

7. Finishes and Details

7.1 Exterior Wall Finish

Objective

To ensure that the exterior wall finish is compatible with the intended architectural character and sustainability objectives.

Guidance

- The Witchcliffe Ecovillage will achieve a cohesive architectural sense of place through the use of an external palette of natural building materials and finishes, prioritising local, renewable, durable and low-embodied energy materials, (e.g., timber weatherboards, hemp render, lime and clay / earth renders, recycled or mud brick).
- Artificial and composite cladding products are not encouraged, unless they are products that can demonstrate a sustainability / embodied energy advantage and still adhere to the aesthetics of the materials palette.
- A homeowner wishing to use an alternative cladding or render finish must submit a detailed case to the WEV Design Team including the product source, specifications and life cycle assessment information.

Required

- All external building finishes to be in accordance with Ecovillage aesthetic principles and materials palette above.
- Stonework must be a minimum of 100mm thick (no stone veneers).
- Metal sheeting for cladding is only permitted on sheds / outbuildings, excluding ancillary dwellings.
- Any external brick walls must use recycled or mud brick.
- The following cladding materials are permitted:

Timber Cladding

Any solid timber cladding is allowed that can be verified as one of the following:

- FSC Certified (Forest Stewardship Council)
- Plantation Timber (with a chain of custody document or Statutory Declaration)
- Recycled Timber
- Locally milled timber sourced from fallen paddock / verge trees (a Statutory Declaration required from miller)

Modified / Manufactured Wood Cladding

The following modified wood cladding is approved for use:

- Shadowclad external plywood panels by Carter Holt Harvey
- Vulcan thermally modified timber cladding by Austim
- Accoya chemically-modified (vinegar) timber cladding
- NewTechWood composite timber cladding (recycled plastic / wood fibre)

Fibre Cement Cladding

The following fibre cement cladding options are approved:

- Linea profile weatherboard horizontal cladding by James Hardie (product is supported by a detailed EPD that demonstrates the life-cycle / sustainability of the product and manufacturing process)