



OLD BROADWATER FARM
RESIDENTIAL ESTATE



BUILDING & DEVELOPMENT GUIDELINES

STAGE 5B

Old Broadwater Farm Estate is a complete community with substantial and cottage-sized building blocks ideal for growing families, retirees keen to downsize, and everyone in between. Walk to the beach or school or the Geographe Leisure Centre. Live close to protected wetlands and public open space. Play a round of golf and soon you'll be able to relax in your new family-friendly club house.



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HISTORY

The original title of 'Old Broadwater Farm' was granted in 1840 as a thousand-acre holding extending south from the beach to what is now the Busselton Bypass. Over the ensuing one and a half centuries, the Busselton region has experienced a progression of changes from the age-old balance that existed between the bush and its Aboriginal stewards, to a small colonial outpost and finally to the thriving rural seaside community we enjoy today, which embraces viticulture, tourism, agriculture and commerce. With this progression as a back-drop, the 'Old Broadwater Farm' was divided, bought, sold and subdivided. While only 79 acres of its original area remain, the present still represents a colourful cross-section of its history with the pioneer homestead, the river, paddocks and natural bush all timelessly preserved.

Early colonial buildings followed the styles and memories which settlers brought with them from Great Britain. Over the years adaptations were made to better suit our climate, lifestyle and the new materials that became available. This document attempts to identify the features that characterise the most practical, attractive and time-honoured aspects of this architectural evolution into a guide that will help create cohesion and harmony in your chosen place of residence in this historic settlement.

These Building and Development guidelines compliment the initial objective used in the planning of this estate; 'to provide a quality living environment within the City of Busselton and to preserve and enhance the physical, historic and aesthetic attributes of the remaining area of Old Broadwater Farm'. The building guidelines should not only serve to preserve and add to the value of your future home and asset, but also enhance the quality of life enjoyed by both your family and the community.

ANNEXURE C

STAGE 5B :
 OLD BROADWATER
 FARM

2012
 RESERVE FOR
 CONSERVATION
 (2.9775 ha)

2011
 RESERVE FOR
 RECREATION & DRAINAGE
 (11.054 ha)

EXISTING
 LOTS



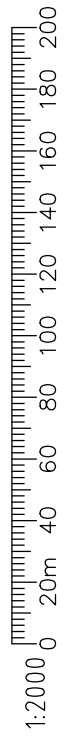
ROAD/PATHS

- Red AC pavement
- Black AC pavement
- Footpath

LOTS

- Residential lots
- Reserve for recreation and drainage
- Reserve for conservation
- Mandatory Secondary Street Elevation

BUSSELTON BYPASS



In purchasing a home site in Old Broadwater Farm the purchaser will have already agreed to comply with the following Building and Development Guidelines.

Note that the Building and Development Guidelines must be strictly adhered to and are legally enforceable via Restrictive Covenants. The Restrictive Covenants are a legal agreement between the residents of this estate to honour the estate and each other when designing and building their homes. This is not a gimmick; not only will this increase the value of your asset but is fundamental to establishing pride in your community.

APPROVAL PROCESS

To facilitate the regulation in a way that will engender confidence and certainty for you as a homebuilder, the following simple process has been devised. These steps must be followed:

Building Design

Supply these guidelines to your architect, designer or builder to assist with the design and preparation of your building plans.

Guidelines are also available at:

www.oldbroadwaterfarmestate.com

Create a Set of Plans

Additional to the standard drawings for construction, a set of building plans for Old Broadwater Farm Estate should include, external housing materials and colours, landscaping, reticulation and fencing showing type and extent. The more detailed and complete the information included, the quicker the approval process will be.

Old Broadwater Farm Committee

Once complete, your building plans need to be submitted to the Old Broadwater Farm Committee either via email; info@southwestarchitects.com.au or post; PO Box 1555, Busselton, WA 6280

Plan Approval

Following the submission of a compliant plan set, the Old Broadwater Farm Committee will approve and stamp the plan set within 14 days and your plans will be ready to lodge with the City of Busselton. Should the plans require modification or are incomplete they will be returned with advice immediately and must be altered/completed and re submitted to the committee.



To help you complete a thorough self-assessment of your plans, a checklist has been provided on page 13 and 14. If completed diligently, this checklist should ensure a minimum delay in assessment, approval and return of your plans.

It should be noted that the assessment and approval of plans by the Old Broadwater Farm Committee is a cost borne by the vendor; any costs incurred due to consultations with the committee will be the responsibility of the purchaser. The vendor has the power to amend, repeal or approve variations to these guidelines without prior notice, where the vendor considers that the resultant amendments will not detract from the appeal and appearance of the housing in this stage. Whilst there is an ability to liaise with the Old Broadwater Farm Committee, once the decision is made, there is no further opportunity for correspondence to be considered and the Old Broadwater Farm Committee's decision is final.



GENERAL CONDITIONS

The following guidelines are in addition to any current standards/building requirements imposed by the State or local building regulatory bodies. Energy efficiency, solar orientation and prevailing weather direction are not covered in this document. All competent designers/builders will be able to factor in these design elements.

A. ORIENTATION WITH NEIGHBOURING HOMES

Where possible purchasers should position their homes so that private entertainment areas are not adjacent to neighbouring private areas. Bathroom/WC windows and bedroom windows should be placed so as not to correlate directly. In circumstances where this cannot be achieved, screening should be used to maximise privacy in consultation with your neighbour.

B. MINIMUM FLOOR AREA

All dwellings must have a minimum floor area of;

- 160m² for lots under 600m²
- 180m² for lots over 600m²

These minimum floor areas exclude outbuildings or garages, however a maximum credit of 10m² will be allowed for the area of a verandah or portico on the front street elevation.

C. ROOFS

Materials

Allowable roofing materials are: Colorbond in custom orb profile, clay tiles, shingles and grey slate. Colorbond roofs in natural light colours are encouraged.

Colours

Black, off white, white, pink and brown are not permitted, all other colours are permitted.

Roof Pitch

Roofs must be pitched between 24.4 and 45 degrees. All dwellings with expressed elements facing street frontages must have either Dutch gables or gables over the expressed element. For dwellings with no expressed element(s) the minimum roof pitch must be 33 degrees and advice should be sought from the Old Broadwater Farm Committee prior to commencement of design work.

An expressed element refers to a section of the building that is forward of the main structure. An expressed element must be part of the main structure and cannot be a roof structure only, or a wall that is separate from the main structure.

Other Requirements

Eaves are required on the street-front elevations and must be raked. This raking should extend along side elevations so the change to a boxed eave, if desired, is inconspicuous. Penetrations such as flues, vents and plumbing must match the roof colour. All roof drainage should extend into soak well at the front of the lot.

Note: For corner lots the above applies to frontages except where a wall/fence is constructed on the secondary frontage, (see H. Fencing) then no expressed element is required on that elevation.

GENERAL CONDITIONS (continued)

D. VERANDAHS

Street-front verandahs and porticoes are encouraged and shall be a minimum of 1.2 metres wide. Both verandahs and porticoes have either sawn timber or square painted galvanised steel posts with dimensions 100mm by 100mm or greater. Alternatively, masonry pillars to dado height are acceptable provided they are built in the same materials and colour as the external walls with the upper section of steel or timber posts 100mm by 100mm or greater. The area of compliant verandahs or porticoes will form a credit of up to 10 square metres towards the minimum floor area requirements. The front building line is defined by the most forward wall, not the verandah.

Note: It may be necessary for verandahs and porticoes to have raked ceilings, or in part raked, to blend with the raked eaves and to allow a header course over the doors and windows.

E. STREET-FRONT WINDOWS & DOORS

To re-visit the vernacular and to improve contemporary window styling, street-front elevation windows shall be rectangular portrait, have two-course header and a minimum seven-course sill height. Street front elevation windows may be full length to the floor if panels are in French doors style. These doors must not be sliding doors. For extra light, these windows can be installed in multiples but if no wall separates then they should have mullions at least 100mm wide between the individual panes to create the rectangular portrait configuration. Doors shall also have two-course headers.

Timber window construction is encouraged but is not mandatory and where aluminium windows, fly screens or security doors are used then they shall not be aluminium in colour. Security doors must be "ClearShield", or a similar approved product, in anodised bronze or powder coated in a colour matching the doors and windows. There are many ways of treating window panes, from colonial or federation glazing bars to individual glass panels. Please note, flat stick-on glazing bars are not permitted, however, raised colonial stick on bars are acceptable if placed on both sides of the window (internal and external). However this is left to your individual taste, your building designer and the compatibility with your chosen building theme. There are also many ways of treating window and door surrounds; (soldier brick, arched head, exposed wooden lintel, rendered capital, square rendered sill, quoin surrounds etc). Window and door headers must be a minimum of two brick courses (nominally 175mm) and be distinctive from the wall and clearly visible from the street. Again these treatments should be chosen to suit your building theme.

F. EXTERNAL WALL MATERIALS (Other than glazed areas)

Non reflective materials comprising rendered masonry in natural light or earthy colours, rammed earth or limestone, earth or limestone blocks, stone or limestone facing, clay face bricks (cream, pink, brown or off white bricks are not permissible where they can be seen from a street), weatherboard, prime line weather boards or similar approved products may be used, however this excludes HardiePlank.

Subject to Old Broadwater Farm Committee approval Colorbond products may be approved above dado height with painted fibrous cement below dado height. Where Colorbond or Weathertex PrimeLine is not used, then, subject to approval, fibrous cement (painted) to the area of the wall above dado height may be used.

There are many combinations of the above materials that can be used as wall treatments in both contrasting and harmonising colours as with window and door surrounds, dado lines, and gable ends, which if used with care, can again enhance your building theme without undue cost.

G. VEHICULAR ACCESS AND GARAGES

There should be off-street lock up garage parking for at least two vehicles. Carports are not permitted. Garages will be built as part of the dwelling with the same wall and roof materials as the dwelling. Garages must have lockable doors and must be return fenced to the boundary fence. Double garages with a single door must be set back at least 1m from the front face of the wall of the buildings most forward expressed element. Garages that protrude forward of this setback must have two doors separated by a 400mm (or more) wide pillar. All garages must have a two-course header and both the header and pillars (if required) must be constructed from the same material as the walls.

H. FENCING

(I) PRIMARY STREET FRONTAGE

(optional, does not have to be fenced)

For fences/walls forward of the dwelling setback:

Construction materials: Rendered masonry in cream colour or natural limestone blocks with the option for pillar construction with infill of brushwood or open style wrought iron (or similar).

Height limitations: total allowable height of 1.2m and must be visually permeable above 0.6m.

Fences/walls and gates in line or behind the dwelling setback may be Colorbond 'Classic Cream' colour or a material that matches in with the dwelling. Such fences/walls and gates may be used to screen utilities such as air-conditioners, hot water units etc.

(II) SECONDARY STREET FRONTAGE

Construction materials – Rendered masonry in cream colour or natural limestone blocks with the option for pillar style construction with infill of brushwood.

Height limitations – If fencing continues past the front building line towards the primary street frontage, it must taper down to 0.9m inside 3m from the street boundary.

Other info – Gates are permitted within this fence as long as they screen back yards and are constructed of timber, Neetascreen Colorbond in 'Classic Cream' or brushwood with a steel frame.

All secondary street frontages have been nominated on the included plan.

GENERAL CONDITIONS (continued)

(III) COMMON BOUNDARIES

Construction materials: Neetascreen Colorbond sheeting in 'Classic Cream' colour, rendered masonry (cream in colour) or limestone blocks, with the option for brushwood infill.

Height limitation: 1.8m minimum height from front building line back. If fencing continues past the front building line towards the front of lot, it must taper down to 0.9m in no more than 3m from the front building line.

Important: All proposed boundary fencing must be submitted with the building plan. All fencing to boundaries must be completed before occupation. If secondary street frontage has gates, or a shed, or any access then the apron / crossover will be paved, sealed (see section J. Driveways) or lawned and reticulated before occupation.

(IV) BOUNDARY FENCES

Any fencing pre-installed on any lot or lot boundary must not be removed or adjusted in any way.

I. LANDSCAPING & RETICULATION

Approval: Landscaping and reticulation should be completed between the front building line and the road kerb edge. A draft landscaping and reticulation plan must be included with the original building plans and submitted to the Old Broadwater Farm Committee along with your building plans. Corner blocks must address side wall to kerb edge.

Design: Your landscaping contractor can assist you with your plan preparation. Provision for a water reticulation outlet together with a power point should be considered on your building plans to assist the reticulation installation. It is advisable to install a 100mm conduit under driveways for retic piping.

Theme: Single colour plantings of hardy heritage and other plants in keeping with current estate theming. For example, hedges of lavender, beds of single colour heritage roses, flowering climbers to cover fencing and climbing roses on walls and verandah posts. Additionally we have included some recommendations for water wise gardens and landscaping on page 16.

Important: The street trees already established by the Vendor shall be protected by the Purchaser during the house-building phase and be maintained by the Purchaser as part of the verge landscaping. All landscaping must be completed before occupation.

J. DRIVEWAYS / CROSSOVERS

Construction materials: Clay paving bricks, exposed aggregate or pea gravel bitumen with concrete curb. Concrete pavers, concrete blocks and Blok pave are not permitted.

Concrete pavers in natural colours and in the style of exposed aggregate may be approved subject to assessment.

Important: Crossovers should be included on the original building plans and be completed before occupation. Driveways/Crossovers must extend from the floor of the garage to the road or laneway curb edge.



K. CLOTHES LINES AND TELEVISION ANTENNAE

Clotheslines must be placed away from public view. Television antennae should be no more than one metre above roof height and installed at the rear of building. Satellite dishes and solar hot water systems, if installed, should be out of public view at the rear of buildings. Solar panels, if installed on a street facing roof, should be mounted in such a way that no mounting hardware is visible from the street and be as uniform as possible. It is recommended that purchasers consult with neighbours before installing panels on a street front roof.

Fences/walls may be used to screen ground and wall-mounted utilities such as air-conditioners, hot water units, clothes lines etc.

L. SHEDS

Construction materials: Materials and colours should be the same as the dwelling, however if Colorbond is used, it shall be in 'Classic Cream' colour, consistent with the fencing. If there is access to sheds from the street then the verge between the gate and the road pavement must be reticulated turf. If a crossover is to be constructed then it must be constructed as per section J, Driveways / Crossovers

Important: An approval must be obtained from OBF Committee for sheds that may be visible from a secondary street frontage.

All proposed sheds must be submitted with the building plan.

CONCLUSION

The requirements listed above from A to L form part of the agreement between the developers and the purchaser. They also form an agreement between the purchaser and all other purchasers in the fifth stage of 'Old Broadwater Farm' via the restrictive covenants. The guidelines have been established to set a minimum standard within the estate, they are not devised to impact greatly on the affordability of your new home. Many of these guidelines are there to prompt you and your designer's initiatives in order to improve the general appeal, amenity and tidiness of this estate to the benefit of all residents.

It is anticipated that the families who choose to be residents in this estate will have in common the desire to live in an aesthetically pleasing environment with a cohesive community atmosphere. It is hoped that the new residents of 'Old Broadwater Farm' will inherit an intimate link with the heritage of this property that will be taken on into the future with a sense of pride and ownership.



STAGE V “OLD BROADWATER FARM” – BUSSELTON

DESIGN COMPLIANCE ASSESSMENT FORM

PURCHASER'S NAME:

ADDRESS:

PH: FAX: MOB: LOT N°:

EMAIL:

AREA: SETTLEMENT DATE:

SPECIFIC COMPONENTS FOR ASSESSMENT	BUILDING PLANS ASSESSMENT		ONSITE INSPECTION		COMMENTS
	Purchaser Date	OBF Committee Date	Purchaser Date	OBF Committee Date	
I.O DWELLING DESIGN					
1.1 Position Private entertaining areas separate from same use on adjoining lots.	Y / N	Y / N	Y / N	Y / N	
1.2 Verandah/Portico (Streetfront) Correct width and compliant with Guidelines (100% of street frontage, excluding expressed elements for OBF facing lots)	Y / N	Y / N	Y / N	Y / N	
1.3 Rooves – Colorbond, (not black, pink, white or off white) – Clay tiles, (not black, white, off white or brown) – Shingles or grey slate. – Eaves raked (exposed tail rafters if applicable) – Pitch in accordance with guidelines	Y / N	Y / N	Y / N	Y / N	
1.4 Dwelling Floor Area (including credit of Item 1.2) – Floor Area greater than 160m ² for lots under 600m ² . – Floor Area greater than 180m ² for other lots (Excludes outbuildings, carports & garages.)	Y / Nm ²	Y / Nm ²	Y / Nm ²	Y / Nm ²	
1.5 Street Front Windows – Portrait rectangular. – Headers over windows and, not full length to floor unless French doors – Casement, Sash or Awning (if required)	Y / N	Y / N	Y / N	Y / N	
1.6 External Walls Rendered masonry in natural light colours, rammed earth or limestone, earth or limestone blocks, stone or limestone facing, clay face bricks (white mortar, cement white, cream or off white bricks not permissible), weatherboard, primeline weatherboards, or similar approved products. Colorbond or painted fibrous cement require further approval by O.B.F. Committee prior to their consideration.	Y / N	Y / N	Y / N	Y / N	





1.7 Garages Double garage with header, two doors and centre pillar (if required) OR 1.0m setback from Lane and part of main building and uses same materials with lockable doors	Y/N	Y/N	Y/N	Y/N	
2.0 Landscaping (Draft Plan Submitted) – Type of landscaping suitable – Landscaping & reticulation - Front building line to road kerb edge & retain street trees – To be completed prior to occupancy	Y/N	Y/N	Y/N	Y/N	
3.0 Driveways And Crossovers (Show On Plans) – Type/Material/colour suitable – Extent (connects carport to road) – To be completed prior to occupancy – Crossover to shed (if applicable)	Y/N	Y/N	Y/N	Y/N	
4.0 Fencing and outbuildings (Show On Plans) – Primary street Frontage (optional) – Secondary street frontage (optional) – Boundaries other than Streetfront as per guidelines - Outbuildings compliant and shown on plan	Y/N	Y/N	Y/N	Y/N	
5.0 CONFORMANCE WITH TIMING – Completion of fully compliant house within 5 years of settlement date. – Completion of house after 5 years of settlement date.			Y/N	Y/N	
SIGNED BY THE PURCHASERS & THE OBF COMMITTEE	Purchaser	OBF Committee	Purchaser	OBF Committee	OBF Committee





Old Broadwater Farm Estate is a complete community with substantial and cottage-sized building blocks ideal for growing families, retirees keen to downsize, and everyone in between.

WATERWISE LANDSCAPING AND VERGES

Due to our increasingly dry conditions, residents may choose to plant a low maintenance and waterwise garden. The use of native Australian plants is the most obvious choice for a garden of this style but there are many Mediterranean style exotic species that can be included to create an attractive, sustainable and low maintenance landscape in keeping with the character of the estate.

Mass plantings of low growing shrubs on verge areas and the application of quality woodchips is one suggestion that will not only save water but will assist in suppressing weeds and reducing run off of fertilisers into our local waterways. The inclusion of native species will attract native birds and fauna and help to maintain the biodiversity of the Estate.

Below you will find some suggestions to assist you in creating your waterwise landscape.

Prepare your soil and apply a wetting agent prior to planting.

Quality woodchips can be used as a mulch at a minimum thickness of 50mm.

Planting of ground covers and shrubs to the verge to alleviate the need for turf. It is suggested that plants are no further than 1200mm apart and that only species that stay below 75mm in height be used in verge areas.

Subsurface irrigation to all plantings to ensure the garden remains well maintained with little effort to the owner.

The use of organic fertilisers such as Seasol, Dynamic Lifter and manures will not only be frog friendly but also reduce run off of phosphates into the waterway and drains. Native plants are sensitive to phosphorous so be aware when purchasing fertilisers for this purpose.

Suggested waterwise plants for estate –

Eremophila Amber Carpet (Kalbarri Carpet)
Convolvulus Cneorum (Bush Morning Glory)
Grevillea Green Carpet
Grevillea Seaspray
Myoporum Parvafolium Alba (White Creeping Boobialla)
Scaevola
Lavender
Dianella
Olives
Citrus
Adenanthos (Albany Woolly Bush)
Acmena Smithii (Hedging)
Agapanthus
Duranta
Echium
Erigeron (Seaside Daisy)



OLD BROADWATER FARM • OLD BROADWATER FARM • OLD BROADWATER FARM

Rediscovered by Greg Bussell in Yallingup, 1990, the Bussell's Spider Orchid is found only within the SouthWest region of Western Australia, specifically now in the area adjacent to the Old Broadwater Farm. Due to the orchid's proximity to the estate, it bears a special significance to the farm and its residents.



OLD **BROADWATER** FARM
RESIDENTIAL ESTATE

Old Broadwater Farm Committee

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