

Design Guidelines Changes - June 2020 version to October 2020 version

Section	Items Changed	Explanation
3.3	Requirement to set building finished floor levels 300mm above the adjacent road crown changed to a recommendation and adjusted to relate to the low edge of road pavement.	<i>This recommendation holds for most flat lots; however, is impractical and unnecessary on some lots that fall away from the road along the eastern portion of the site.</i>
3.8	Recommendation to construct homes to BAL 12.5 standards (general bushfire risk area)	<i>General note of caution for people building outside of the identified BAL contours in the BMP</i>
3.10	Delete requirement for rear boundary gate on Cottage and Family Lots to be limited to 1.2m	<i>We want to allow for creative expression on gates.</i>
3.10	Edit requirement relating to fencing at boundary of lot and EUA to include defining the boundary with landscaping as an option	<i>The objective related to defining the spaces as distinct and some residents preferred to do this with landscaping instead of a fence.</i>
5.5	Delete guidance that garages are not permitted on Cottage Lots due to size limitations and negative streetscape impacts	<i>LDPs now allow garages on Cottage Lots subject to strict criteria that minimise negative impact on streetscapes.</i>
5.5	Insert guidance that roof decks over carports may be possible subject to visual privacy setbacks	<i>Clarifies a question that has been asked by lot purchasers</i>
5.9	Insert maximum pitch on skillion roofs of 25 degrees, delete range	<i>Steep skillion roofs are not compatible with the WEV intended character</i>
6.1	Expand acceptable timber description to align with acceptable cladding options under 7.1	<i>To maintain internal consistency in the document</i>
6.3	Recommendation that timber framing should comprise studs, appropriate building paper / foil, battens, and then cladding	<i>Incorporation of a batten ensures an air cavity behind the cladding, which reduces the risk of condensation inside the wall that can damage wall components</i>
6.8	Minimum SHGC of 0.45 on north windows changed to recommendation	<i>A high Solar Heat Gain Coefficient is still recommended on north facing glazing to maximise winter solar heat gain. However, in some cases this standard can lead to perverse outcomes in the case where the house is overheating, so this is no longer a strict requirement.</i>
6.8	Uw maximum of 3.0 changed from east, west, south facing windows to all windows	<i>Our research into window suppliers has satisfied us that this level of insulation is achievable even on windows with higher SHGCs.</i>
7.1	Deleted requirement that fibre cement based cladding products are not permitted	<i>We have now allowed some fibre cement products in specific circumstances.</i>
7.1	Additional clarification on allowable cladding materials now provided including: solid timber, modified timber, and limited fibre cement profiles	<i>This provides more clarity on the allowable cladding options, including applicable sustainability standards for solid timber, allowable modified timber products, and one allowable fibre cement profile.</i>
7.6	Advice on standards for identifying low-formaldehyde products, suggest targeting EO.	<i>Further clarification on how to target and understand the metrics of low-formaldehyde products.</i>
7.6	Fibre Cement board is allowed to be used internally in wet areas and as lining for eaves / outdoor ceilings	<i>Clarification of one allowable use of fibre cement products</i>
8.3	Greywater plumbing only required from the bathroom (not laundry due to lint and alkaline water)	<i>Greywater from laundries can have a negative impact on some gardens because of the alkalinity depending on the plant species.</i>
8.6	Pellet stoves are exempted from efficiency standards (note: emissions standards still apply)	<i>Pellets mostly come from mill offcuts, which are materials that otherwise would go to land fill. Therefore, the only negative impact of a less efficient system will be a cost impact on the user (ie. will not impact the environment).</i>
9.2	LCA requirement changed from 'per bedroom' to 'per occupant' and the quantity adjusted accordingly	<i>The 'per occupant' metric is linked to the average occupancy for certain house sizes (based on bedroom numbers) based on ABS figures. This way of measuring carbon emissions will allow for comparison with other projects.</i>