



elements

SOUTH HEDLAND

Design Guidelines

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THE VISION

The predominant feature of Elements South Hedland will be shade and shelter; footpaths sheltered by shade trees and houses that respond to the local environment. Dwellings will be places of respite from the sun, reminiscent of traditional Pilbara housing with pitched roofs, sheltered verandahs, punctuated by the use of wide eaves, awnings and louvres providing protection from the natural elements and visual interest.

DESIGN GUIDELINES APPROVAL

The lot owner is to obtain Design Guidelines Approval for the house design from Cedar Woods before a formal development application for planning approval and/or building licence application is lodged with the Town of Port Hedland. Endorsement by Cedar Woods does not imply or guarantee a planning/building licence approval by the Town of Port Hedland.

In order to achieve compliance, the development is to meet the requirements outlined in the Design Guidelines. Each application for Design Guidelines Approval will be assessed against the Design Guidelines and on an individual basis.

Alternative designs may be considered on design merit where the dwelling design maintains the spirit and intent of the vision. An alternative design approved by Cedar Woods does not set a precedent nor imply that the approval will be repeated. A lot owner is strongly advised to engage a professional who has proven skills and experience in working with design guidelines, and in designing and documenting contemporary residential development of a high quality in the North West.

SUBMITTING YOUR APPLICATION FOR APPROVAL

Two A3 sized hard copies of your house design shall be submitted to Cedar Woods including the following information:

- Site plan in context, 1:200 minimum showing contextual aspects taken into consideration, existing and proposed critical levels, critical setback and building envelope dimensions, garage location, drying court, screened bin store, any free standing storage enclosure, air conditioning plant etc.;
- Floor plans of each level, 1:100 minimum;
- All elevations including the location of any solar panels and air conditioning units;
- Material and colour schedule;
- Landscape Plan, 1:200 minimum;
- Breeze diagram, 1:100 minimum; and
- An Elements Building Approval Application Form

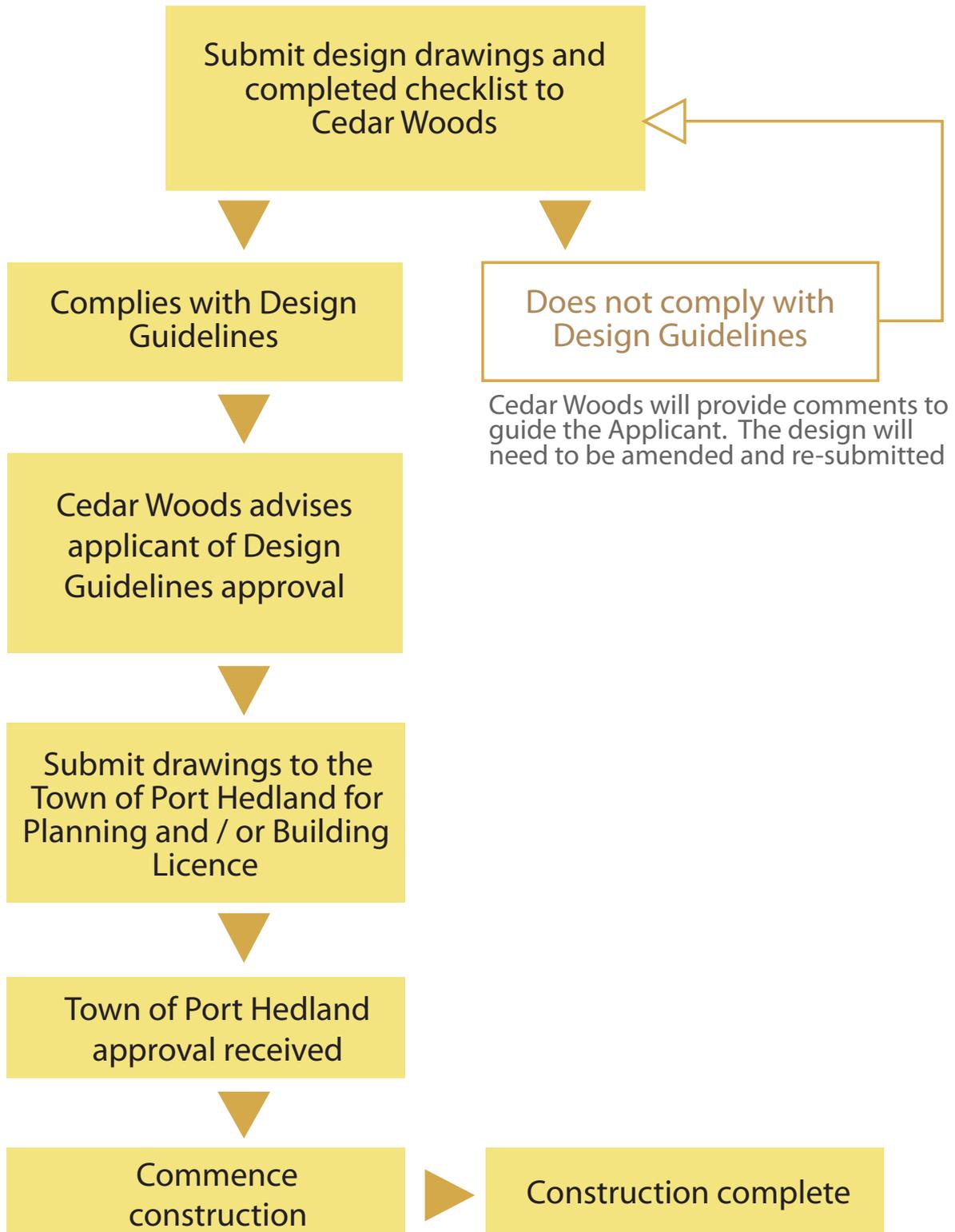
All plan drawings shall include a north point and scale bar. Cedar Woods may request additional information or clarification to support the application.

APPROVAL PROCESS

1. The applicant shall submit the required documentation to Cedar Woods for endorsement. The detailed design information and drawings shall be in accordance with the Design Guidelines. The applicant shall ensure that all relevant and current statutory requirements are met;
2. Cedar Woods will review the documentation and provide preliminary assessment and feedback;
3. The applicant shall provide any additional information requested;
4. Cedar Woods will either endorse the plans with an accompanying endorsement letter or refuse the application; and
5. Should the application be refused, the applicant shall re-apply for design guidelines approval.

Importantly, these design guidelines should be read in conjunction with the Port Hedland Town Planning Scheme No. 5 and Local Laws and Policies, the Residential Design Codes of Western Australia (R Codes), the Building Code of Australia (BCA) and other statutory requirements.

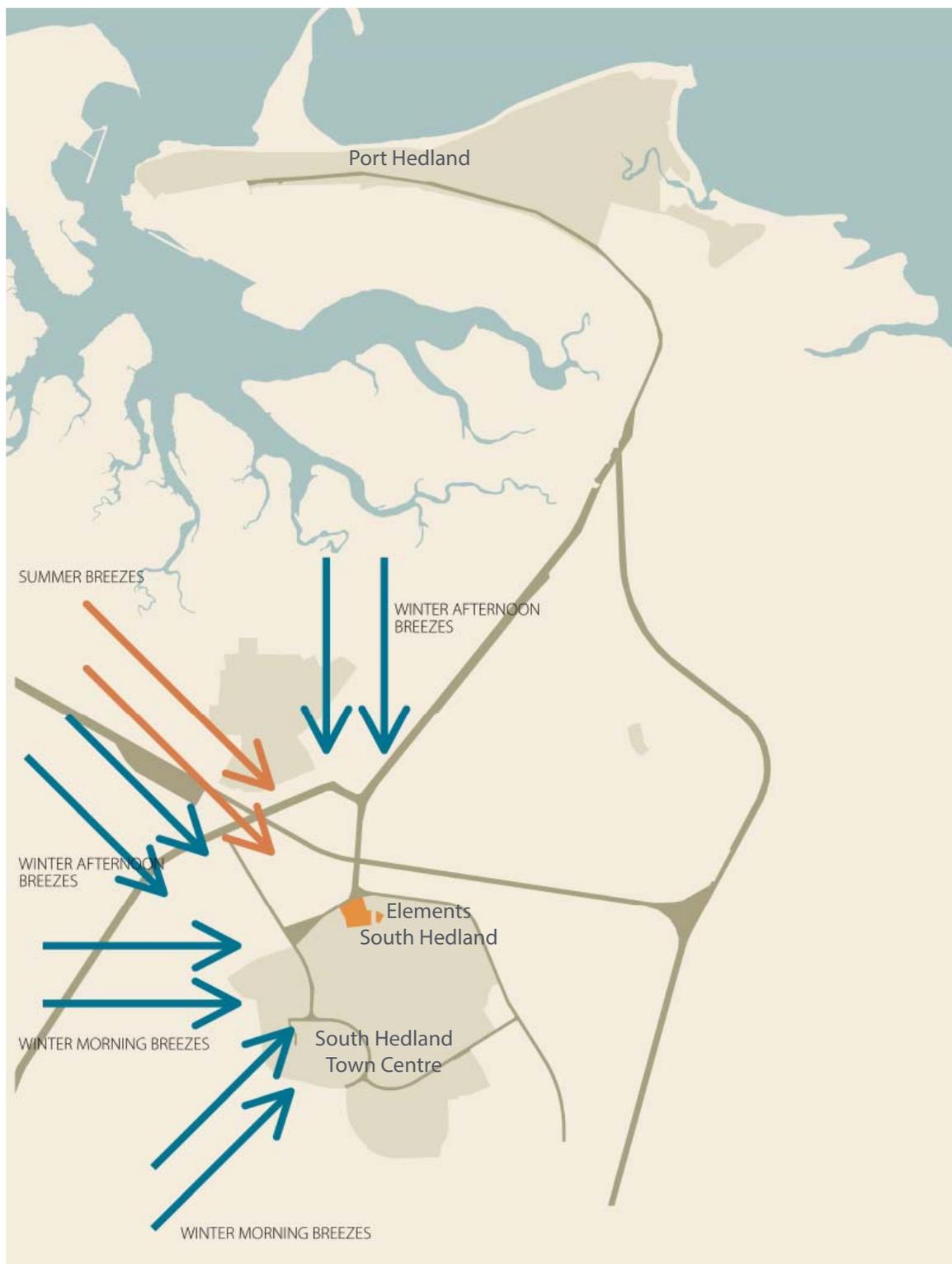
APPROVAL PROCESS



1. CLIMATE

Port Hedland's climate is warm to hot with the average daily maximum temperatures ranging 37-42C in summer; several days with 45C maximum temperatures occur each year. Winter maximum temperatures are mild to warm with temperatures in the 25-30C range and minimums ranging from 8-12C; winter is a short 6-8 week period and retreats quickly by August. Maximum temperatures in summer are usually moderated by a warm but humid sea breeze. Rainfall is low to quite variable due to cyclones. Most of the rain occurs from January to March and comes from scattered thunderstorms and the occasional tropical cyclone.

There are two distinct seasons: the 'wet' usually from December to March and the 'dry' for the remainder of the year. Cooling breezes in the summer wet season generally come from the north-west. During the winter dry season, breezes generally come from the east and south-east in the morning and north and north-west in the afternoons.



shade & shelter

Dwellings should be designed to keep direct sun off walls and openings.

The dwelling design shall:

- have minimum eave overhang of 0.8m to all walls or verandah with a minimum depth of 2.4m. All windows not shaded by a 0.8m eave overhang or verandah, or windows with a sill height of less than 1.5m above floor level are to be shaded by a device such as an awning, pergola, hood, or louvre suitable to cyclonic conditions;
- provide ventilation to all roof spaces;
- have a minimum 2.7m ceiling height to all habitable areas;
- have a roof pitch of at least 12 degrees; and
- install reflective sisalation under roof sheeting to all outdoor living/alfresco areas. This does not apply to eaves and shading devices over windows.

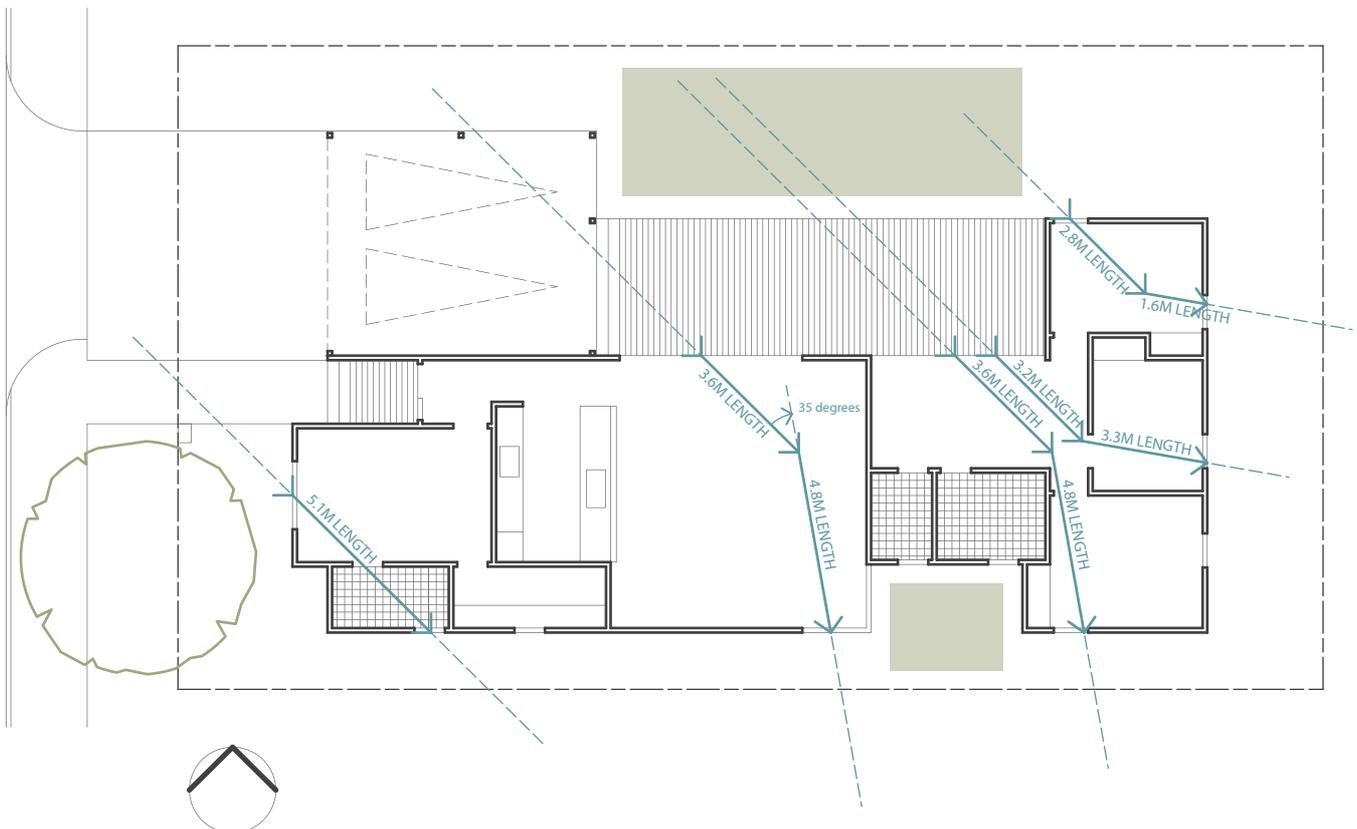
airflow

Optimising cross ventilation, considering window placement and minimising barriers to air circulation will assist in cooling the dwelling via natural methods and reduce reliance on air conditioning.

The dwelling design shall:

- have at least one operable window/opening on each external wall to habitable rooms;
- ensure all windows must have minimum 50% as operable area;
- be designed to ensure breeze paths must not exceed a total length of 15m through a maximum of 3 windows, doors or other openings. Breeze paths must not crank more than 35 degrees in their passage through the house plan. Breeze paths are to be clearly noted and dimensioned on a breeze diagram to accompany the application for Developer Endorsement; and
- install ceiling fans in all habitable rooms. Ceiling fans should be installed with a minimum of 250mm clearance to the underside of the ceiling and a safe height above floor level.

Example: Breeze Diagram



2. HOUSE DESIGN

setbacks

Setbacks are generally controlled by the Town of Port Hedland with reference to the R Codes and Detailed Area Plans (DAPs) applicable to the lot. It is recommended that the designer of the dwelling is familiar with these documents to maximise the opportunities for setback variations in order to create a site specific design.

elevations

The design of the dwelling should respond in an appropriate and neighbourly manner to the street and adjoining dwellings with the objective of creating well considered dwelling elevations. This includes designing the dwelling's street front elevation to include major openings to habitable rooms, with the more private spaces and functions located elsewhere. Long side elevations should be avoided. Design integrity and the quality of detailing are imperative, therefore excessive ornamentation, mouldings/contrast banding, finials, classical style columns/scrolls and stick-on elements will not be permitted. The copying and direct application of imported or historical architectural colours and styles, such as Mediterranean, Tuscan and Federation, is inappropriate and strongly discouraged.

The dwelling design shall:

- present a major opening from a habitable room to both the street(s) and public open space;
- ensure that corner lots present elevations of consistent level of design quality to both street elevations;
- present side elevations that match the quality of design and finish of the dwelling's major public elevations; and
- finish any wall built up to the boundary, with a nil setback, to match the finish of the main dwelling.

outdoor living

Outdoor living spaces such as an alfresco, pergola, balcony or verandah should be well shaded and positioned to maximise privacy.

The dwelling design shall include outdoor living areas:

- be provided for every dwelling;
- have a minimum depth of 2.4m;
- be accessed from an internal living area; and
- be constructed of the same or complimentary materials as the main dwelling.

openings

The number, placement, proportion and detail of windows and openings are an important element within the elevation and should be well considered. Openings that present to the street will also assist in creating perceived and real surveillance over the street.

The dwelling design shall:

- provide an entry door that is visible from the street. The front door or front door assembly shall be designed with a window light and be side hinged to allow for a security screen to be installed;
- provide pedestrian access by way of a path or similar structure from the front door of the dwelling to the driveway or to the kerb or footpath;
- present windows as major openings which are visible to the street and public open space;
- not permit external roller shutter screens to any window that faces a street; and
- encourage the use of transparent, clear glass only to the street elevations.

roofs

The roof design will create the dwelling outline as it is viewed from the street and provide much needed shade to the dwelling. Roof design should be simple, uncomplicated and with limited minor roofs.

The dwelling design shall:

- present duo-pitch hip or gable roof forms with a minimum roof pitch of 12 degrees. Minor roofs may use alternative forms such as low pitched skillion roofs, flat roofs and curved roof forms subject to design merit;
- limit roof colours to the colorbond colours: surfmist, dune, evening haze, shale grey, classic cream and paperbark. Alternatives may be considered subject to design merit; and
- not permit roof tiles.

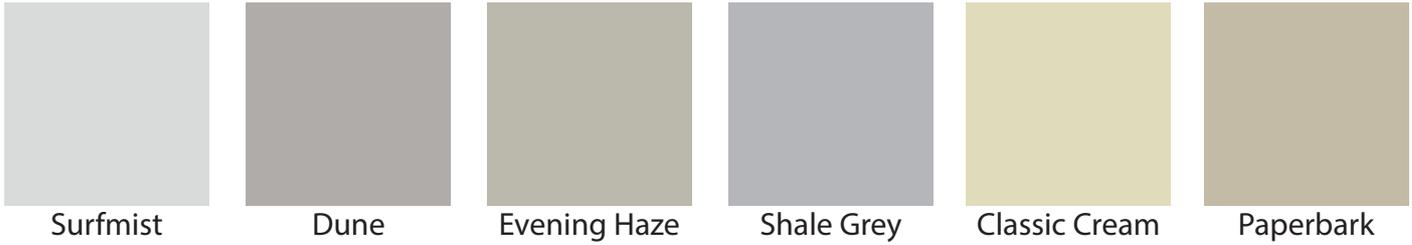
palette

Simple forms and material selection that respond to the dwelling plan will assist in creating a meaningful elevation design. This includes the use of light and neutral colours with accents, highlights and feature colours derived from the local natural palette. It is anticipated that a neutral palette with accents will assist in creating a cohesive streetscape where the individual dwelling designs employ a variety of forms and material selections. When selecting building materials, claddings and finishes, material longevity and maintenance should be considered within the site context. Material and colour variation can reduce the length and scale of dwelling side elevations.

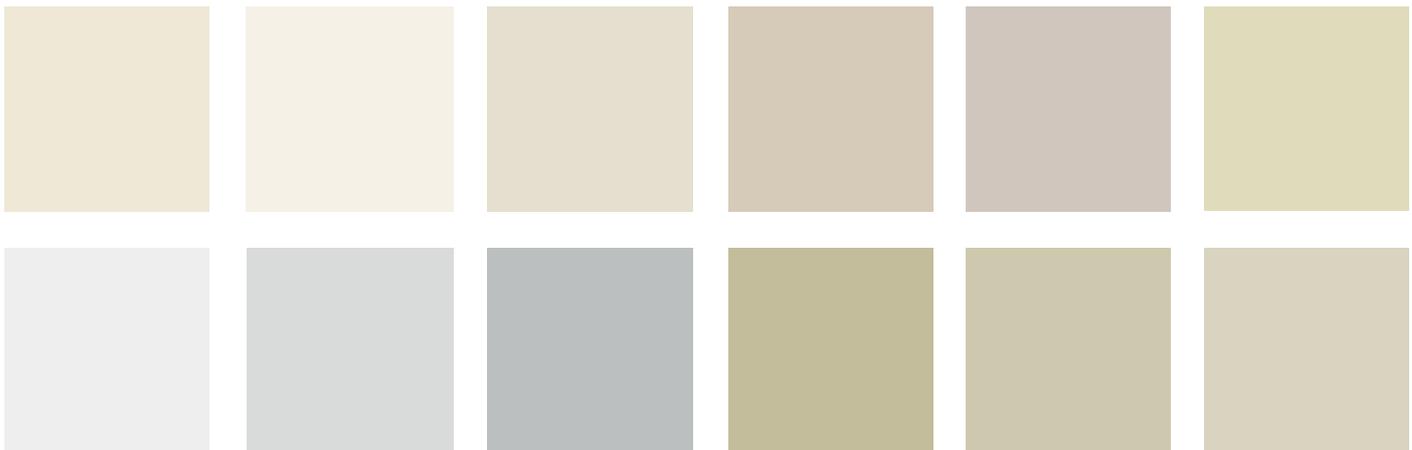
The dwelling design shall:

- utilise a mix of materials, colours and textures which corresponds to surface changes, internal layout and feature elements; and
- incorporate light and neutral colours for the primary facade of the dwelling and from the colour palette provided. Dark and primary colours, in particular dark roofs are not permitted, and are subject to Cedar Woods' approval at its complete discretion.

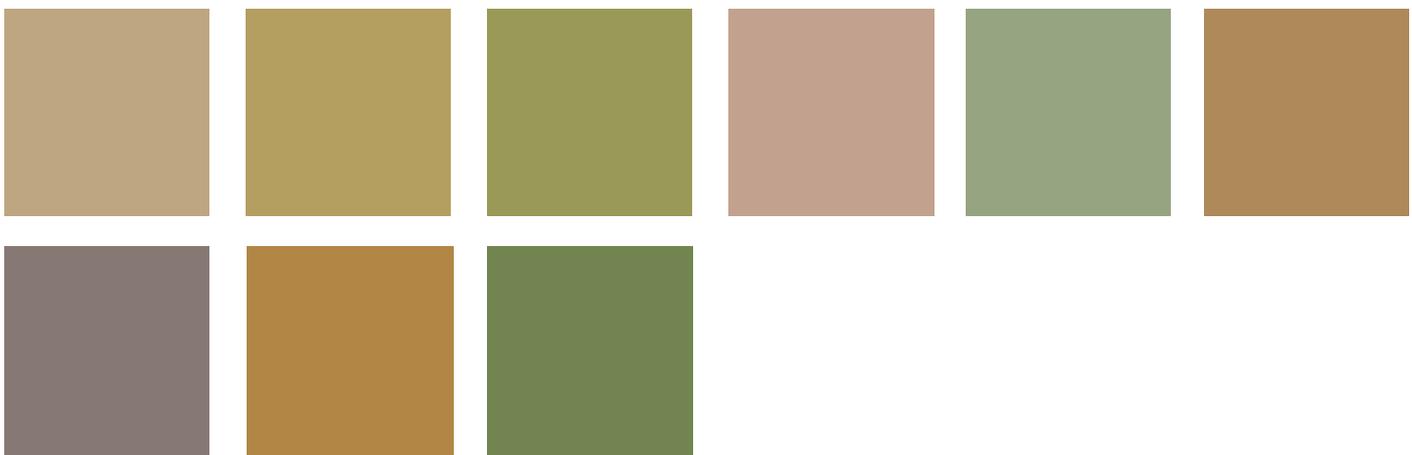
roof colours



primary wall colours



highlight colours



levels

Existing lot levels should be generally maintained.

The dwelling design shall:

- maintain the finished lot surface level once construction is complete; and
- have the ground floor level the higher of 10.3m above the Australian Height Datum and within 450mm of the post finished subdivision lot level.

energy efficiency

The use of shading devices, consideration for dwelling orientation and appropriate appliance selection can reduce high energy consumption in the home and reduce reliance on air-conditioners. When implemented correctly, ongoing energy costs will be reduced. Consider the installation of photovoltaic or renewable energy systems.

The dwelling design shall:

- use inverter split systems where air conditioning is installed;
- not contain air conditioning units to external areas; and
- position hot water systems as close as possible to the area of most use.

waste and water management

The objective of the following water conservation strategies relating to the home and garden is to assist in reducing water use and water costs for the occupants.

All development shall:

- use a Waste Management programme for building construction; and
- install a water wise garden.

3. EXTERNAL WORKS

building services (mechanical equipment, meter boxes, TV antennae, ac units, clothes drying)

Mechanical equipment and services are often unattractive and should be located where it has

the least impact on adjoining properties and the street. These items are essential to everyday living, but may not contribute to an appealing environment if they are not considered during design and located appropriately. Mechanical equipment includes all air-conditioning units, hot water systems, satellite dishes and other communication equipment external to the dwelling.

Sustainable design initiatives such as solar panels, wind turbines and the like may be considered separately, based on design merit and subject to approval by Cedar Woods.

The dwelling design shall:

- locate mechanical equipment to minimise visibility from the street;
- locate external condenser units for reverse cycle or refrigerated air conditioning where they are screened from neighbouring properties and not visible from the street;
- ensure that where solar panels are visible from the public domain, any storage tanks shall be screened from public view (a split system). The solar panels shall integrate with the roof, be frameless and mounted flush with the roof. Mounting equipment shall be colour coordinated with the roof to minimise adverse visual impact;
- not permit freestanding aerials or communication towers; and
- locate meter boxes in the least obtrusive location from public view.



ancillary structures

Ancillary structures such as sheds, bin enclosures, clothes hoists and clothes lines can be unsightly and need to be considered in the design and site planning to ensure they are housed appropriately. This is particularly important for corner lots where the lot has multiple street frontages.

The dwelling design shall:

- be designed to screen storage areas and sheds from view from the public realm;
- ensure freestanding outbuildings larger than 8m² be located within the building envelope;
- ensure pergolas, external covered areas and bin enclosures are designed to integrate with the dwelling utilising materials specified for the main dwelling walls; and
- locate areas for clotheslines, clothes hoists and bin storage areas so they are not visible from the street. Bins shall remain within a bin storage area except on designated refuse collection days.

fences and letterboxes

Guidelines for fencing will assist in creating a unified streetscape, contribute to the overall amenity of the neighbourhood and assist with defining property boundaries. The front fence should complement the main dwelling using materials and colours that are used within the dwelling.

The letterbox design should be incorporated into the fence design or, if freestanding, constructed in materials and colours to match and complement the dwelling. Australia Post's requirements should be met.

The dwelling design shall:

- Include side and rear dividing boundary fences constructed of 1.8m high "Stratco Good Neighbour Fencing (Region D) in the colour "Marsh" or equivalent similar product as approved by Cedar Woods;
- Where provided, side boundary fencing forward of the building line is to be a maximum height of 1.2m and constructed of the same material and colour as the side and rear fencing;
- Include gates and returns consistent with the boundary fencing;
- Where primary street fencing is desired, may be no higher than 1.2m. Any landscape hedge shall not be higher than 1.6m. Fencing to the front boundary is discouraged;
- Not permit primary street fencing constructed from tubular steel with looped or curved tops, or colorbond fencing. Any tubular fencing must contain a top rail to cap vertical balusters;
- For fencing along lot boundaries abutting secondary streets, fencing is to be a maximum of 1.8m high that is at least 50% visually permeable above 1.2m from finished lot level for the forward most 15.0m of the external side boundary; and
- For fencing along lot boundaries abutting public open space, fencing is to be a maximum of 1.8m high that is 50% visually permeable above 1.2m from finished lot level.



carports, driveways and vehicles

Garages and driveways can be a dominant element within the streetscape if not properly designed and considered during the early design phase. Garages and carports should be designed as an element within the dwelling elevation that does not dominate. Material and colour selection will assist with blending the carport or garage into the main form of the house. Similarly, a consistent material selection for driveways and crossovers can create a unified streetscape.

The dwelling design shall:

- accommodate all vehicles, including cars, boats, trailers and caravans, within the property boundary;
- not permit triple garaging except for wider lots, additional cars may be arranged in a tandem format;
- ensure that any footpaths constructed are maintained as the primary thoroughfare; the driveway finish shall terminate at the footpath;
- finish driveways and crossovers with in situ, exposed aggregate concrete to complement the dwelling.
- construct garages, carports and boat sheds of the same or complementary materials, finishes, colours and roof types as the main dwelling where visible from a street or public open space;
- generally not build walls to the side boundary with a nil setback as it reduces breeze circulation; and
- separate vehicle and pedestrian access and ensure each is clearly distinguishable. The front door must not be accessed from within the carport or garage.

landscape

The design of external spaces around the home affects the way in which the dwelling presents to the street, and the way you live in and around the home. Careful consideration should be given to the design of open space and the outdoor living areas – whether a mostly paved courtyard, timber deck or larger garden with some lawn area. The landscape design should minimise water use and include appropriate structures or planting that assist with providing shade in summer.

A landscaping rebate will also be offered by Cedar Woods to purchasers as part of the land purchase upon completion of front landscaping, or front and side landscaping for corner lots, within a prescribed timeframe. The intent of the rebate scheme is to ensure the development of high quality streetscapes within Elements South Hedland.

The development of the dwelling design shall:

- include a water wise garden. A list of plants recommended for use will be provided by Cedar Woods. These plants have been selected because they suit the local conditions;
- include the planting and maintenance of a front street tree(s) as per the rebate package for the applicable lot;
- include installation of water wise and/or programmable reticulation;
- encourage lawn to verge areas and encourage the reticulation and maintenance of verges and street trees;
- discourage hard scaping to the verge except for the crossover and path; and
- select lighting and locate to minimise disturbance and glare to adjoining properties.

signage

The amount of signage and signage content is limited in the interest of maintaining neighbourhood amenity.

The development of the dwelling shall:

- ensure no signage is permitted on your lot or adjacent street reserve other than signs provided by Cedar Woods; and
- ensure no real estate 'for sale' signs are permitted on the lot until the dwelling is constructed.



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www.elements-hedland.com.au