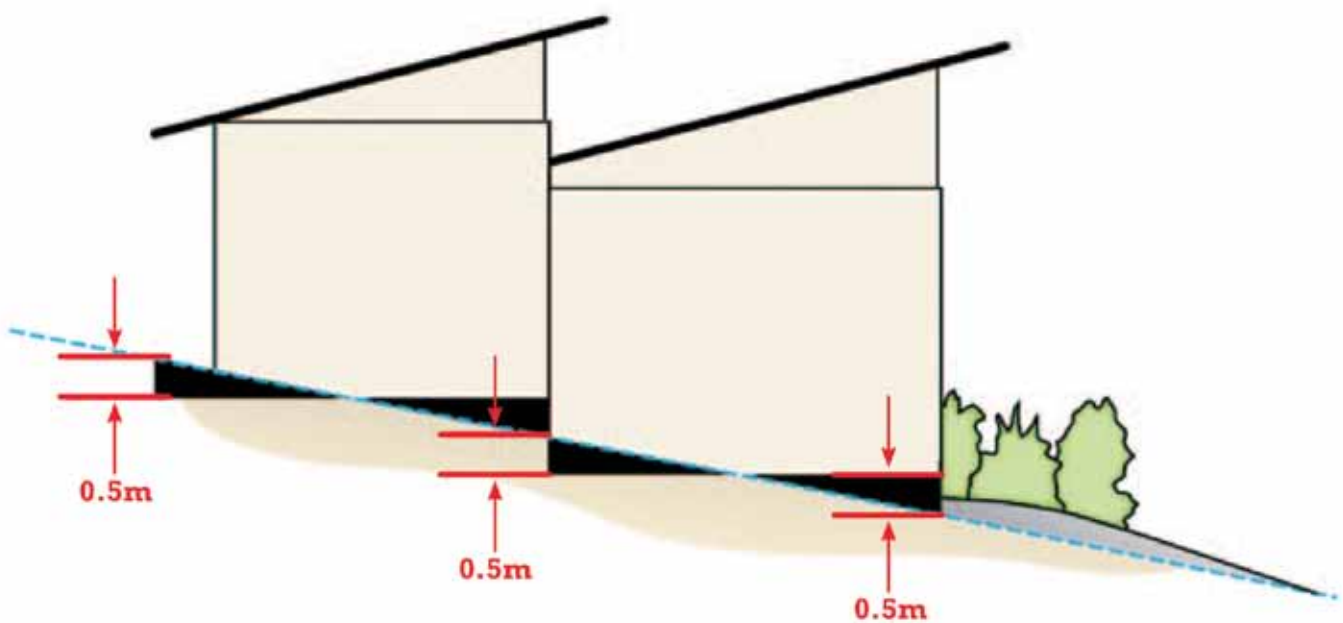
To preserve the natural topography of the site, changes to the natural contours of the land are sought to be minimised.

### FURTHER SUGGESTIONS

- Excavation and filling of the land should be limited to a maximum of 500mm above or 500mm below existing ground level over the whole site.
- Retaining walls should be a maximum height of 1.0 metre.

### MANDATORY REQUIREMENTS

- Cut and fill are required to be balanced across the site by the appropriate placement of the dwelling on the allotment.



## 5.13 CONSTRUCTION WASTE AND MANAGEMENT

### INTENT

The first few years of any residential community can be disruptive for everyone. To maintain as high a quality of life as possible during the construction period we require all owners to implement a site waste and management plan for preconstruction and construction phase, addressing the requirements described in the following section.

### MANDATORY REQUIREMENTS

#### VEHICLE ACCESS

- Vehicle access must be made via internal roads as opposed to driving across adjoining allotments / vacant land (including reserves). During construction vehicles should not be parked on the verge / footpath area.

#### SITE CONTROL

- The allotment must be regularly and frequently maintained and kept clear of excess weeds, rubbish and building waste.

#### STOCK PILES

- Stock piles and building materials must be located on the allotment and positioned in a neat and tidy manner.

#### BUILDING WASTE

- Building waste must be reduced by the ongoing waste minimisation techniques, waste recycling and waste management plans. There must be provision on site for separate bins to recover timber, glass, metal, concrete and other recyclable materials.
- All building waste must be stored in a skip which is emptied on a regular basis. The skip must be located on the allotment. Accidental spills of soil, material or waste outside of the allotment must be collected and contained immediately. Covers for skips may be utilised.

#### STORMWATER

- Pollution of the stormwater drainage network from your building site must be avoided. Implementation of an erosion and sediment Control Management Plan in accordance with your Development Approval is mandatory.
- The following measures must be put in place:
  - Installation of sediment controls on low side of allotment;
  - Early connection of roof water down pipes to allotment stormwater system;
  - Trapping of run-off from tool and paint washing, brick and tile cutting and other wet activities; and
  - Dust control, which may include use of dust suppressants. You must take reasonable steps to insert in the contract between you and the builder, an obligation on the builder to employ dust minimisation strategies in accordance with the guidelines issued by the environmental Protection Authority.

#### AMENITIES

- Portable toilets are to be located within the allotment and adequately fixed to the ground. They must not be placed on the road, verge, adjoining allotments or reserves.

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## 6. SPECIAL DESIGN AREAS

Special, alternative or additional design guidelines may apply to particular areas within The Dunes. If your lot is located in one of these areas, this will be identified in your Contract of Sale. Such areas may include the following:

- Adjacent to the Coastal Zone
- Adjacent to the Golf Course
- Clubhouse / Resort Site
- Apartment Sites
- Corner Sites
- Other specifically designated sites.



# APPENDIX 1

## CHECKLIST FOR APPROVAL

The following provides a checklist for the mandatory requirements for the encumbrance approval. In order to receive encumbrance approval you must satisfy all of the items. You should submit a completed copy of the following checklist with your submission for The Dunes Encumbrance Approval. At this stage the Encumbrance Manager will check that you comply with Design Guidelines.



Whilst the following are the mandatory requirements, your attention is drawn to the further suggestions in each section to ensure that your dwelling is developed in a sustainable manner.

### REQUIRED INFORMATION

Do you have all of the following information:

- site plan (at 1:200 or 1:100 scale) showing the site dimensions, front, side and rear setbacks, finished floor level of dwelling relative to existing ground levels, location and size of rainwater tank, extent of fencing and driveway position and gradient?
- floor plans (at 1:100 or 1:50 scale) for each floor, showing the proposed dwelling, any garages or carports and the layout of and access to any car spaces?
- front, side and rear elevations (at 1:100 or 1:50 scale) of the proposed dwelling?
- a schedule of all external finishes detailing materials, finishes and colours?
- a landscaping plan (1:100 or 1:50) identifying the location of trees, shrubs, garden beds, lawns, paved surfaces and other features, and including proposed species selections?
- insulation details?
- energy management measures?
- construction waste management plan?

### CHARACTER

Does the dwelling use:

- Coastal architectural styles?
- Materials and colours that reflect a coastal theme?
- An interesting roof form?
- Verandas or eave overhangs of at least 450mm on northern, western and eastern facades unless on boundary?
- At least two colours and or materials to front façade?
- Ceiling heights of at least 2700mm at ground floor?

### MATERIALS, COLOURS AND TEXTURES

Does the dwelling use:

- Two or more materials for the external cladding?
- A maximum 60% of external cladding in one material or colour?
- Roofing materials that are tiles, metal deck or colorbond and only one colour that is not black or dark grey?

The dwelling does not use:

- Traditional heritage colours?
- Colonial Federation, olde worlde or traditional reproduction elements including finials, quoins, banding, lacework, keystones, dutch gables and traditional bay windows?



## **ORIENTATION**

Does the dwelling:

- Provide a northern aspect to at least one living area and one outdoor space?
- Utilise shading devices to manage heat loads?

## **ALLOTMENT ENVELOPE**

- Does the dwelling sit entirely within the Building envelope as defined by your Allotment Development Plan?
- If a zero set back is defined, does the boundary length of wall have a maximum length of 12 metres with a maximum wall height of 3.5 metres?
- Is the dwelling a maximum 2 storeys?
- Is the dwelling set back a minimum of 5 metres from the primary road frontage?
- Is the dwelling set back a minimum of 3.0 metres from the secondary road frontage (only applies if dwelling is on a corner allotment)
- Is the garage or car park set back at least 5.5 metres from the street frontage and behind the main façade of the dwelling?

If the dwelling has a minor protrusion such as a porch, portico and verandah:

- Is it located at ground level?
- Does it have a maximum width of 40% of the overall width of the dwelling itself?
- Does it extend no more than 2 metres forward of the principle façade
- Is it open in character on three sides where combined with areas of solid walling, pillars, balustrades and the like (but not including transparent balustrades) is not more than 40% of the combined area of those three open sides?

## **GARAGING, CAR PARKING AND DRIVEWAYS**

- Is a minimum of 2 car parking spaces provided?
- Are the spaces at least 3m by 5.5m in length?
- Are the design and building materials of the car port or garage compatible with dwelling and does it minimise the visual dominance?
- Is the garage or carport set behind the principle façade of the dwelling?
- Will the driveway be constructed prior to occupation of the dwelling and be constructed of unit paving, textured or exposed concrete aggregate?

## **PRIVATE OPEN SPACE**

- Is a private open space area (or areas) provided that is at least:
  - 24 m<sup>2</sup>, and a minimum dimension of 3m, for allotments ≤ 300 m<sup>2</sup>
  - 60 m<sup>2</sup>, and a minimum dimension of 4m, for allotments 300 m<sup>2</sup> – 500 m<sup>2</sup>
  - 80 m<sup>2</sup>, and a minimum dimension of 4m, for allotments > 500 m<sup>2</sup>
- Are views to the neighbour's habitable windows or private open space appropriately screened?



## **SUSTAINABILITY FEATURES**

- Is the eave overhang or other protection adequate (Min 450mm on east, west and northern elevations)?
- Are the doors, windows and opening positioned to enable cross breezes?
- Are all external window/doors openings fully sealed to restrict drafts?
- If naturally ventilated/evaporatively cooled is there a minimum of R1.5 insulation in the ceilings?
- If centrally heated or air conditioned is there a minimum of R3.0 insulation in the ceilings?
- Is there wall insulation to a standard that meets or exceeds the Building Code of Australia requirements?
- Is the rainwater tank provided of a size of:
  - 5000l on lots < 450 m<sup>2</sup>
  - 10000l on lots 450-650 m<sup>2</sup>
  - 22500l on lots > 650 m<sup>2</sup>

## **FENCING**

- Is the fencing provided behind the main face of the dwelling?
- Will you have the side and rear boundary fencing completed prior to occupation of the dwelling?
- Other than fronting a reserve or a golf course will fencing be 1.8 m – 2.0 m high and constructed from stone, timber, masonry or harvest (or equivalent) colorbond?
- Along the frontages to golf course or reserves is the fence 1500mm high matt black vertical metal bars?

## **OTHER STRUCTURES**

- Are the ancillary structures, such as garages or storage sheds, designed as integral parts or extensions of the main building in terms of material and colour?
- Are the following screened from public view?
  - Service areas and storage areas by boundary walling?
  - Clothes line set below the service court wall?
  - Air conditioner?
  - Solar water heater?
  - Solar heater?
  - Satellite dish?
- Is the letter box consistent with the dwelling detail and/or combined with landscaping to achieve a featured element integrated into the streetscape?

## **LANDSCAPING**

- Will you complete the landscaping of your front yard within 6 months of completion of your dwelling?
- Will you ensure the ongoing maintenance of your landscaping, including the front verge (and side verge if on a corner lot)?

## **SITE LEVELS**

- Is the level of cut and fill balanced across the site?

## **CONSTRUCTION WASTE AND MANAGEMENT**

- Through construction will you ensure that the mandatory requirements set out in 5.13 are complied with?



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# APPENDIX 2

## PREFERRED PLANT SPECIES LIST

### 1. APPROPRIATE

#### NATIVE

Yucca sp.  
Isolepis Nodosa - Knobby Clubrush  
Brachysema sp.  
Bursaria Spinosa  
Cordyline Australis  
Leptospermum Laevigatum  
Carprobotis sp. - Pigface  
Brachycome sp. Australian Daisy  
Ereostemon sp.  
Rhagodia sp. - Saltbush  
Atriplex sp. - Saltbush  
Dianella sp.  
Lomandra sp.  
Dietes sp.  
Austrostipa sp.  
Anigozanthus Flavids - Kangaroo Paw  
Correa Alba  
Leucophya Brownii  
Westringea sp.  
Adenanthos Cericeus - Coastal Woollybush  
Leucodendron sp.  
Banksia sp.  
Festuca sp.  
Myoporum sp.  
Pimelea sp.  
Calothamnus sp. - Mock Orange  
Callistemon sp. - Bottlebrush  
Eremophila - selective sp.  
Check with Pt. Augusta Arid Lands  
Chamelaucium Uncinatum - Geraldton Wax  
Trees - Native & Non-native  
Banksia sp.  
Agonis Flexuosa Purpurea - Willow Myrtle  
Cupaniopsis Anacardioides  
Myoporum Floribundum  
Pyrus sp.

#### NON-NATIVE

Meterosideros Excelsior - NZ Christmas Tree  
Juniper Conferta  
Hebe sp.  
Rosemary sp.  
Coprosma Repens - Mirror Plant  
Osteospermum sp.  
Pennisetum Purpureum

### 2. INAPPROPRIATE

Gazania sp - Potential to infest The Dunes  
Stachys sp - Potential to infest The Dunes  
Green Pennisetum - declared noxious weed  
Palms - only Washingtonia Palms as estate statements. Other use of palms will detract from the overall proposed design intent.

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# APPENDIX 3

## SUSTAINABILITY REQUIREMENTS

Additional measures to ensure long term sustainability of your home are outlined below:

- Should you require an air conditioner, the systems should have a minimum of 4.5 star heating and cooling energy rating and should be professionally sized
- Lighting in common areas should be made efficient by utilising solar power or fluorescent fittings etc
- Low energy water heaters should be used.
- Materials chosen for your dwelling should be sourced locally from non toxic materials and packaging should be minimised. Non toxic products include those that do not emit VOC gases or other known toxic substances.
- A minimum of 20% construction volume should be made from a combination of:
  - reused resources
  - materials with high content of recycled materials (at least 50%)
  - sustainable renewable sources
  - low lifecycle energy
  - responsibly sourced manufacturing materials
- Your furnishings should be selected from non allergenic materials where feasible
- Ensure that water fittings and features are employed including AAA or 3 stars Wels rated fittings, low flow flush toilets and flow restrictors.



# The Dunes

PORT HUGHES

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