

Addendum to the Lakeway Design Guidelines

Adopted by Council; 2009 Resolution; /09

Introduction

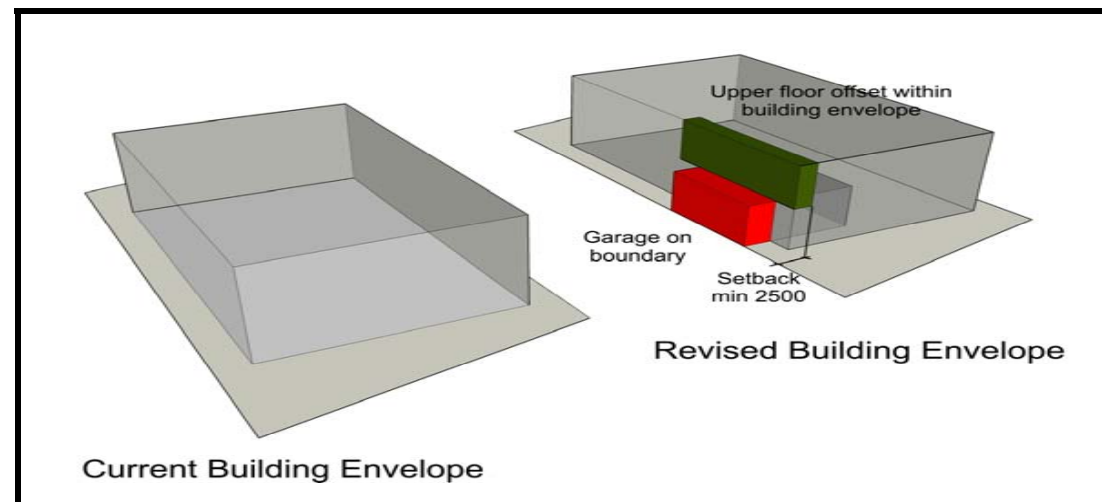
In seeking to ensure 'best practice' sustainability outcomes in the Lake way development the Town of Claremont developed and adopted the Lakeway Design Guidelines. These Guidelines influence site planning, building design and services to each dwelling and were designed to meet objectives for privacy, safety, energy efficiency, amenities and reduced use of natural resources.

The Addendum was prepared to supplement the Guidelines document in providing guidance to purchasers and their architects and/or builders on amendments to the Guidelines and how the Town of Claremont interprets and applies the Guidelines.

Lakeway Design Guidelines Reference 6.4: Vehicle Accommodation and Detailed Area Plan, Guideline Area 2 (lots 486-489, lots 410-416 and lots 422-431).

The Council can consider the location of *garages on side boundaries* in Detailed Area Plan, Guideline Area 2 subject to the following criteria:

- Garages on the boundary shall be offset by the articulation of the building envelope. This will require an additional setback of a minimum of 2.5m from the side boundary in a section of the upper floor within the currently designated building envelope comparable in volume with the volume of the garage within 1.5m of the boundary.
- No walls shall be constructed on any side boundary within 6m of the street boundary of the property.



Lakeway Design Guidelines Reference 6.3: Orientation and Solar Access and Detailed Area Plan, Guideline Area 2 (lots 410-413, lots 425-428 Swanway Crescent and lots 435-437 Eastway Crescent).

The Council can consider the construction of *roofed Alfresco areas within the rear setback* on lots in the east west section of Swanway subject to the following criteria:

- That any roofed Alfresco areas within the 6m setback area shall be single storey to facilitate solar access to adjoining lots
- Any roofed Alfresco areas shall not comprise more than 50% of the length of the rear elevation.
- That the rear setback requirement of 6m may be averaged across the block.
- A minimum setback of 2m from the rear boundary shall apply.
- That applicants are made aware that any Alfresco area that is not open on two sides will be included in the calculation of site coverage.

Lakeway Design Guidelines Reference 6.2: Energy Efficiency.

In assessing the energy efficiency of proposed dwellings the following rating systems are acceptable to the Town of Claremont in meeting the requirement for Energy Efficiency – AccuRate Ver 1, FirstRate Ver 5 and BERS Pro.

Lakeway Design Guidelines Reference 7.5: Natural Ventilation.

In assessing the requirement for Natural Ventilation the Town of Claremont will apply the following parameters:

- Proposed dwellings shall provide two operable windows a minimum of 5m apart in two external walls to living areas.
- For the purposes of this policy provision living areas are defined as incorporating living, dining and family rooms.

Lakeway Design Guidelines Reference 9.2: Energy Efficient Appliances.

The Council is actively encouraging energy efficient appliances in the Lakeway development provides the information on the range of appliances currently available in the Australian market and their energy ratings (and water efficiency rating in the case of washing machines) to allow householders to make more informed choices when buying appliances:

- Air Conditioning systems and Refrigerators; a range of products with 5 star rating are widely available in the Australian market.
- Washing Machines: 4 star rated machines are widely available with increasing availability of 4.5 star rated machines and limited availability of 5 star rating.
- Dishwaters: These are primarily rated on water efficiency with 4 star rated machines being widely available and limited availability of 5 star rated machines.
- Clothes Dryers: While it would be preferable to avoid clothes dyers if possible these are rated on energy efficiency and 2 star is currently the norm with limited availability of dryers with 3 to 3.5 star ratings.