

Modular Dwellings Design Guidelines

Primary Dwellings and Secondary Dwellings



Birdwood

COWARAMUP • MASTERPLANNED COMMUNITY

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Guidelines

Alternative methods of construction are not discouraged within Birdwood Estate, though the quality of the built form is paramount. With changing methodology and technology in the area of modular housing, Birdwood Estate is willing to embrace its inclusion within the Estate.

In order to ensure that the character of the Estate is maintained, and any modular construction is not to the detriment of your neighbour of the surrounding community, there are several criteria that must be adhered to.

ALL modular development is subject to review and approval at developers' discretion (both primary and ancillary dwellings). Architectural expression is encouraged, and proposals that seek to exceed/depart from the guidelines below, but deliver on the objectives of the estate and capture the character of the area will be considered.



General

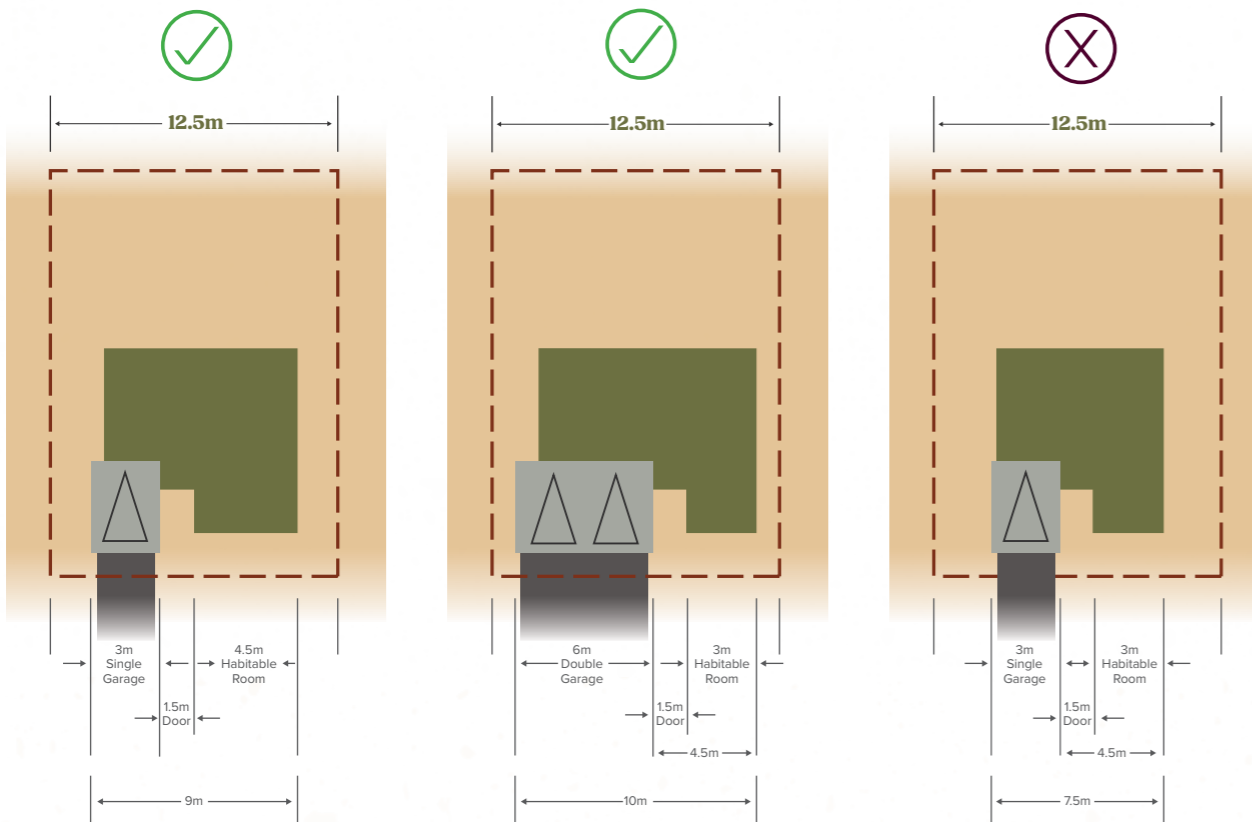
All modular dwellings that are proposed as 'Primary Dwellings' shall be submitted to the Developer for review and approval, and are at their sole discretion.

Structure

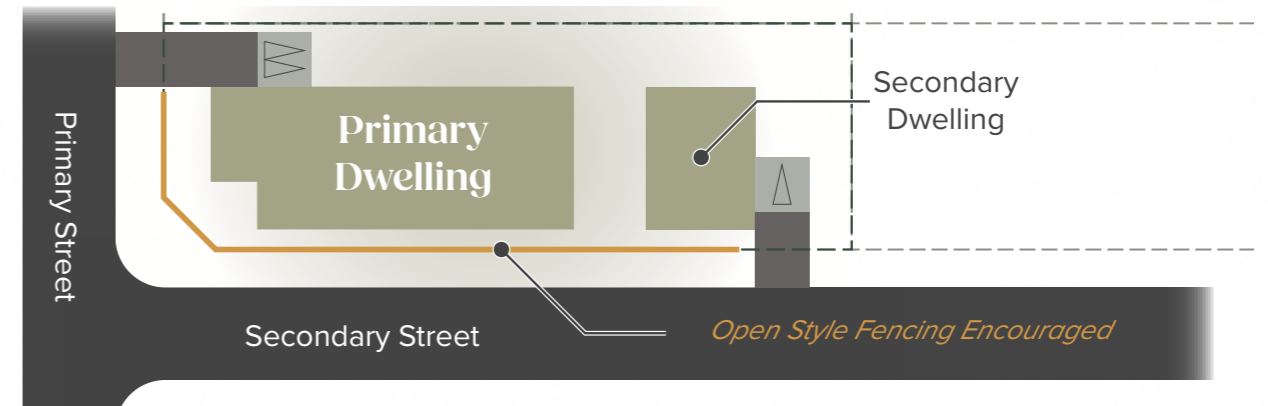
- Complies as a BCA Class 1A, 1B or Class 3 building.
- Meet the Energy Efficiency provisions of the BCA (NCC).
- Be built in a controlled modular construction yard.
- Must be fully installed, connected to all utility services, and commissioned.
- Must utilise engineered certified steel or timber frames.

Site Planning

- Modular dwellings designated as 'Primary Dwelling' shall be orientated to address street frontage.
- The primary façade modular building as 'Primary Dwelling' 6m in width of primary street boundary (excluding garage/carport), ensuring a balanced and prominent presence within the streetscape for lots greater than 12.5m in width.
- For lots 12.5m in width or less, 'Primary Dwelling' modular shall comply with width and garage requirements as per Design Guidelines.



* 6m width requirement does not apply if building a double garage (Ref. Page 12 of Design Guideines).



- Modular dwellings designated 'Secondary Dwelling' should address secondary streets where available (corner lot).

Garage / Carport

- Where proposed as a 'Primary Dwelling' all modular buildings require a Carport/Garage.
- If the building's primary street-facing façade is less than 6m wide, the carport must be located to the side of the building to maintain streetscape harmony. The carport must be constructed from hardwood or brick.
- Carports must be lined unless hardwood timber is exposed and used as an architectural feature.
- If the carport roof is flat, the fascia must have a street presence.
- The carport shall be constructed from the following;



Steel:

- o Pillars must be a minimum size of 200mm x 200mm for visual presence
- o All steel must be painted



Wood:

- o Non-hardwood timber must be painted



Brick:

- o Florentine bricks are prohibited

Storage

- Each modular building must include enclosed storage - ensuring items are not stored in the carport or visible from the primary street.

Footings

- Foundations/stilts are not visible.
- Footings and stumps (or similar) shall be located below the natural lot level where possible, with the dwelling floor/slab being at ground level.
- Maximum height of dwelling above ground level (street frontage) shall not exceed 500mm and be screened/clad.
- Screening must use painted hardwood panels or battens to maintain a tidy appearance.

Design

- Where modular fronts a street. Façade must not detract from streetscape.
- The façade must contain more than one material and colour tones (unless a high-quality material such as timber is used – to be agreed upon by the developer). Acceptable materials include face brick, weatherboard, timber, steel cladding, stone or feature cladding, natural hardwood, painted timber, or rammed earth.
- Contains at least one expressed element (Expressed element: a section of the building that is forward of the main structure. It must be part of the main structure and cannot be a roof structure only or a wall that is separate from the main structure).
- Each modular building must include at least one architectural elevation feature, such as a portico, eaves, verandah, blade wall, feature piers, or a prominent feature wall, to enhance character and depth.
- Primary Dwelling modular buildings must include a hardwood deck, a minimum of 2.5m wide, along 100% of the primary street elevation, or for the portion of the dwelling not covered by the carport/garage, where parking is located in front of the dwelling.
- Modular dwelling shall include coverage of deck area:
 - A minimum of 60% of the decking area must be covered by an alfresco roof.
 - The roof structure must feature either:
 - o Exposed hardwood beams
 - o A lined ceiling
 - o Steel or wooden louvres
 - Pillars must be a minimum size of 200mm × 200mm for visual presence; steel pillars must be painted
 - For buildings with street frontage less than 5.5m wide:
 - o The 60% minimum requirement does not apply
 - o Roof cover must extend over the entire frontage

- Where homes built on concrete slabs at ground level, exposed aggregate finishes around the building perimeter as an alternative to timber or composite decking would be considered.
- Use of external materials such as Cement Sheeting, Masterwall, Colorbond or other similar architectural cladding products shall be considered.
- Contain a 6-year statutory structural guarantee from the builder.
- Minimum floor area of 40m² for ancillary dwellings.
- Contains a plumbed toilet suite, shower, vanity basin, laundry trough and kitchen sink.

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