

Changes to the Sustainable Building Design Guidelines				
Number	Section	Current Requirement	New Requirement	Reason for Change
3.3	Site Works	No cut and fill within 1.5m of any internal lot boundary, excepting planter beds not exceeding 0.5m height.	No cut and fill within 1.5m of any front or rear lot boundary, excepting planter beds not exceeding 0.5m height. Retaining wall requirements within 1.5m of a side boundary: max. rise - 0.5m. within a 3.0m run. Any side boundary retaining must be fully within the owner's lot boundaries (including footings). Consideration of integration of side boundary fencing with retaining is required, along with liaison with the impacted neighbour.	In order to accommodate homes on sloping lots and in some cases the required finished floor heights to protect from large flooding events, we are allowing some side boundary retaining. This is particularly relevant to smaller lots with small side setbacks. We highly recommend liaising with your neighbours to potentially avoid retaining by coordinating site levels at the shared side boundaries. Alternatively, consider avoiding retaining at the boundary by building up the house foundation instead.
3.10	Fencing and Retaining	Retaining walls to be constructed of granite or natural limestone stonework, recycled masonry or rammed earth using local clay, NOT reconstituted limestone blocks, concrete, or post and panel configurations.	Retaining walls to be constructed of granite or natural limestone stonework, recycled masonry or rammed earth using local clay, or reconstituted limestone blocks NOT insitu concrete, concrete blocks or post and panel configurations.	Due to supply constraints on a number of buildin materials and affordability considerations, we are now allowing reconstituted limestone blocks for retaining.
5.3	Roof Forms	Gable roofs must be min. 30° pitch (recommend 30° -- 45° for spans up to 8m wide, 30° for 9-12m wide) and generally symmetrical.	Generally, gable roofs must be min. 30° pitch, though this can be reduced to min. 25° on gable roofs wider than 8m. Gable roofs must be 'generally symmetrical' which means we will accept gable roofs with different wall plate heights but not gable roofs with different pitches.	Legislation around construction safety requires additional, costly measures to comply when constructing roofs steeper than 26 degrees. "Code of Practice: Managing the risk of falls in housing construction" (pp 59-61) https://www.commerce.wa.gov.au/sites/default/files/atoms/files/221179_cp_fallsconstruction.pdf . As such, we are reducing the gable pitch requirement on some homes to allow them to avoid the more costly safety requirements as an affordability measure.
6.7	Insulation	Add-on insulation materials must be installed correctly and inspected during construction, with attention to detail to ensure even distribution and no gaps.	Add-on insulation materials must be installed correctly, with attention to detail to ensure even distribution and no gaps.	WEV is no longer doing construction inspections on builds. However, we do strongly encourage owners to undertake their own inspections or hire a suitably qualified buildin surveyor to ensure appropriate installation of insulation.
6.7	Insulation	Table 7: Walls - min. R value 3.0	Table 7: Walls - min. R value 2.8	We have received further advice that the additional thermal benefit of the higher R value in walls (R3.0) is marginal and reducing the requirement slightly (R2.8) will improve the affordability of construction.
6.8	Window Frames and Glazing	House design plans must specify window frames / glazing type and must meet the following requirements: Uw maximum 3.0 for all windows, window frames are made from sustainably sourced timber, lead free uPVC, or aluminium	House design plans must specify window frames / glazing type and must meet the following requirements: U-value (max) of 3.4 for all windows (combined frame and glass) with the following exception: single glazing allowed (min SHGC of 0.45) on north side of homes with sufficient thermal mass, including reverse brick veneer, hempcrete and straw bail homes. This exception only applies to timber frame homes that include significant internal walls made of a thermally absorbant material (brick, rammed earth) in north facing rooms. All window frames are to be made from sustainably sourced timber, lead free uPVC, or aluminium.	Double glazing is a key element to achieving high thermal performance in a passive solar home. However, it is also a large cost item. Given the affordability challenges of the current building environment, we are offering some increased flexibility with the windows specifications. We've slightly raised the maximum U-value of windows in general, and allowed single glazing on north facing windows in specific cases. The advice we've received is that some homes with high thermal mass (beyond just a concrete slab) can still achieve excellent thermal results even with single glazing on the north facade.
6.10	Termit, Vermin and Wildlife Proofing	Sub-soil chemical termite treatment is not permitted; provide physical termite barriers placed under slab in accordance with AS3660.1-2000.	Sub-soil chemical termite treatment is not permitted, including subsoil reticulated systems. Provide physical termite barriers placed under slab, on base plate and/or around slab penetrations in accordance with AS3660.1-2000. Other options include low-risk chemical barriers applied to or incorporated into the building slab or base plate as required by the building construction method.	Clarification that reticulated subsoil termite treatment systems are <u>not</u> allowed.

7.3	Application of Colour	Avoid larger areas of bright, stark, or incongruous colours that do not suit the overall naturalistic palette of the Ecovillage.	Painted exterior walls should be predominately light or mid-tone with some allowance for feature elements of brighter colour or darker tone. These contrasting colours are best applied to trim and other elements such as fascia boards, window frames, architraves, and balustrades. Dark timber finishes are allowed (eg. Shou Sugi Ban) as well as untreated hardwood weatherboards. The below chart shows a standard array of colour tone from the graphics industry. We have set the darkest acceptable exterior paint tone at #4 (assuming it isn't timber cladding). Anything #3 or darker may be acceptable for trim or feature elements but not as a predominant colour for the house. This example is greyscale but the theory can be applied across other colour tones.	Providing clarification on previous language around exterior building colour and more specific direction about which tones are allowed and which are not. We are accepting of darker walls as long as they are real timber (no timber grained Hardie cladding), as this aesthetic has a strong linkage to the local Group Settlement homes of the area and buildings such as Druid's Hall, and will fade and weather over time, revealing the grain and integrity of the natural material.
8.3	Wastewater	All houses in Witchcliffe Ecovillage must install dual plumbing to allow for greywater separation for water recycling. 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.	All houses on Cottage or Family Lots must install dual plumbing to allow for greywater separation for water recycling. 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. A 'Builder's Kit' to facilitate future installation of greywater systems is recommended but no longer required.	This removes the requirement for Groupies Lots to install dual plumbing for greywater separation, as these lots tend to have very small gardens. It also removes the requirement for all lots to install a 'Builder's Kit' - though this is still recommended. Both of these changes are aimed at providing improved affordability in construction.
9.2	Thermal and LCA Assessment	Houses in Stages 3-5 must undergo a thermal assessment by an accredited NatHERS assessor and demonstrate a result higher than 8 stars.	Houses in Stages 3-5 must undergo a thermal assessment by an accredited NatHERS assessor and demonstrate a result higher than 7.5 stars.	We have received advice that there are significant cost savings available when constructing a home to 7.5 star standard compared to 8 stars, with only a small sacrifice in thermal efficiency. As such, we are reducing this standard to assist with increased build