



A general guide to building in Margaret River and between the Capes

INTRODUCTION

This document has been produced by Wightman Building Company to assist you in building in the Margaret River region. It contains information on those aspects which influence and effect construction in the region.

The Cape to Cape region features terrain varying from coastal limestone, clay, gravelly loam, sand, granite hillsides, and wetlands. Weather patterns also vary significantly over relatively short distances.

The building sites created by such a landscape are generally very interesting and challenging however both current and potential landowners must be aware of the many features and the effect on budget and design.

Selecting a Site

The majority of people considering building will already own their site. For those yet to purchase it is worth seeking advice on potential sites and how the cost and form of a building may be affected.

Features such as soil type, gradient, views, access, services, existing trees, and local authority restrictions may alter the final budget available for the actual building by tens of thousands of dollars.

The Surrounding Environment & Elements

With so many varying weather conditions and terrain careful consideration must be given to the layout and shape of every project in relation to its use and location. Design requirements will vary greatly from site to site.

For example;

- a sea breeze (westerly) will have very little effect on a site in the Augusta townsite, however at Prevelly it may be extreme and require some form of protection incorporated within the design.
- Sites not located within the town may require installation of a septic system where deep sewer is not available. The septic system will also vary in cost according to soil conditions.

- ☑ A Site with limited access may require preliminary earthworks or services installed for future buildings or projects in order to avoid difficulties and costs after the project is completed.
- ☑ Tall trees on a site will create leaf build-up in roof valleys and gutters. The building and roof shape can be designed to avoid or minimize associated problems and maintenance.
- ☑ Many bush sites require attention to design with regards to possible bushfires.
- ☑ Due to the heavy winter rainfall in the region, verandahs off laundries and covered external drying and storage areas should be incorporated.
- ☑ Careful consideration must be given to create protected outdoor areas while allowing winter sunshine into internal living areas.

Choice of Materials

Timber framed, rammed earth, cavity brickwork, limestone and steel have all been used extensively in the last few decades and many examples exist in the form of singular or composite structures.

Factors influencing the choice of materials can be cost, aesthetics, engineering (soil type), maintenance, local authority restrictions or covenants.

Administration

Prior to commencing the actual construction of any building care must be taken to compile a complete set of detailed documents.

Thorough documentation

A complete set of plans and specifications are essential to the smooth running of a project ensuring few items and costs remain unforeseen.

A comprehensive and accurate set of plans will not save you money, however incomplete or poorly prepared plans may create major costs and problems during construction.

Associated Fees

Ensure all local authority fees, surveying, septic applications, engineering are all covered within the building contract.

Shire Council Restrictions

A responsible Designer or Builder will check all setbacks and restrictions with the Shire prior to commencing any design or construction work. The landowner may also contact the Shire to gain relevant information.

Quality Advice

Wightman Building Company have designed and constructed many commercial and domestic buildings incorporating valuable local knowledge and experience, combined with up to date building practices.

We welcome the opportunity to discuss and advise current and future landowners who consider their project too valuable to leave to chance or inexperience.

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