Design Guidelines

Birdwood

COWARAMUP • MASTERPLANNED COMMUNITY

Version 4, September 2026

YOLK PROPERTY GROUP

Realtime Realty

Welcome to Birdwood

COWARAMUP • MASTERPLANNED COMMUNITY

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Introduction

Design guidelines and how they work

Discover country life at Birdwood Estate Cowaramup. Nestled in the heart of the South West, this thoughtfully designed community celebrates rural living with its spacious blocks, established trees, and refreshing country atmosphere.

Throughout the master planned community, the influence of the local environment is evident. Our colour palette draws from the earthy tones of native trees, rugged textures of coastal rocks and mellow shades of the nearby coastline. Carefully curated spaces for walking, biking, and socialising ensure every aspect of Birdwood Estate complements the distinctive Down South Country lifestyle.

Experience the tranquillity of country living with morning walks and rides through eco-friendly trails. The commitment to preserving natural beauty and enhancing community life is evident in every corner of Birdwood Estate. Here, you'll find not just a place to live, but a vibrant, nature-rich environment where you can truly feel at home.

The Objective of the Design Guidelines

The criteria contained within these Design Guidelines have been imposed by the Developer to ensure the ultimate vision for Birdwood Estate is achieved to the benefit of all residents.

These Design Guidelines have been prepared to preserve the qualities and attributes of Cowaramup and surrounding area for future and current residents.

Victory Point Winery

The Approval Process

Your home design must comply with the requirements of the Birdwood Cowaramup Design Guidelines. Home designers must also review and comply with other legally binding documentation, such as:

- Shire of Augusta Margaret River Local Planning Scheme
- Approved Bushfire Management Plan (Emerge Associates)
- Residential Design Codes (R-Codes)
- Any relevant Local Planning Policies, Codes and Standards.

The criteria contained within these Design Guidelines have been imposed by the Developer (Yolk Property Group) to ensure the vision for Birdwood Cowaramup is achieved and maintained. These Design Guidelines have been prepared to preserve the qualities and attributes of Birdwood Cowaramup for future residents.

These Design Guidelines provide guidance on each of the built form and streetscape elements of Birdwood Cowaramup. They apply to the development of all new residential buildings (including outbuildings) within the estate.

Elements of these Design Guidelines comprise three parts:

Objective:	Setting out the ultimate objective of each element.
Encouraged:	Recommendations that are non-mandatory, but highly desired within the estate.
Required:	Mandatory requirements that, where permitted, are included within the Restrictive Covenant and must be demonstrated to be granted Developer's Approval.

The Design Guidelines, their Objectives and set of Mandatory Requirements are provided as a checklist, which is required to be submitted with the Application.

While not all elements within the Design Guidelines are required to be addressed for compliance, each will be considered in relation to the overall design to ensure the intent of the Design Guidelines is met.

Restrictive Covenant

Some mandatory requirements of these Design Guidelines have been incorporated into Restrictive Covenants and are imposed upon the Certificate of Title of each property. Prior to purchasing land within Birdwood Cowaramup, it is important that buyers are aware of these Design Guidelines, their implications on the type and cost of dwelling that can be constructed, and the associated approval process. 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.

The Restrictive Covenants will include some, but not necessarily all, of the design elements covered in these Design Guidelines. Building activities that infringe these Design Guidelines, or which are constructed without approval, may be required to be modified or removed at the cost of the owner.

Approval of alternative designs (at the discretion of the Developer) does not set a precedent for other designs. Building activities that infringe these Design Guidelines, or which are constructed without approval, may be required to be modified or removed at the cost of the owner.

Process

To ensure the criteria set out in these Design Guidelines are complied with, each proposed dwelling (and associated outbuilding/s) is required to be evaluated by the Developer. Before lodging an Application for a Building Permit, your plans are required to be assessed and approved by the Developer's nominated representative.

The Applicant is required to provide the following documents to the Developer's nominated representative for approval:

Site Plan:	The site plan includes levels, the location of the dwelling and garage, boundary.
Floor Plan:	The proposed house design and layout, including window and door locations.
Elevation:	Indicate the ceiling and wall heights of all rooms and roof pitch.
Colour & Materials Schedule:	A materials and colour list which confirms the treatments to all elevations.

Plans will be reviewed by the project nominated architect to ensure your home is consistent with the vision of the overall estate. Plans are to be lodged electronically in PDF format to the project architect at the details provided on the website, with advice and approval provided directly to the builder.

www.birdwoodcowaramup.com.au

The Approval Process

Step 1

Submit plans and checklist to the Developers Representative by emailing: **designreview@harrisjenkins.com**.

The Developer's Representative will review your application to ensure that it complies with the Birdwood Design Guidelines.

Step 2

Outcome A:

Your application meets all the Design Guidelines' compulsory requirements. Your application can proceed to lodgement with the Shire of Augusta Margaret River, with the Developer's Approval.

Outcome B:

Your application needs to be modified or you need to provide more detail to meet the Design Guidelines. The Developer will outline what is required so you can update and resubmit your plans for review.

Step 3

The Developer approves and returns your application to you with a confirmation email. Your builder can now send your approved application and confirmation email (along with all the other required information) to the Shire of Augusta Margaret River.

Please note:

Approval from the Developer does not constitute permission to build or negate the need for building approval from the Shire of Augusta Margaret River. A separate building application must be lodged with the Shire of Augusta Margaret River for approval.

Dwelling or outbuilding proposals that seek to vary the deemed-to-comply criteria of the Residential Design Codes or depart from the requirements of any of the Shire's Local Planning Policies may require Development Approval prior to the Application for a Building Permit.

To help you complete a thorough self-assessment of your plans, a checklist has been provided at the rear of these Design Guidelines. If completed diligently, this checklist should ensure a minimum delay in the assessment, approval, and return of your plans.

The Developer has the power to amend, repeal, or approve variations to these Design Guidelines without prior notice, where the Developer 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 Developer, once the decision is made, there is no further opportunity for correspondence to be considered and the Developer's decision is final.

1. Site

1.1 Location Planning

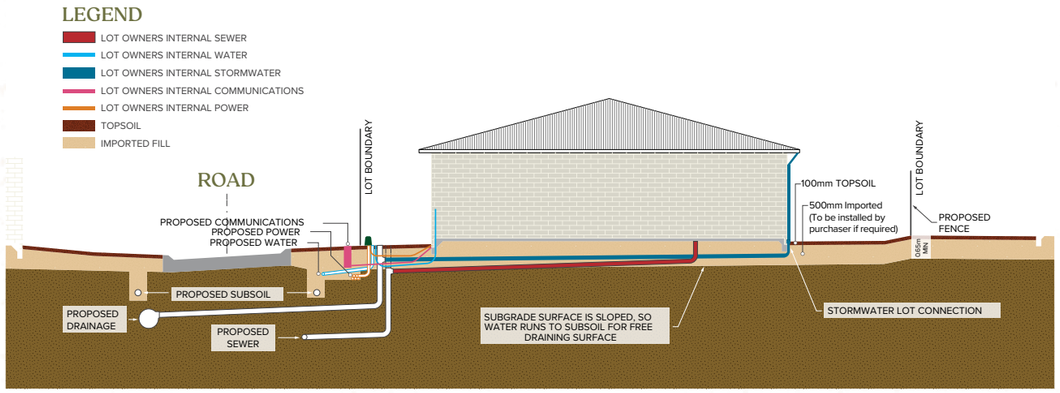
The positioning of your Home should be conducive to the Margaret River Region and the climate that is associated with it. Positioning your home to maximise the benefits associated with solar warmth and cooling coastal breezes is be encouraged, with good house design adding to the enjoyment of your household as much as the surrounding natural environment of the region.

Objective: Setbacks to all buildings (including dwellings, water tanks and outbuildings) are applied to ensure all buildings are appropriately setback from the street and neighbouring properties, to create and maintain a rural streetscape and to ensure property privacy is maintained.

Encouraged: Additional setbacks to the northern property boundary may be incorporated, to maximise the dwelling's access to winter sunlight.

Required: Setbacks of dwellings, water tanks and outbuildings are to be in accordance with these Design Guidelines and R Codes. All outbuildings and rainwater tanks must be located wholly behind the front elevation of the associated dwelling.

Example diagram of drainage works



1.2 Solar Orientation

The design of Birdwood Cowaramup orients most lots so that homeowners can benefit from using the warmth available from solar-passive design principles in their home design and take full advantage of opportunities for natural heating and cooling, rather than relying solely on air conditioners, fans and the like.

You should consider the following solar access and natural ventilation recommendations to improve your home's environmental performance. Homes should be designed to respond to the prevailing winds in the locality, with windows and major openings strategically located to take advantage of cross ventilation.

Objective: Birdwood Cowaramup is designed to optimise the number of dwellings receiving winter sunlight to private open space and via windows to habitable rooms. Ensure that the main indoor and outdoor living areas are oriented north.

Make use of the natural heating aspect of solar, to reduce reliance on energy consumption.

Encouraged: All rooms in the dwelling are encouraged to have at least one window/major opening to optimise the degree of natural lighting.

Rooms should not rely on the light from a skylight. A climate-responsive design makes use of clever positioning in relation to the sun so that your home has solar access during winter for heat gain and is shaded during summer.

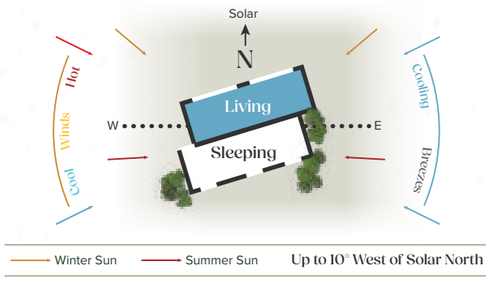
Orientate the main living area such as the kitchen or family room towards the north so that the thermal mass within your floor slab can be heated by the winter sun. This thermal mass will radiate heat during the evening, reducing the requirement for mechanical heating.

Full height glazing down to the slab is recommended on windows at the front of the house facing the street.

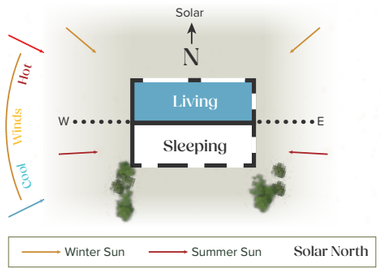
Ensure north-facing windows are shaded to reduce unwanted heat gain.

West or east-facing open space may require additional shading from the low-angle summer sun. Reduce the size of windows to the east and west. Utilise fixed or adjustable vertical louvres or blades; deep verandas or pergolas with deciduous vines.

Consider the use of low-emissivity (Low-E) laminated glazing as this glazing reduces the amount of solar heat gain while still maintaining good levels of visible light transmission.



Cool or cold climates: living areas should be orientated as near to solar north as possible, and no more than 10° west of north.



Temperate climates: daytime heating and cool sleeping are required.

1.3 Outdoor Living Area

With our state's abundant sunshine, Western Australians can make the most of the outdoors almost all year long. To take advantage of this, your home should include a well-planned outdoor living area – one that connects to your main indoor living space is recommended.

Your outdoor living area should be designed to soaks up the northern sun in winter (while also being protected from wind and rain) and offers protection from the scorching sun in summer. Shading to use during the hotter months is highly recommended.

If it is not possible to have a north-facing outdoor living area, one that is east-facing should be provided.

Objective: The primary Outdoor Living Areas (OLA) should optimise access to the winter sunlight and be protected from the harsh summer sun.

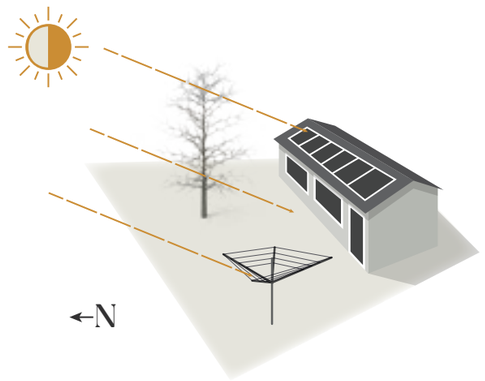
Encouraged: Tree planting along northern boundaries should comprise deciduous tree species in order to retain solar access during Winter months while providing shelter from the summer sun.

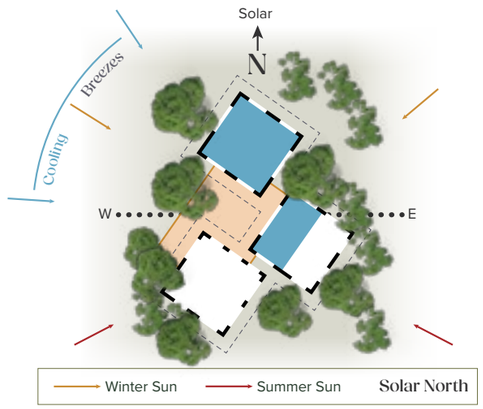
Permanent shade structures over the outdoor living area should consider solar access to adjoining indoor living areas during the Winter months.

Dwelling designs should include an undercover clothes-drying area along the northern aspect. Primary Outdoor Living Areas should be located on the northern portion of the lot to maximise access to winter sun.

Required: Outdoor Living Areas should be located adjacent an Indoor Living Area.

Additional information can be found at https://www.yourhome.gov.au/passive-design/orientation.





2. Home Design and Streetscape Amenity

We want to ensure that Birdwood Cowaramup is successful, in terms of it being a well-organised, sustainable and attractive.

The street-facing elevation of your home has an important visual impact on the overall streetscape of the estate. The streetscape is the visual identity of a neighbourhood and plays a key role in facilitating interaction between residents and community creation. The design of homes should complement each other, working together to present a consolidated design approach that reinforces the design ethos of Birdwood Cowaramup.

Well-designed streetscapes encourage connection, understanding and community spirit among residents.

2.1 Street Appeal

The street frontage of the home plays a role in defining the form and character of the street and also contributes to the broader character of the Margaret River townsite. Thought should be given to the frontage and how this interacts with the street and will be perceived by the broader community.

Your residence must have a front door and windows that face the street, which will contribute to street activation and passive surveillance, allowing for actual or perceived monitoring of public spaces and streets. The presence of windows and a forward-facing entry will promote opportunities for social interaction and will enhance the street appeal of the development.

Various lots within Birdwood Cowaramup have slight elevation change between lot and road verge. The elevation change is encouraged to be mitigated through landscaping of the font setback area, similar to other housing in the Margaret River area.

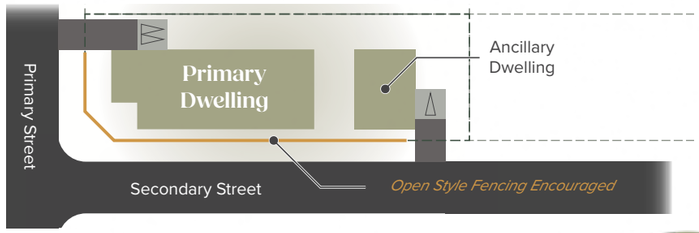
Objective:	Setbacks to all buildings (including dwellings, water tanks and outbuildings) are applied to ensure all buildings are appropriately setback from the street and neighbouring properties, to ensure property privacy is maintained.
Encouraged:	Additional setbacks to the northern property boundary may be incorporated, to maximise the dwelling's access to winter sunlight.
Required:	Setback of dwellings to be as per the R-Codes. All outbuildings and rainwater tanks must be wholly located behind the front facade. A minimum plate height of 31 courses is required to the front façade of the dwelling. **Ancillary dwellings** are to be located behind the front façade of the primary dwelling. Minimum dwelling of 6m frontage (width), excluding garage. To ensure that a high quality of amenity is maintained within the estate to the benefit of all residents, a minimum floor area of 90m2 is applicable to primary dwellings. Ancillary dwelling (including tiny homes) are supported and encouraged within the Birdwood Cowaramup estate, noting the construction of a primary dwelling is required to be completed first (Ancillary dwellings are to be compliant with the R-Codes and section 2.7 and 5.8 of the DG's).

Additional Consideration: Twin side retaining is prohibited forward of the primary building facade

Corner Lots

Corner lot homes are to be designed to ensure the dwelling addresses both the primary and secondary streets. The appearance of both the front and side of the home must be consistent in materiality and design quality. The secondary facade should incorporate design features from the front façade so that the building can be seen to address both street elevations.

Your home must have at a minimum one window (major opening) with a habitable room facing the secondary street, facilitating continued passive surveillance and street activation.



2.2 Façade Treatment

The objective is to ensure that the visual impact of your home is complementary to the overall streetscape, choosing materials and colour schemes that are reflective of the area.

Your primary street-facing elevation must incorporate a mix of materials and colours selected from the material and colour criteria below, so that houses have their own unique features to make for a visually interesting streetscape, but are complementary to the estate.

Objective:	Building facades create a high-quality streetscape that reflects the character of the area.
Encouraged:	Dwellings are encouraged to incorporate articulated building facades, through the inclusion of architectural features such as verandas, porticos, a chimney, the use of awnings and other similar elements including feature walls or cladding.
Required:	To ensure your dwelling contributes to the aesthetic and vision of Birdwood Cowaramup, a minimum of two (2) elements from Facade Treatment and one (1) from Elevation Feature must be used. With Boxed Gable (only) construction, given Architectural style and intent, only one (1) Facade Treatment and one (1) Elevation Feature is required.

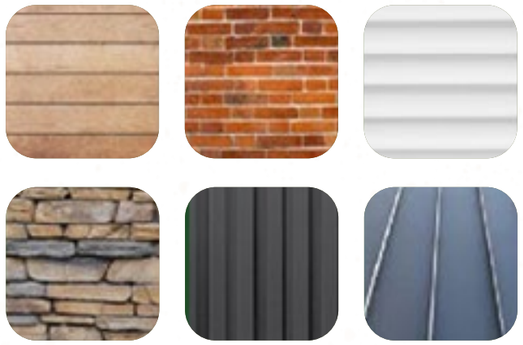
Façade Treatment

External walls must contain at least two complementary external finishes in a combination of the materials. Single use of the same material (such as 100% face brick) will not be approved; Rendered walls.

- Face brickwork or blockwork; (2C Cream Brick not permitted)
- Fibre cement sheet modular cladding - paint finish;
- Weatherboard or profiled timber lining;
- Profiled Colorbond steel cladding;
- Stone/feature cladding;
- Natural hardwood weatherboard;
- Painted weatherboard cladding;
- Rammed earth;
- Timber Frames / Pillars;
- Any other material the Developer deems acceptable.
- Protruding window sills.

Elevation Feature (Primary street)

- Portico;
- Eaves on Windows;
- Veranda (min Depth 1.5m);
- Blade wall;
- Feature piers (hardwood/brick/cladding);
- Other feature walls;
- Any other architectural element deemed to meet the Building Facade objectives and is acceptable to the Developer.



Alternative materials may be permitted and submitted for consideration.

Many combinations of materials 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.

Colour

Birdwood Cowaramup does not restrict the colour palette for your home. However, it is important that the primary colour scheme you choose is sympathetic to the character of the area. This means selecting colours that harmonise with the natural surroundings and complement the *Down South* aesthetic of the community.

External building colours should reflect a harmonious colour palette consisting of natural and earthy tones that complement the surrounding area.

- The use of strong, bold or bright external colours on mass (ie +15%) that do not support the contemporary nature of the dwelling will not be approved.
- Feature colours may be used, comprising a maximum of 15% of the façade colour (excluding glazing).
- Accent colours in natural tones are encouraged to be strategically used to feature architectural elements.
- Gutters and fascia's must match the roof colour.
- All service infrastructure (including drainage) shall not be visible from the street.

Colours that are earthy or in harmony with Australian natural flora are encouraged, with an emphasis on natural muted tones for the main building elements.

2.3 Building Material

We recommend the construction method of reverse brick veneer, in which the brickwork or blockwork is the inside skin tied to a conventional lightweight stud-framed construction, which takes advantage of the material's thermal mass properties. It can produce high-performing buildings with lower-than-average energy demands for both heating and cooling.

We also recommend the use of foil or bulk insulation within cavities to further enhance the thermal resistance of masonry walls.

You should choose materials based on their thermal mass properties. When used appropriately, thermal mass can moderate internal temperatures by averaging day and night extremes, greatly influencing requirements for mechanical heating and cooling methods.

Materials with a high thermal mass should be located in areas of the home that are exposed to direct sunlight or radiant heat. We recommend that you choose materials based on their appropriate thermal mass properties while also considering how much they cost to produce.

The use of non-toxic, sustainable and/or renewable materials is encouraged. Low or zero-emission volatile organic compound (VOC) finishes are preferable, as VOCs are considered pollutants that can have adverse effects on the environment and the health of home occupants.

No advertising material or signage is permitted on dwelling façades.

2.4 The Roof

Your roof makes a big impact on the overall style of your home and can also go a long way in making your home more climate responsive. Where possible, we recommend having at least 40 square metres of roof angled towards the north, to allow for the successful placement of solar panels.

To achieve a consistent design aesthetic within Birdwood Cowaramup, the roof of your home must be designed in accordance with the following criteria to ensure that it is complementary to the surrounding development:

Objective: Roof forms that contribute to the residential amenity of Birdwood Cowaramup, while promoting opportunities for solar energy harvesting.

Encouraged: Roofs should be proposed having regard to the optimum pitch and orientation of PV solar panels.

Roof form, colour and materials shall be consistent with the design of the dwelling.

Required: Roofs should comprise Gable, Skillion, Hip and Valley, or Flat Roof, subject to the following requirements:

Metal roofs should be sleek, non-reflective profiled steel and therefore Zincalume will not be supported.

Box Gable Roof | Flat Roof | Skillion Roof | Gable Roof | Hip and Valley

2.5 Garages

There should be off street parking for at least two vehicles. Your garage and carport must be positioned to maintain clear sight lines along the street and not to detract from the streetscape or appearance of dwellings; or obstruct views of dwellings from the street and vice versa.

Objective: Reduce the visual impact of vehicle parking on the streetscape, ensuring the parking of vehicles does not detract from the natural rural character of the estate.

Encouraged: Garages and carports that are integrated into the design of the primary dwelling are preferred.

Where detached, the roofs of garages and carports should be consistent with the of the primary dwelling.

Required: Garages may protrude up to a maximum of 0.5m in front of the primary dwelling line.

Carports may protrude in front of the primary dwelling line.

Garages and carports are to provide a minimum of two vehicle car parking spaces.

Garages and carports are to be constructed with colour and materials consistent with the primary dwelling.

Maximum width or carports 8m.

Carport roofs shall be Skillian or Gable in profile. Flat roofs are not permitted.

Carport pillars shall be a minimum width of 100mm x100mm, and constructed from wood or same materials / colour as primary dwelling.

2.6 Driveways

Ensure your crossover and driveway are positioned so that they do not conflict with street trees and existing service infrastructure such as light poles and power domes.

Objective: Reduce the impact of vehicle dominance on the streetscape to minimise the prominence of driveways and crossovers by managing the extent and material finishes used.

Required: Crossovers shall not be constructed to a width greater than 6.0 metres

Your crossover and driveway must be completed before moving into your new home.

2.7 Modular Homes

Alternative methods of construction are not discouraged within Birdwood Cowaramup, though the quality of the built form is paramount. With changing methodology and technology in the area of modular housing, Birdwood Cowaramup is willing to embrace its inclusion within the estate. Refer directly to Modular Design Guidelines on the website.

Fencing is to be installed prior to the house installation. Once the fencing has been installed, the purchaser assumes full responsibility and liability for the fencing, including its ongoing maintenance, repair, and any damage that may occur.

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.

Objective: Preserve the amenity and presentation of Birdwood Cowaramup, to the benefit of all.

All primary dwellings must address the street, and contribute to the overall street scape amenity.

Required: Fully constructed in Australia.

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 include an attached carport and alfresco/outdoor living area (if separate from a primary dwelling).

Must utilise engineered certified steel or timber frames.

Use external materials such as Cement Sheeting, Masterwall, Colorbond or other similar architectural cladding products.

Contain a 6-year statutory structural guarantee from the builder.

Minimum floor area of 40m2 for ancillary dwellings.

Minimum floor area of 40sqm.

Contains a plumbed toilet suite, shower, vanity basin, laundry trough and kitchen sink.

Contains an articulated front façade with at least one opening to the primary street. This should be the front door.

Contains more than one façade material and colour tones (unless a high-quality material such as timber is used – to be agreed upon by the developer).

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).

Foundations/stilts are not visible.

Footings and stumps (or similar) shall be located below the natural lot level, with the dwelling floor/slab being at ground level.

All modular dwellings that are proposed as 'Primary Dwelling shall be submitted to the Developer for review and approval.

Modular buildings may be approved at the discretion of the Developer where considered necessary, and are at their sole discretion.

Good ✓

Bad X

3. Sustainability

3.1 Water Usage

In keeping with the principles of sustainable development, dwellings should be designed to minimise water consumption.

The following are encouraged:

- All plumbing fittings shall be water efficient and comply with the requirements of the Water Efficiency Labelling Scheme (WELS) star rating system.
- Each toilet shall have a 4.5/3 litre (minimum 4-star rated) dual flush cistern.
- All shower heads shall be a minimum of 3-star rated.
- All tapware is to be a minimum 4-star rated.

Various rebates and incentives are available form Watercorp to assist in being waterwise.

https://www.watercorporation.com.au/Waterwise/Waterwise-offers

3.2 Ventilation

Good indoor air quality is essential for healthy and comfortable living environments, with poor indoor air quality being a significant contributor to poor respiratory health. In most situations, optimising natural ventilation is the most affordable and effective way to manage indoor air quality. Natural ventilation is the movement of a sufficient volume of fresh air through a dwelling to refresh indoor air.

If your home is designed for good natural ventilation, this will contribute to passive cooling where there is a reduced requirement for mechanical cooling methods such as air--conditioning. Passive cooling is the least expensive means of cooling a home in both financial and environmental terms.

Natural ventilation can be achieved by two methods, the first being natural cross ventilation, which occurs when dwellings have openings with two different orientations so that a breeze can flow through the room or building to flush out hot or stale air.

Thoughtfully placed windows or openings to allow for cross ventilation increases airflow to help cool your home naturally. This is particularly important for key living spaces in your home such as the kitchen, dining and family rooms. Placing smaller windows or openings on the side of your home that gets most of the wind and larger ones on the opposite side, also helps encourage airflow.

Adding roof ventilation, like vented gables, e-vents or wind-activated mechanic ventilators helps to create airflow.

The second method is passive or buoyancy ventilation, which relies on the effect of rising hot air and requires high and low openings so that warm air is flushed from higher openings and cooler air is drawn in through lower openings. Your home must have multiple windows across all habitable rooms to promote these two forms of natural ventilation.

3.3 Thermal Efficiency

By using the right materials and properly insulating your home, you can lower your energy consumption and reduce your power bills.

We recommend:

- Make sure there are no draughts in your home by draught-sealing windows and doors to help maintain the temperature inside your home.
- Designing your home so your living and sleeping areas are compartmentalised meaning you can better control the temperature for each area.
- Appropriate use of thermal mass. To be effective, thermal mass must be integrated with sound passive design techniques.
- Having appropriate areas of glazing facing appropriate directions with appropriate levels of shading, ventilation, insulation and thermal mass. The use of reverse brick veneer construction for external walls is an example of effective use of thermal mass for external walls because the mass is located on the inside and is externally insulated.

3.4 Energy

The sun shines in Western Australia for an average of 3,000 plus hours a year so using solar as an energy source makes sense, has environmental benefits and can help you save on your power bills.

In addition to good solar passive design, installing efficient appliances, fixtures and fittings will reduce the amount of wasted energy and water within your home and reduce ongoing energy costs.

You should consider the following additional recommendations to improve your home's environmental performance:

- Increase the size of your photovoltaic system.
- Hot water systems should be as close as possible to the area of most use, such as the main bathroom.
- Install a basic energy monitor with the solar power system - a way for residents to see their energy consumption pattern in real-time.
- Insulate hot water pipes.
- Electrical appliances should have a minimum 4-star rating.
- Seal downlights and exhaust fans.
- Exterior lighting should be operated via a timed sensor with a manual override switch.
- Internal tap fittings and shower fittings that use <6 litres a minute.
- Dishwasher with an energy consumption of <245kWh per annum.
- Air conditioning systems with COP of 3.20 and EER of >3.00 (see the minimum energy performance standards labelling on the device).
- Reduce your peak load demand by including smart meters and having peak load control devices fitted to fixtures and fittings. Peak load is the increased demand for electricity mainly during summer between 3 pm and 9 pm. This occurs when most people are at home using multiple appliances such as TVs, computers and air conditioners.

3.5 Solar Power

Solar power is one of the most environmentally friendly energy sources.

Solar Panel installation on residential dwellings in Western Australia is an effective way to start living sustainably. Using the energy of the sun, solar panels help provide the electricity that runs your home.

Once you have installed a solar system on your roof, it will continue to generate free electricity from the sun year after year. This means you can substantially reduce or even eliminate your electricity bills, giving you the peace of mind that you are doing what you can to keep your bills as low as possible while still enjoying the benefits of all the gadgets that electricity powers.

There are many reasons why your home should install a solar system.

Investment Returns

There are few financial investments better than solar. With the installation of solar, there are immediate savings that are realised on your electricity bill from day one. This could translate into a return on your initial investment of circa 15-20% per annum for many years to come, with your solar energy system potentially paying for itself in around 3-6 years, depending on the system size.

Increase the value of your home

Energy-efficient homes have been proven to sell at a significant premium to less efficient ones. With rising electricity prices, buyers will increasingly focus on energy efficiency and solar when considering which home to purchase.

Do your bit for the environment

Electricity generated via your solar system means that you will draw less electricity from the grid. This means less coal is burnt at power stations reducing the use of the biggest source of carbon pollution. Installing a system is the single most effective step you can take towards reducing your carbon footprint.

Benefits of Solar Installation

There are many benefits of installing solar panels for your home's energy consumption. Significant savings can be made from day one on your electricity bills, electricity consumption and carbon emissions. Let us take an in-depth look at the costs vs benefits of solar power.

- Protection from continually rising energy prices. Reduced upfront cost due to solar rebates.
- Reduction in your electricity bills.
- Doing your bit for the environment by cutting your carbon footprint.
- Increase in the value of your home.
- Protection from the carbon tax impact on the cost of electricity.

Maximising the benefits of solar

To seek and maximise your investment return, you can make your household an energy-efficient home. Small actions and lifestyle changes can drastically reduce your electricity consumption.

There are a number of things you can do around your home:

- Use your electricity at times when your solar system is producing electricity.
- Turn off all appliances at the wall – turn off standby power.
- Purchase energy-efficient appliances.
- Turn down your hot water system (heating water can be one of the main users of electricity if you use electrically boosted systems).
- Turn off air conditioners and heaters when you are out. Use these in the rooms you are occupying.
- Install Energy Efficient light globes – compact fluorescent globes.
- Shade East and West windows from the sun – prevents heat gain and reduces air-con use.

3.6 Electronic Vehicles (EV's)

With EVs becoming more commonplace now and into the future, they should be a consideration in the design and construction of your new home within Birdwood Cowaramup. Whilst not needing to make your home ready for an EV now, ensuring that the ability to accommodate such technology easily and cost-effectively in the future should be considered.

What Does EV-Ready Mean for Homebuilders?

An EV-ready home provides consumers with safe access to a dedicated 240V power supply for faster Level 2 EV charging. Pre-wiring new homes for EV charging during construction can save a homeowner hundreds of dollars later. By pre-wiring, builders can offer a future-proof product. There are two paths to make a home EV-ready:

1. Pre-install conduit: Designate enough space and capacity on the main electrical panel or garage sub-panel for at least a 40 amp, 240V dedicated branch circuit. Install conduit linking the electrical panel to the future location of the EV charger, near where cars will be parked (garage, driveway, etc.)
2. Wire a Level 2-ready outlet: In addition to the pre-wire steps, install a 240V grounded alternating current receptacle, allowing a homeowner to purchase a plug-in Level 2 EV charger without the extra wiring expense.

'What can I do to get my home ready for EV charging?'

Whilst you may not wish to install EV infrastructure during the initial build of your house, the following may assist in design consideration for the future.

Installing your charger (making provision for one) – where is best?

The obvious place to install your EV charger is in the garage or carport. The main points to consider are:

- o Make sure you have a signal - EV chargers need to communicate with your smartphone app to tell your car when to charge. Most do this through Wi-Fi so it is important to check you have a strong Wi-Fi signal at the location where you want the charger installed.

Which side of the garage or carport do you want the charger?

- o Check where the charging port is located on your car. Some electric cars have the port on the front, others on the side of the vehicle or at the rear.
- o Consider how this is going to work given the way you normally drive into your garage. For instance, whether you normally drive straight in, or reverse in. You will want to make sure the charging cable will easily reach the port, in a way that is neat and tidy so you will not trip over it.

Do you need a roof over the garage?

- o Most EV chargers are fully weatherproof so having a roof over your garage or carport is not essential.

Power supply – have you got enough?

- How fast can you charge an electric car on single-phase and three-phase power?
  - o With a single-phase power supply, you should be able to charge an electric car at 7.2kWh, which adds around 40 kilometres of range per hour. This compares with around 12 kilometres of range per hour on a standard power point.
  - o If your home is on three-phase power, this will support faster charging – at around 22kWh, or 120 kilometres of range per hour.
  - o These figures will of course vary depending on the model car and battery.
- Is it worth getting three-phase power to your property?
  - o If you are doing a new build, the answer is – in most cases – yes. This is because the additional cost of installing three-phase is not much more than single-phase. And the benefits of having three-phase power can far outweigh the cost particularly if you are planning to make your home all-electric, powered by solar.
- Will I need a dedicated circuit?
  - o Yes, to comply with relevant standards a technician will need to install a dedicated circuit from the switchboard to the location of your charger.
- Cabling
  - o You will need to consider how far the switchboard is from the charger and how the cabling will get there. Is it possible to run it under the house or through your ceiling?
  - o It is worth getting the advice of an electrician if you are unsure. However, if the switchboard is close to the charging location, it should not be a problem.

Solar power – can you charge your electric car for free?

- Solar panel system
  - o Adding an extra 5kW to 6kW to the size of your rooftop solar system should provide enough solar electricity to charge most EVs for free during the daytime. For most EV models, this should be enough to cover the typical daily commute.
- Solar battery storage
  - o Adding a home battery will allow you to charge your electric car overnight using your stored solar energy. This could be ideal if you are not home much during the day and want to get greater value from your surplus solar electricity than just exporting it to the grid in return for a small feed-in tariff.

Is it beneficial to combine EV charging with Solar installation on my New Home?

- Solar and home EV charging are an ideal combination. A home EV charger makes it possible to generate an even better return from a rooftop solar system because the value of solar energy is so much greater if you can use it to power your car for free.

Coward and Black Vineyards

4. Landscaping and Fencing

4.2 Landscape

Your front yard adds to the overall look of the street. The trees and plants used in the landscaping throughout the estate have been chosen to suit Birdwood Cowaramup's unique style.

Objective: Landscaped areas throughout the estate represent an extension of the existing natural vegetation of the area and positively contribute to the rural amenity of the estate.

Encouraged: Owners are encouraged to incorporate climate-appropriate, water-wise planting throughout their property.

Planting of trees along northern property boundaries is encouraged to comprise only deciduous species to facilitate access to winter sunlight.

Local native species should be incorporated into private gardens to provide for natural habitat for native fauna and promote natural bird life in the estate.

Required: The front setback area shall be properly landscaped within three (3) months after practical completion of the residence.

Owners must ensure the maintenance of all landscaped areas is undertaken regularly in accordance with the approved Bushfire Management Plan (Refer to Bushfire Management).

Twin side retaining is prohibited in the front setback area (in front of facade).

At least 50% of the front garden area must comprise of permeable surfaces such as:

- garden beds with planting.
- drought-resistant lawn - warm season pre-grown turf such as Kikuyu species are encouraged.
- lawn alternatives such as:
  - ground covers
  - river pebbles
  - lilydale toppings

At least 15% of the permeable area must consist of planted garden beds.

At least one tree must be planted between the front building line and the street boundary.

To keep within this style, certain species have been selected for you to use in the landscaping of your home. Your front garden must include plants of assorted colours, textures and sizes.

Artificial turf is not permitted.

Consider the following:

- Your neighbours when planting trees.
- Deciduous trees (those that drop their leaves each winter) are planted in north-facing areas.
- No plants are getting in the way of solar electricity equipment (yours or your neighbours'). Trees, bushes and hedges need to be trimmed near this equipment.
- Install a water tap at both the front and rear of your home.
- Front landscaping must include a tree. Your front street tree is connected to your reticulation system during its first 2 years of growth, as well as providing it with additional water over the hot summer.

Waterwise Design Principles

Take a fresh look at your garden to make it more waterwise and lower maintenance, while making it more beautiful. There are some key areas you can focus on to give your garden a good head start.

Plants should be chosen based on suitability to the Margaret River region. The list supplied are examples of waterwise plants but you should consult with landscaper contractors or local nurseries on other suitable species.

Other principles for creating a waterwise garden include:

Soil Conditioner

Improving your soil The first and most important step to achieving a waterwise garden is to create healthy soil by adding compost, soil improver and soil-wetting agents as you plant and maintain your garden.

This additive can be turned through your garden to improve plant heath and growth.

A soil conditioner containing organic material is recommended, landscaper contractors or local nurseries will assist in recommending specific products for your needs based on your soil type.

Mulching / Ground Cover

Applying chunky coarse mulch to your garden can reduce evaporation, improve the soil, lower plant stress and weed growth, as well as enhance the appearance of your garden.

Mulch looks good and suppresses weed growth in your garden but also reduces evaporation and acts as a layer to regulate the soil temperature throughout the year.

Irrigation

Irrigation is a key consideration because on average the garden uses more than 40 per cent of all water used by households. Waterwise gardeners reduce watering times in spring and autumn (and switch irrigation systems off in winter/wet season) and select sprinklers and drippers that deliver water to the plant roots and not across paths

Irrigation controllers programmed to apply water in the early morning are recommended. Water is a precious resource and should be applied to your garden to reduce evaporation. The Water Corporation website has additional tips on planning your garden to reduce water use. **www.watercorporation.com.au**

Hydrozoning

Hydrozoning is grouping plants with similar watering needs. It is a good way to save water in the garden and should be considered when adding new plants.

4.3 Fencing

To help make Birdwood Cowaramup a friendly community with social streets, should front fencing be installed this shall be visually permeable and comply with the Shire of Augusta Margaret River requirements.

The fencing on your side and rear boundary must be pine lap fencing. It should be 1800mm high. All side and rear boundary gates should match your fence style.

For corner lots, where fencing is provided along the secondary street, one-third of this fencing must be visually permeable, facilitating passive surveillance for windows from habitable rooms and privacy through well-designed landscaping.

Nothing can be fixed to or change the nature of permeable fencing, other than landscaping. Temporary screening of permeable side fences such as bamboo, shade clothes and tarps are not permitted. No advertising material or signage is permitted on dwelling fences.

With modular homes fencing is to be installed prior to the modular home being installed. Once the fencing has been installed, the purchaser assumes full responsibility and liability for the fencing, including its ongoing maintenance, repair, and any damage that may occur.

Objective: Preserve the open amenity and presentation of Birdwood Cowaramup with uniform rural fencing

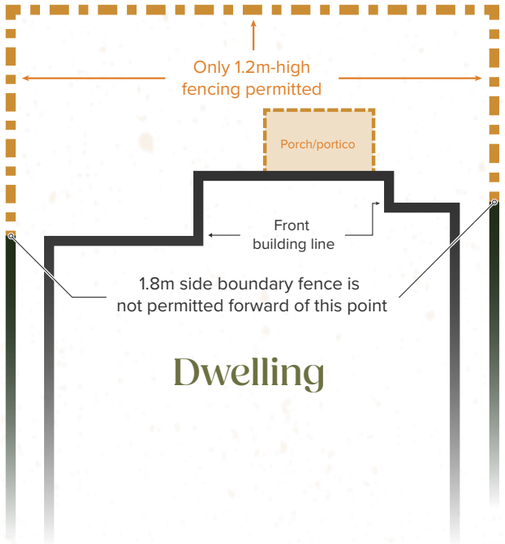
Required: All property fencing to comprise pine lap panels or open style – options to be inserted.

Maximum height of 1.8m for side and rear boundaries

Maximum height of 1.2m forward of the primary dwelling line.

Construction materials:

- Rendered masonry or natural limestone blocks with the option for pillar construction with infill of slat or open style wrought iron (or similar).
- Picket fencing is permitted (exposed pine pickets are not permitted).
- Rural-style fencing permitted (post and wire)

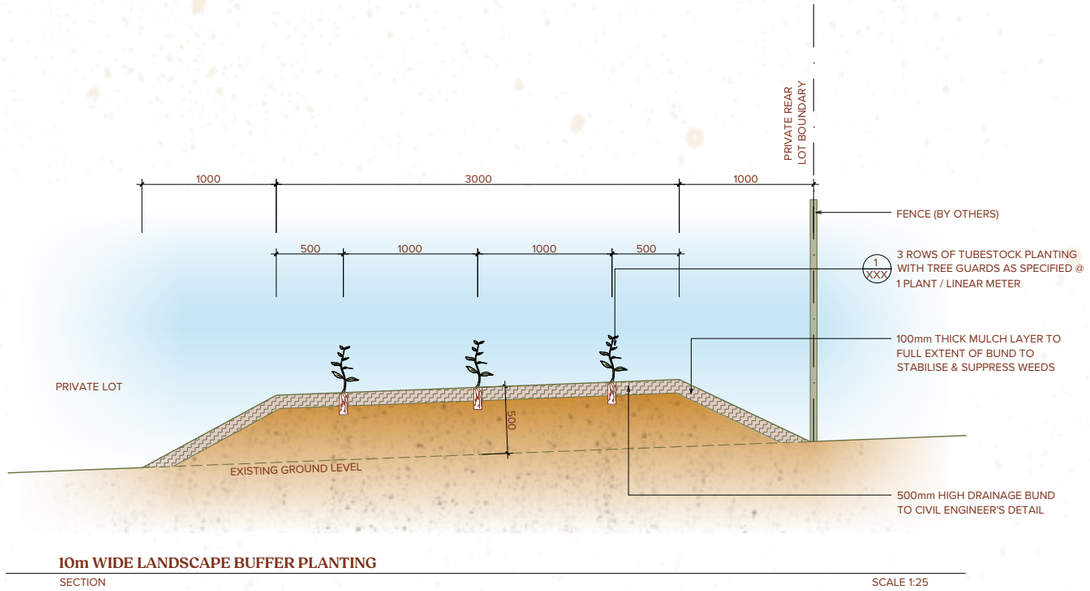


Fences and Walls forward of the residence setback

4.4 Landscape Bund

The landscaped bund within the rear setback of R10 lots serves as a natural buffer, enhancing the overall character of the estate. This vegetated earth bund helps manage surface water flow while integrating seamlessly into the landscape.

In line with planning requirements, dwellings must be set back from the 10-metre landscape interface, as indicated in the approved Structure Plan. This ensures a cohesive and well-maintained transition between private properties and the surrounding environment.



Indicative design

5. Other Consideration / Information

5.1 Opticomm

Your broadband network provider.

Opticomm helps create future-ready connected buildings, communities and cities with fibre-based telecommunications networks and have guaranteed a fibre-to-the-premises (FTTP) connection into every residence. With over 45 service providers nationally for residents to choose from, the Birdwood Cowaramup community has plenty of choice.

Residents in the community expect the ultimate in liveability and lifestyle. We recognise that reliable, superfast internet is fundamental to how people live, work and play.

Our concept was to ensure that all residents have access to a network that delivers high-quality video streaming with more than enough capacity to support services such as Netflix®, Stan®, Binge®, Disney®, Amazon Prime®, Paramount Plus®, Foxtel Now®, Apple TV 4K®, Kayo Sports® and YouTube® at their highest definitions, at peak times, for a seamless viewing experience.

Our planning also embraced the needs of larger families with many devices, as well as video gamers and those operating a business from home. Our research revealed that we needed to provide an FTTP network connection to every residence so that we could guarantee the level of service that residents need now and into the future.

Service providers on the Opticomm fibre network offer a wide range of internet plans from entry level up to 1Gbps for those looking for higher performance. Business-grade services up to 1Gbps are also available.

5.2 Television Antenna / Satellite Dish

All lots are serviced by Opticomm Telecommunications; with no need for conventional aerial installation. Aerials are not permitted within Birdwood Cowaramup without prior exemption being granted by the Developer.

Wireless or underground telecommunication networks are preferred to maintain the visual amenity of the streetscape.

Required: Satellite dishes if installed are to be in locations that are not visible from primary or secondary streets.

5.3 Clothes Lines

Dwelling designs incorporate covered clothes drying areas to ensure covered passive clothes drying during all months of the year.

Required: Clotheslines must be placed away from public view.

5.4 Outbuildings & Storage

Required: All outbuildings and storage units are to be constructed in colours and materials that are consistent with the primary residence.

All outbuildings and storage units are to be located behind the primary residence.

- Refer to Shire of Augusta-Margaret River Local Planning Policy 1 – Outbuildings, Farm Buildings and Swimming Pools.

5.5 Rainwater Tanks

Required: Rainwater tanks are to be located behind the primary residence.

The external appearance of the rainwater tank complements the primary dwelling facade.

You must refer to the Under-Eave Rainwater Tank Information booklet (which is located on the Birdwood Cowaramup website) and ensure full compliance with its intended uses and practical guidelines.

- Refer to Shire of Augusta-Margaret River Local Planning Policy 1 – Outbuildings, Farm Buildings and Swimming Pools.

5.6 Letterbox

Your letterbox should match the design of your home.

Bespoke letterboxes may be created, though should be sympathetic to the Margaret River Character, and be non-offensive to residence of Birdwood Cowaramup. Post-mounted letterboxes or make-shift letter boxes are not permitted within the estate.

Required: Letterboxes are to be located within the front setback area.

Letterboxes should be constructed of colours and materials that complement the primary dwelling.

5.7 Bushfire

The natural surroundings and large areas of open space provide beautiful amenity within Birdwood Cowaramup, whilst it must be acknowledged that fire risk is always prevalent.

Objective: Ongoing protection of Birdwood Cowaramup against the threat of bushfire.

Encouraged: A proactive approach to hazard reduction and bushfire management.

Required: Owners are to comply with the approved Bushfire Management Plan (Emerge Associates) which requires:

- All buildings are to be constructed in accordance with the requirements of Australian Standard 3959 – Construction of Buildings in Bushfire-Prone Areas.
- Properties to be maintained to a 'low threat' standard in perpetuity including:
  - The front setback area
  - The Asset Protection Zone;
- All grasses be maintained to a height of less than 100mm at all times.
- All loose leaves/grass/bark are to be removed as soon as practical.

5.8 Ancillary Buildings and Building Services

For Birdwood Cowaramup to maintain a clean uncluttered streetscape with a complementary appearance of all buildings, footpaths, gardens, services and equipment, please ensure that your home adheres to the following.

Required: Any outbuildings, sheds, studios or ancillary accommodation must be constructed from a material that complements your home, such as:

- Rendered brickwork.
- Paint-finished cement modular cladding.
- Weatherboard and profiled timber lining.
- Profiled Colorbond steel.
- Face brick or blockwork.

Other materials may be submitted for consideration but will require approval from the Developer.

Materials and colours should be the same as the dwelling.

Sheds, storerooms and outbuildings are not permitted to be located at the front of your home addressing the streetscape and must be constructed within the back yard. They must not visually impact adjacent parks or adjacent roadways.

5.9 Subdivision

Development of a single home on created lots is permitted, with ancillary dwellings also permissible in accordance with the R Codes. To protect the vision of Birdwood Cowaramup and support purchasers, no further subdivision of created lots to increase density is permitted.

5.10. Safe and Accessible Living (Encouraged)

Residential development should contribute to the well-being of the community by providing a sense of safety and security; and a flexible design that is welcoming to a diversity of people, is adaptable to their changing needs, and enables social interaction.

To this end, the estate is aiming for dwellings to meet the 'silver' performance levels under Livable Housing Australia's Livable Housing Design Guidelines. This allows your home to be suitable for a wider pool of buyers/ occupants and allows owners to age in place. The cost to retrofit a home down the track is cost-prohibitive compared to allowing for it upfront.

The aim is to responsibly use materials to lower environmental impacts without significantly jeopardising the functionality or liveability of the home.

Key design features include:

- A safe continuous and step-free path of travel from the street entrance and/or parking area to a dwelling entrance that is level.
- At least one, level (step-free) entrance into the dwelling.
- Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
- A toilet on the ground (or entry) level that provides easy access.
- A bathroom that contains a hobless shower recess.

- Reinforced walls around the toilet, shower and bath to support the safe installation of grabrails at a later date
- Stairways are designed to reduce the likelihood of injury and also enable future adaptation
- For more details, visit **www.livablehousingaustralia.org.au**

5.11 Caravan

Caravan parking is welcome within Birdwood Estate. We kindly ask homeowners to be mindful of their neighbours and thoughtfully consider how caravan parking is integrated into their home design to maintain the estate's streetscape and appeal

Objective: Ensure caravans are parked in a manner that respects the streetscape and neighbouring properties while maintaining the visual appeal of Birdwood Estate.

Encouraged: Caravans to be parked completely behind the building line of the house.

Required: Caravans may be parked on the property, with no more than 30% positioned in front of the building façade.

Caravan parking should be incorporated into the overall design of the home to minimise visual impact.

A higher percentage may be considered on a case-by-case basis.

6. Guideline Checklist

The requirements listed in these Design Guidelines form part of the agreement between the "Developer" and the "Purchaser". They also form an agreement between the purchaser and all other purchasers in Birdwood Cowaramup 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 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 Birdwood Cowaramup 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 will inherit an intimate link with the character of this property that will be taken on into the future with a sense of pride and ownership. The attached checklist below must be completed and submitted by email to the Harris Jenkins Design Review team being **designreview@harrisjenkins.com** by your Builder to ensure compliance.

Site			Compliance		
			Yes	No	N/A
1.1	Setbacks (Page 7)	• Setbacks are to be in accordance with Table 1 of these Design Guidelines. • All outbuildings and rainwater tanks must be located wholly behind the rear elevation of the associated dwelling.			
1.3	Outdoor Living (Page 9)	• Outdoor Living Areas should be located adjacent an Indoor Living Area.			
Home Design and Streetscape Amenity			**Compliance**		
			Yes	**No**	**N/A**
2.1	Street Appeal (Page 11)	• Setback of dwellings to be as per the R-Codes. • All outbuildings and rainwater tanks must be wholly located behind the front facade. • Ancillary dwellings are to be located behind the front façade of the primary dwelling. • A minimum plate height of 31 courses is required to the front façade of the dwelling.			
2.2	Building Facade (Page 12)	Building facades that are visible from the public street must contain a minimum of two finished material such as			
		• Rendered walls; • Face brickwork or blockwork. (2C Cream Brick not permitted, 100% face brick not permitted); • Fibre cement sheet modular cladding - paint finish. • Weatherboard or profiled timber lining; • Profiled Colorbond steel cladding;			

		• Profiled Colorbond steel cladding; • Stone/feature cladding; • Natural hardwood weatherboard; • Brick or face brickwork; • Painted weatherboard cladding; • Rammed earth; • Timber Frames / Pillars • Protruding window sills • Any other material the Developer deems acceptable.			
		Elevation Feature that are visible from the public street must contain a minimum of one (1) of the following architectural features:			
		• Portico; • Eaves on Windows; • Veranda (min Depth 1.5m); • Blade wall; • Feature piers (hardwood/brick/cladding); • Other feature walls; or • Any other architectural element deemed to meet the Building Facade objectives and is acceptable to the Developer.			
2.4	Roof Form (Page 14)	• Roofs should comprise Gable, Skillion or Flat roof. • Metal roofs should be sleek, non-reflective profiled steel.			
2.5	Garages (Page 15)	• Garages may protrude up to a maximum of 0.5m in front of the primary dwelling line. • Carports may protrude in front of the primary dwelling line. • A minimum of two vehicle car parking spaces. • Garages and carports are to be constructed with colour and materials consistent with the primary dwelling. • Max carport width 8m • Carport roof structure is Gable or Skillion. • Carport pillars are feature or similar material as dwelling, and min 100mm x 100mm.			
2.6	Driveways (Page 15)	• Crossover no greater than 6.0m in width.			
2.7	Modular Homes (Page 16)	Fully constructed Australia. • 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 include an attached carport and alfresco/ outdoor living area (if separate from a primary dwelling). • Must utilise engineered certified steel or timber frames. • Use external materials such as Cement Sheeting, Masterwall, Colorbond or other similar architectural cladding products. • Contain a 6-year statutory structural guarantee from the builder. • Minimum floor area of 40sqm. • Contains a plumbed toilet suite, shower, vanity basin, laundry trough and kitchen sink. • Contains an articulated front façade with at least one opening to the primary street. • Contains more than one façade material and colour tones (unless a high-quality material such as timber is used – to be agreed upon by the developer). • 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). • Foundations/stilts are not visible and slap/floor is at natural ground level.			
Landscaping			**Compliance**		
			Yes	**No**	**N/A**
4.1	Landscaping (Page 24)	• Front setback area shall be properly landscaped within three (3) months after the practical completion of the residence. • Owners must ensure the maintenance of all landscaped areas is undertaken regularly in accordance with the approved Bushfire Management Plan			
4.2	Fencing (Page 27)	• Maximum height of 1.2m forward of the primary dwelling line.			

Other Consideration			Compliance		
			Yes	No	N/A
5.2	TV Antenna / Satellite Dishes (Page 28)	• Satellite dishes if installed are to be in locations that are not visible from primary or secondary streets.			
5.3	Clothesline (Page 28)	• Clotheslines must be placed away from public view.			
5.4	Outbuildings & Storage (Page 29)	• All outbuildings and storage units are to be constructed in colours and materials that are consistent with the primary residence. • All outbuildings and storage units are to be located behind the primary residence.			
5.5	Rainwater Tanks (Page 29)	• Rainwater tanks are to be located behind the primary residence. • The external appearance of the rainwater tank complements the primary dwelling facade or is screened appropriately (complimentary to dwelling).			
5.6	Letterbox (Page 29)	• Letterboxes are to be located within the front setback area. • Letterboxes should be constructed of colours and materials that complement the primary dwelling.			
5.7	Bushfire (Page 30)	• Owners are to comply with the approved Bushfire Management Plan (Emerge Associates) which requires: • All buildings are to be constructed in accordance with the requirements of Australian Standard 3959 – Construction of Buildings in Bushfire-Prone Areas.			
5.8	Ancillary Building (Page 33)	• Any outbuildings, sheds, studios or ancillary accommodation must be constructed from a material that complements your home, such as: • Rendered brickwork. • Paint-finished cement modular cladding. • Weatherboard and profiled timber lining. • Profiled Colorbond steel. • Face brick or blockwork. • Other materials may be submitted for consideration but will require approval from the Developer. • Materials and colours should be the same as the dwelling.			

Birdwood
COWARAMUP • MASTERPLANNED COMMUNITY

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