

Building Design Guidelines Changes - October 2020 version to September 2021 version

The September 2021 revised Building Design Guidelines (BDGs) will apply to all lots in Stages 3A and 3B, and we encourage all owners still in design stages to adopt the revised requirements and recommendations so as to ensure the Ecovillage maintains the highest possible sustainability standards.

Section	Items Changed	Explanation
-	Document Control Table added	<i>Table added to manage update references</i>
1	Master Plan and Tables amended	<i>Variations to subdivisions layouts , lot numbers,</i>
1.4	Added reference to AMRS Local Planning Policy 22	<i>Updated to reflect all current AMRS policies</i>
2.1	Insulation value for wall amended on graphic-now R 3.0	<i>Amended to reflect revised performance requirement</i>
3.3	Recommendation to set building finished floor levels 300mm above the adjacent road crown changed to a requirement to meet prescribed finished floor level as determined by Peritas Engineering	<i>This prescription has been seen as necessary to remove doubt as to the interpretation of previous guidelines.</i>
3.8	Rainwater tanks for fire fighting finalised as 3 x 328,000L	<i>Amended to reflect final fire engineering designs</i>
3.9	AMRS crossover changed from <u>Required</u> to <u>Guidance</u>	<i>Amended to better reflect the practical application of the guideline</i>
3.10	Boundary fences will now constructed from post and wire instead of recycled vineyard posts	<i>Available stock of recycled vineyard posts have been deemed unsuitable for this application</i>
3.10	Requirement to submit concept design for fences (not including side boundaries between lot)	<i>Required to demonstrate an understanding of the requirements of the guidelines during the approval process</i>
5.5	Carports required to have min. 300mm eaves overhangs for non-boundary walls	<i>Requirement updated to ensure consistent interpretation of the character requirements for the Ecovillage</i>
6.8	Delete reference to single glazed units	<i>Single glazed units cannot achieve <Uvalue 3.0</i>
6.8	First bullet point amended to overall Uw maximum 3.0 for all windows (frames plus glazing)	<i>Amended to ensure clarity in interpretation of requirement</i>
7.1	Amends requirement for metal sheet cladding to sheds/outbuildings only. Zincalume only is permitted. Metal cladding is not permitted on ancillary or main dwelling	<i>Amended to clarify interpretation of the guidelines</i>
7.1	Vacoa from Mortlock Timbers added to approved cladding table	<i>Updated to reflect ongoing review of products which meet the Ecovillage standards</i>
7.1	James Hardie cladding of the following profiles only: Linea Weatherboard Smooth 150mm or 180mm, Axon 133mm Smooth (vertical cladding). Simulated wood-grain profiles are not supported	<i>Updated to reflect ongoing review of products which meet the Ecovillage standards</i>
8.1	Uw maximum of 3.0 changed from east, west, south facing windows to all windows	<i>Amended to clarify interpretation of the guidelines</i>
8.3	Amended to read 'All houses in Witchcliffe Ecovillage must install dual plumbing to allow for greywater separation for water recycling and a "Builder's Kit" to facilitate connection of a future greywater system. Connections are required only from the bathroom(s). Connections to the laundry are optional and need to be carefully considered as water can become quite alkaline, which is inappropriate for some landscaping'	<i>Retrofitting of 'Builder's Kit' is impractical. Amended to clarify interpretation of Section 8.3 of the Building Design Guidelines</i>
8.5	Guidance amended to read: 'Heat pump hot water systems are highly efficient (up to 80% energy savings) and are more efficient in our colder climate than solar hot water systems, but can be variable in quality and carbon emission performance. Preferred heat pump hot water systems use low greenhouse warming potential (GWP) refrigerant gas (e.g., CO2 or R32 standard) and must be higher quality, leak free units. We have negotiated excellent discounts on Reclaim heat pumps, which are high quality units that meet this standard.'	<i>Amended to provide better clarity around acceptable refrigerants for heat pumps</i>
8.6	Guidance amended to prohibit the use of wood burning stoves in the Ecovillage	<i>Wood burning stoves and heaters are not recommended for everyday use in built up areas, as they are inefficient converters of fuel to heat, contribute to carbon emissions, cause local air pollution to neighbours and residents with breathing difficulties, and are generally fuelled by unsustainably harvested forest hardwoods. They are not recommended in well-sealed houses, as they burn oxygen inside the home and require ventilation. In poorly sealed homes, they pull in cold air from outside. Based on this, we have decided to ban wood fuelled heaters in the Ecovillage. Outdoor fire pits are allowed</i>
8.6	Bullet point 3 amended to read: 'Any selected pellet stoves must not exceed 0.8 g/kg particulate emissions (Australian Certified). See list of eligible units on the Australian Home Heating Association website.	<i>Amended to clarify interpretation of the guidelines</i>
9.2	Minimum NatHERS rating amended to 8 stars	<i>Updated to reflect performance outcomes being achieved in the Ecovillage and to ensure energy performance remains a key objective in the design and specification of homes in the Ecovillage</i>
9.2	Table 13 amended to... 'minimum requirements -105% Carbon Emissions compared to OECD Average	<i>Amended to clarify interpretation of the guidelines</i>
9.2	Etool weblink updated	<i>New link to eTool Life Cycle Assessment tool</i>
9.3	Formal Approval Checklist updated to include (a) minimum finished floor level, (b) provision of greywater Builder's Kit, (c) fencing concept designs	<i>Amended to include updated requirements for WEV formal approval</i>