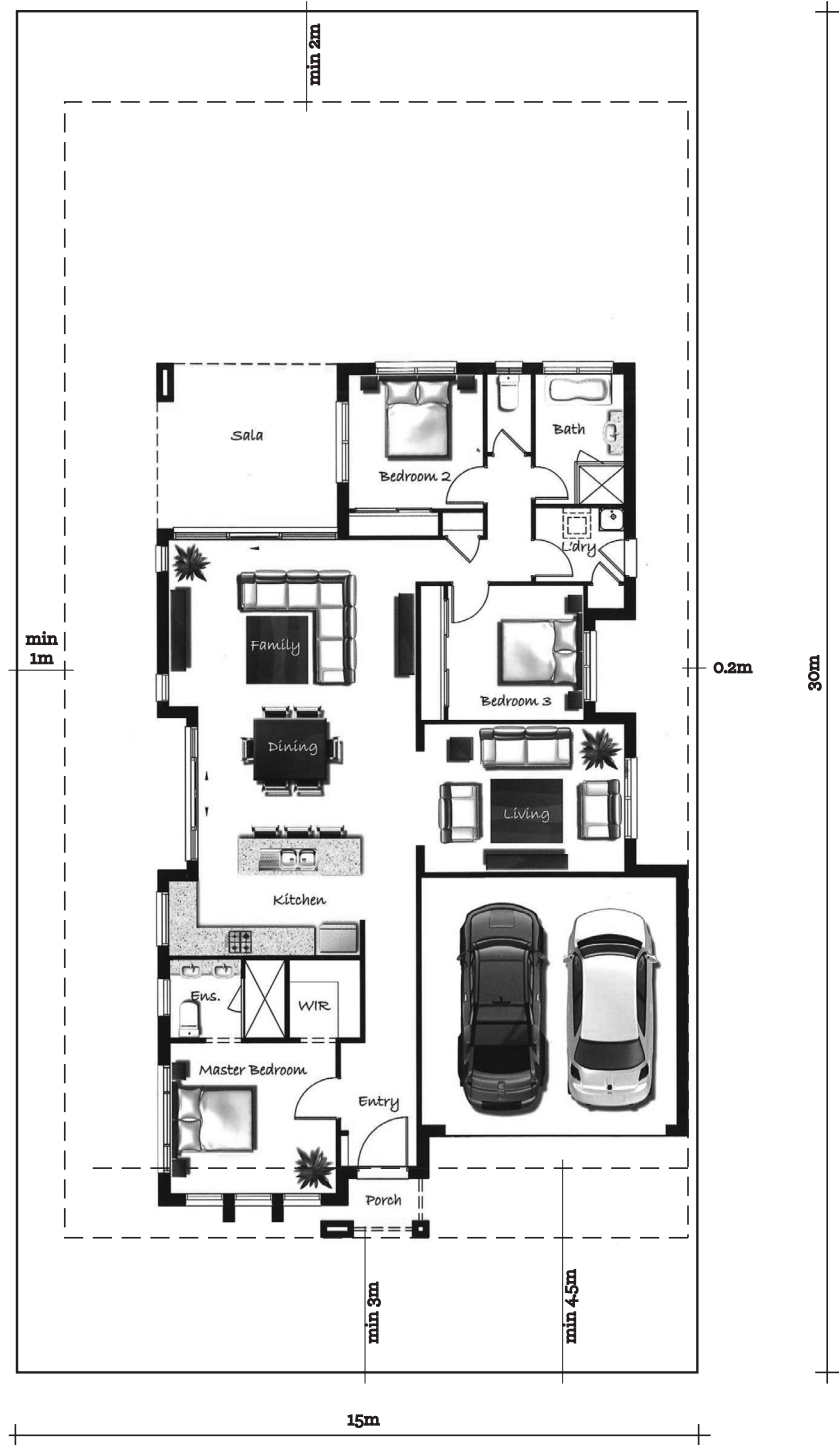


Courtyard



Builder’s example



Courtyard

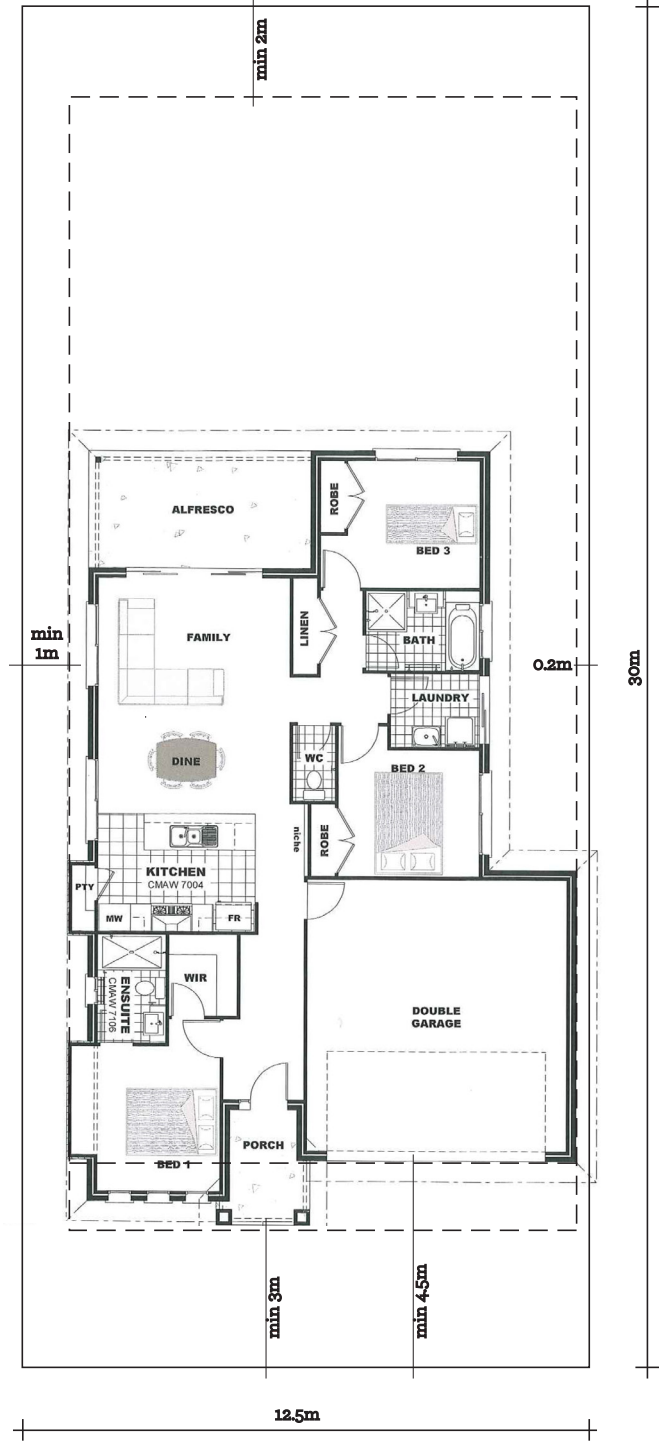
Lot Size	420 - 495 sqm
Lot Dimensions	14 - 16.5m x 30m
Site Cover	43%
Minimum Setbacks	+ front - 3m + garage - 4.5m + side - 0.2m to one side, 1m to other + rear - 2.0m
Dwelling Area	+ total area - 195.02 sqm
Accommodation	+ 3 bedrooms + 2 bathrooms + 2 car garage



Villa 1



Builder’s example



Villa 1

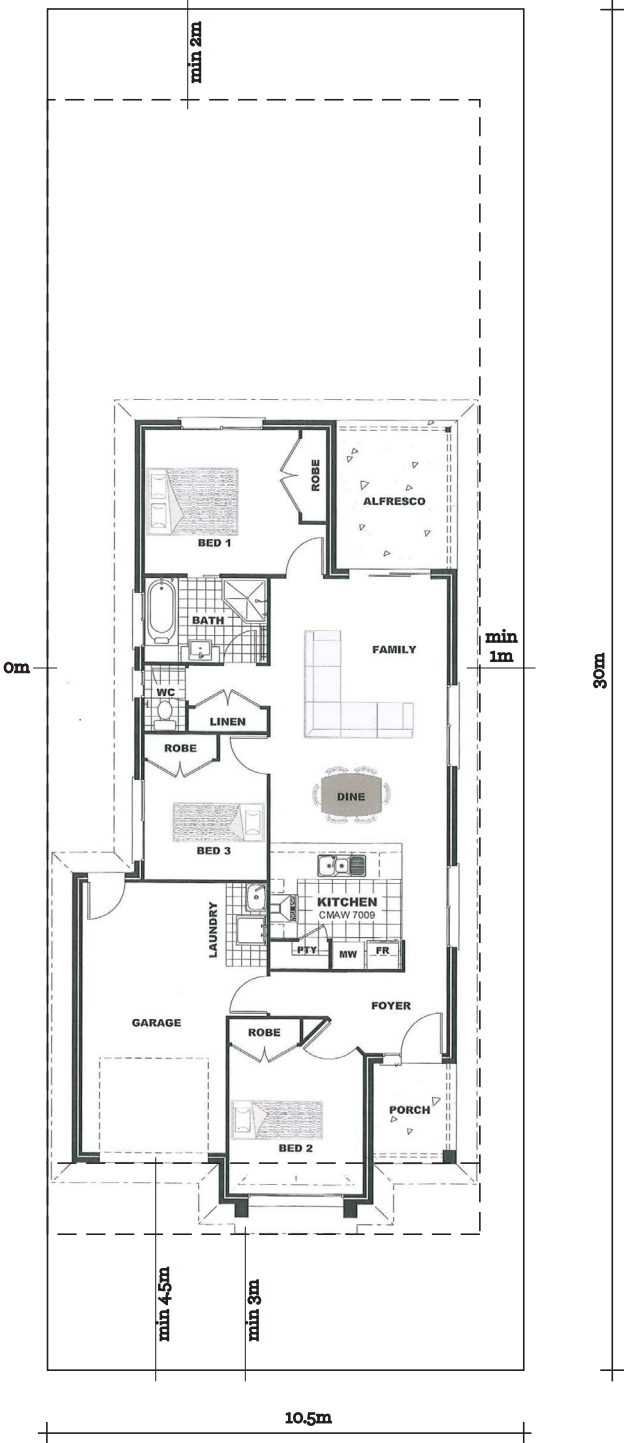
Lot Size	375 sqm
Lot Dimensions	12.5m x 30m
Site Cover	42%
Minimum Setbacks	+ front - 3m + garage - 4.5m + side - 0.2m to one side, 1m to the other + rear - 2.0m
Dwelling Area	+ internal - 103.9 sqm + external covered - 17 sqm + garage - 37.5 sqm
Accommodation	+ 4 bedrooms + 2 bathrooms + 2 car garage



Villa 2



Builder’s example



Villa 2

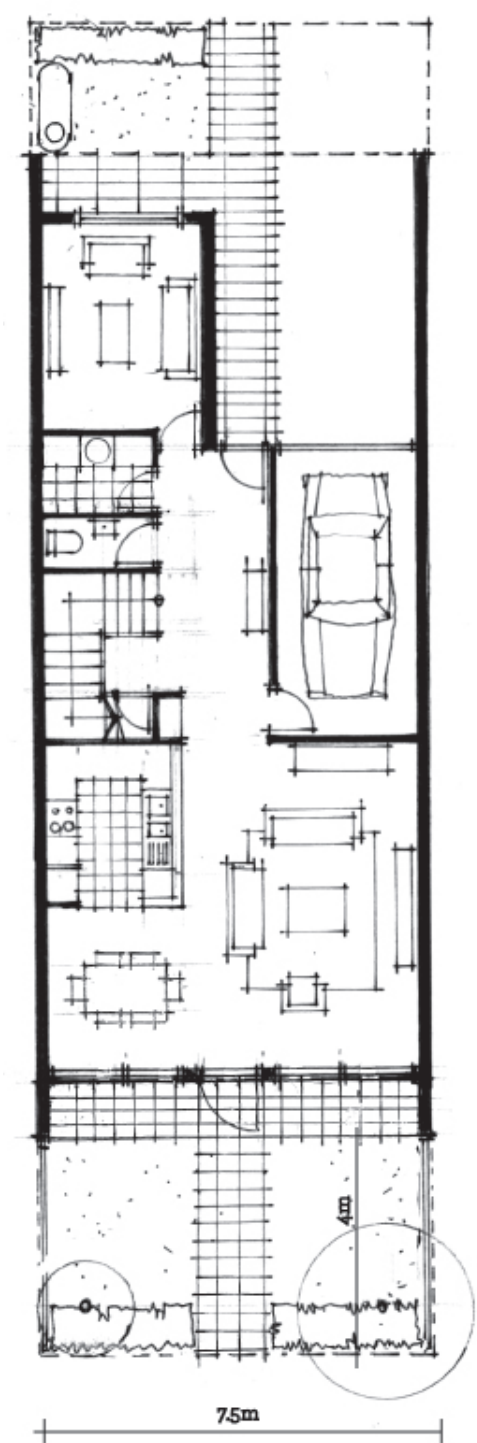
Lot Size	315 sqm
Lot Dimensions	10.5m x 30m
Site Cover	41%
Minimum Setbacks	+ front - 3m + garage - 4.5m + side - 0m to one side, 1m to other + rear - 2.0m
Dwelling Area	+ internal - 92.2 sqm + external covered - 12.9 sqm + garage - 24.1 sqm
Accommodation	+ 3 bedrooms + 1 bathrooms + 1 car garage



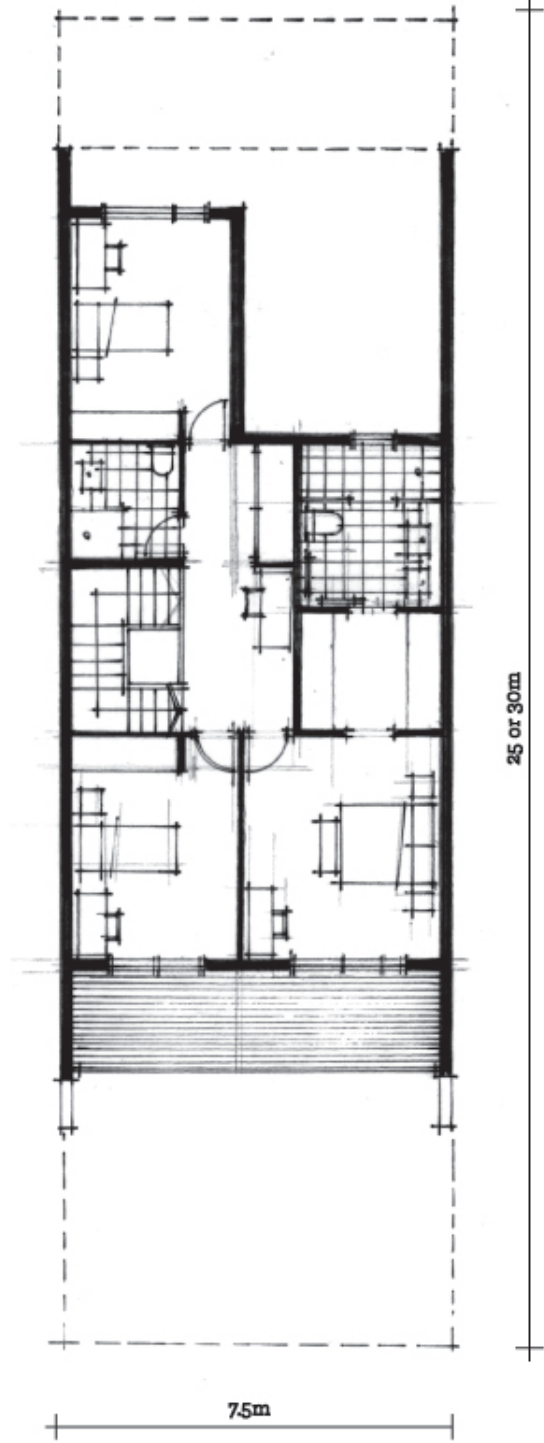
Entry Road Terrace Type 1



Ground Floor



First Floor



Terrace Type 1 (middle unit)

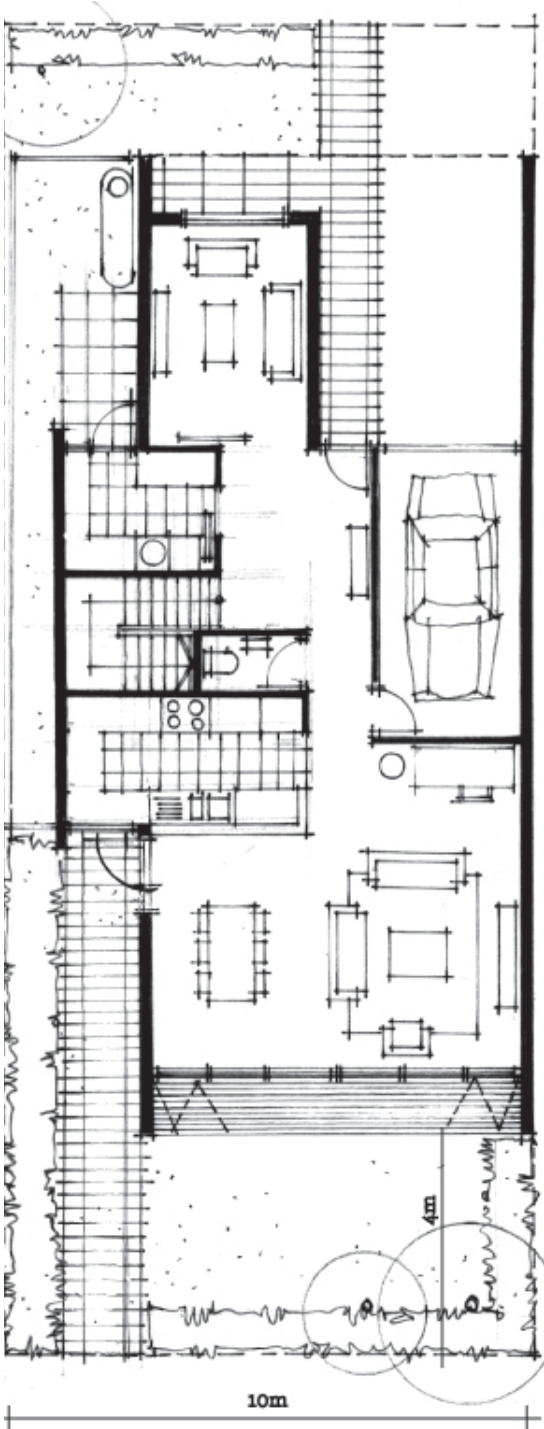
Lot Size	187.5 sqm
Lot Dimensions	7.5m x 25m (or 30m)
Site Cover	75%
Minimum Setbacks	+ Front 4m
Dwelling Area	+ Internal - 130 sqm + External covered - 14 sqm + Garage - 16.5 sqm
Accommodation	+ 3 bedrooms + 2.5 bathrooms + media / study + 1 single car garage



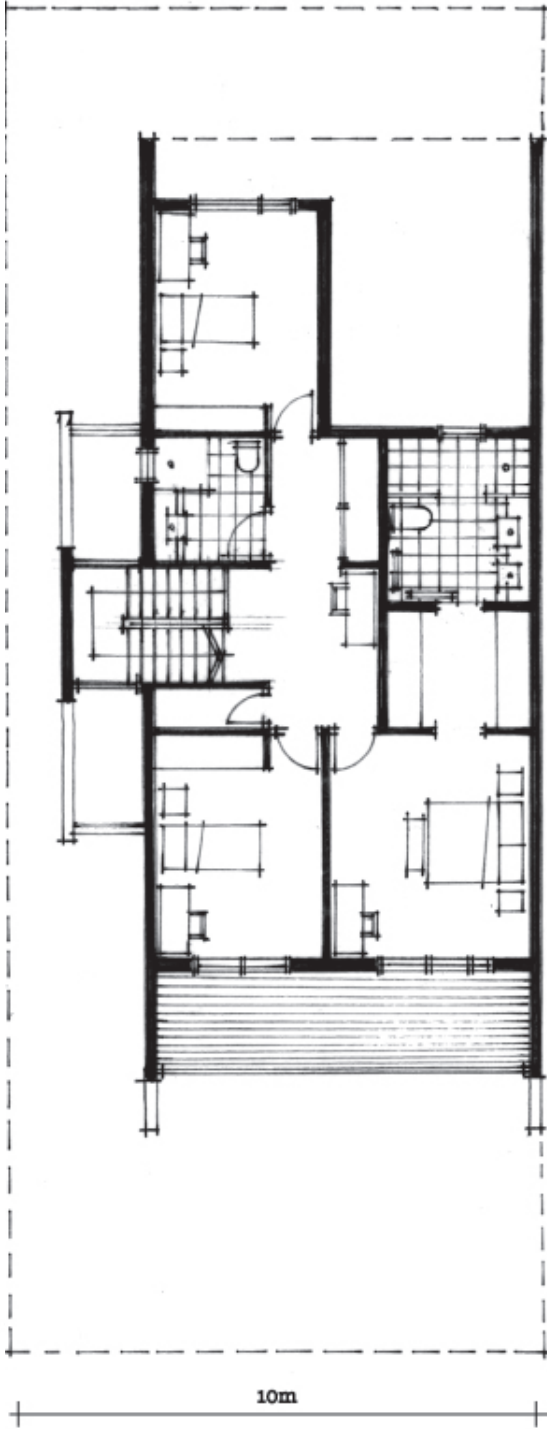
Entry Road Terrace Type 2



Ground Floor



First Floor



Terrace Type 2 (end unit)

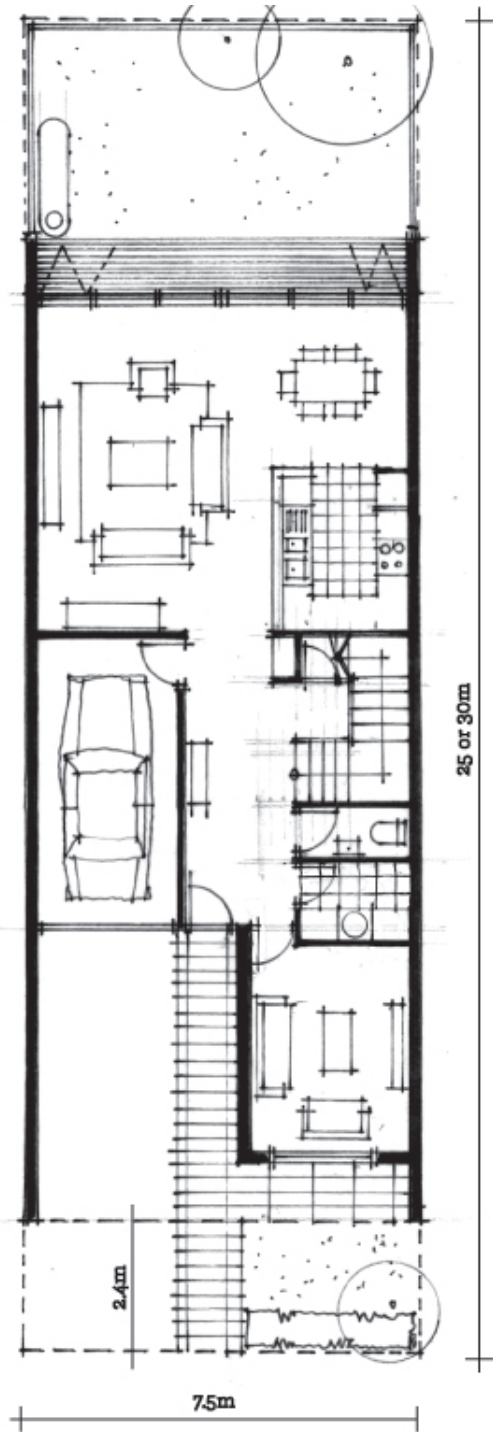
Lot Size	250 sqm
Lot Dimensions	10m x 25m (or 30m)
Site Cover	62%
Minimum Setbacks	+ Front 4m + Side 1m
Dwelling Area	+ Internal - 195 sqm + External covered - 14 sqm + Garage - 16.5 sqm
Accommodation	+ 3 bedrooms + 2.5 bathrooms + media / study + 1 single car garage



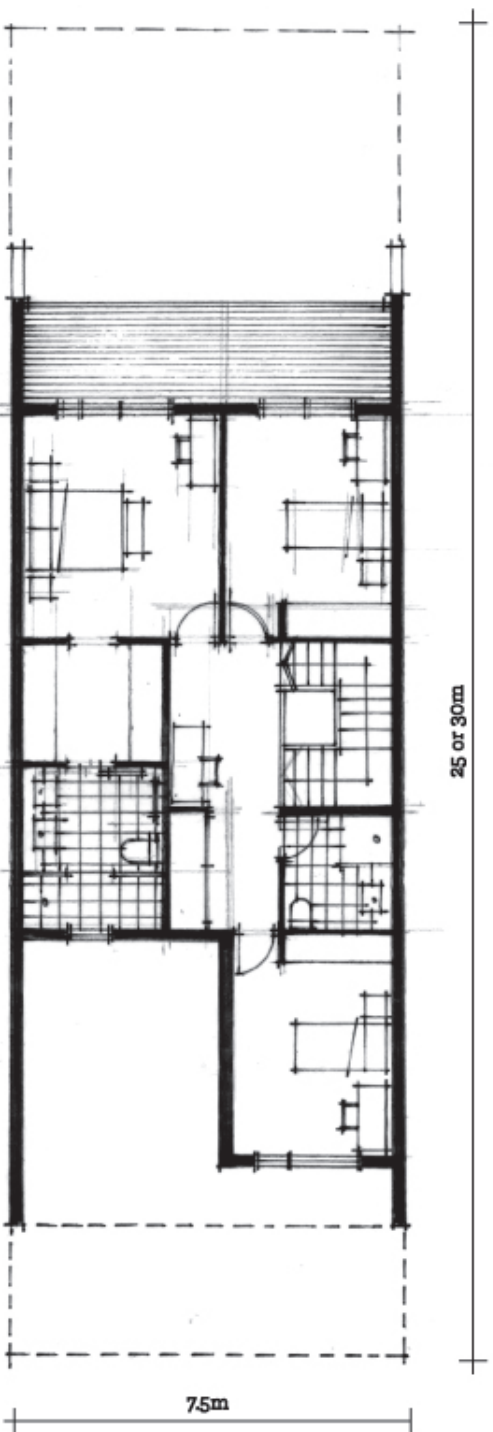
Terrace Type 3



Ground Floor



First Floor



Terrace Type 3 (middle unit)

Lot Size	187.5 sqm
Lot Dimensions	7.5m x 25m (or 30m)
Site Cover	75%
Minimum Setbacks	+ Front 2.4m
Dwelling Area	+ Internal - 130 sqm + External covered - 14 sqm + Garage - 16.5 sqm
Accommodation	+ 3 bedrooms + 2.5 bathrooms + media / study + 1 single car garage

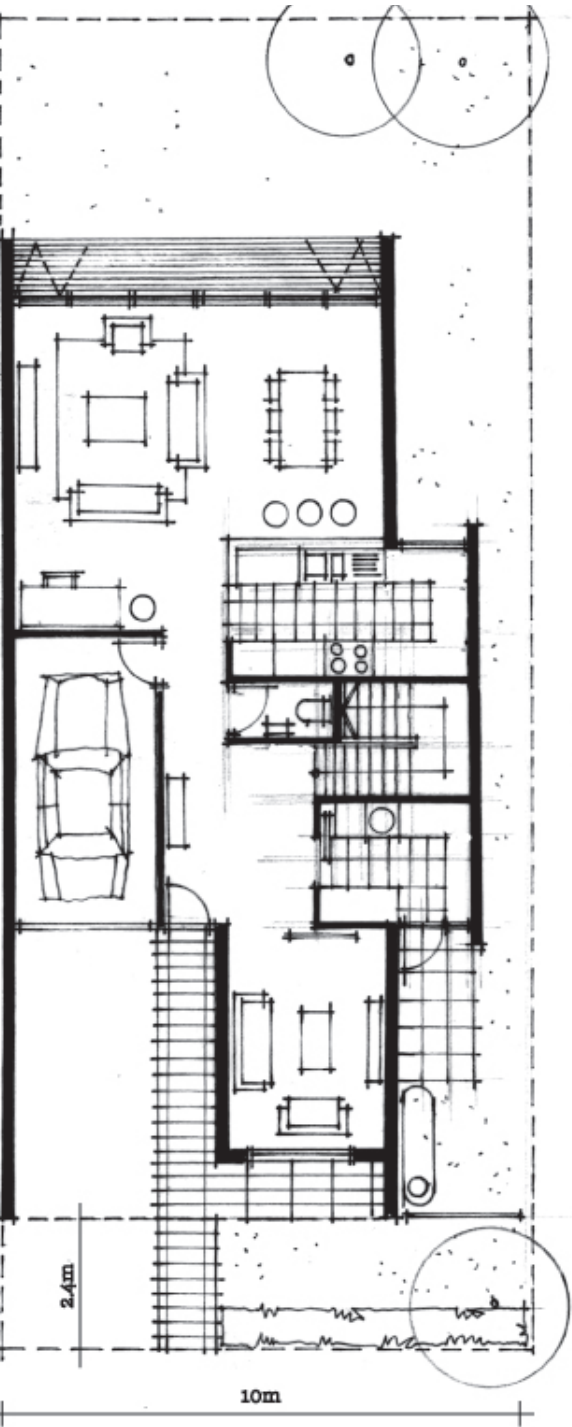


Terrace Type 4

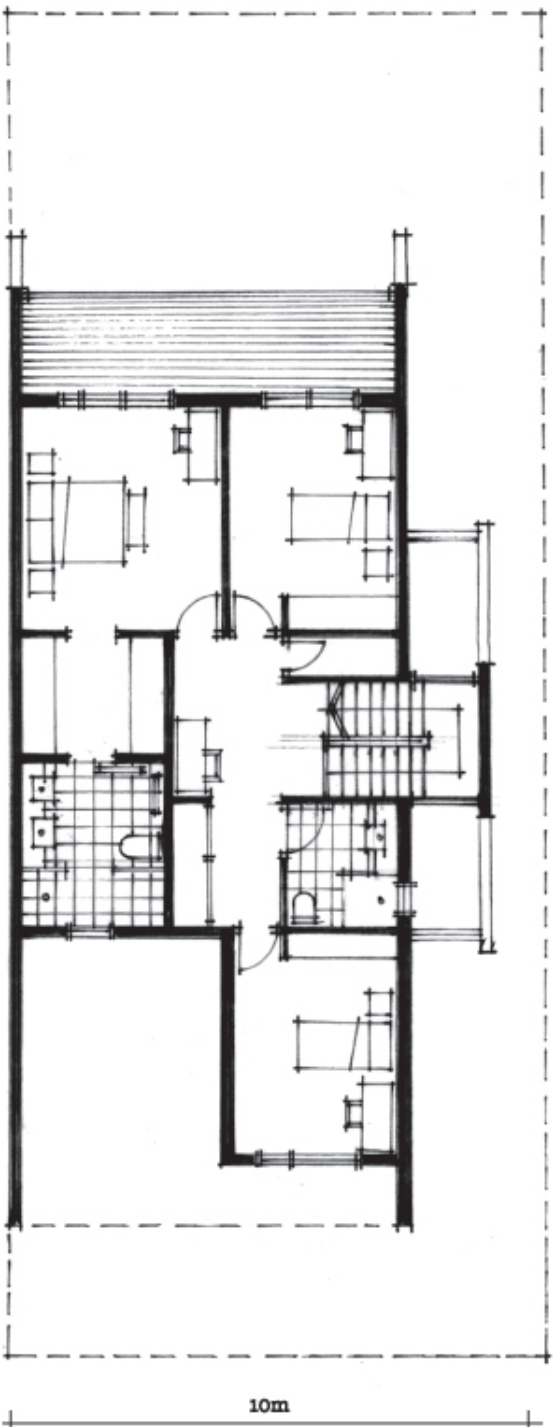


Typical elevation only

Ground Floor



First Floor

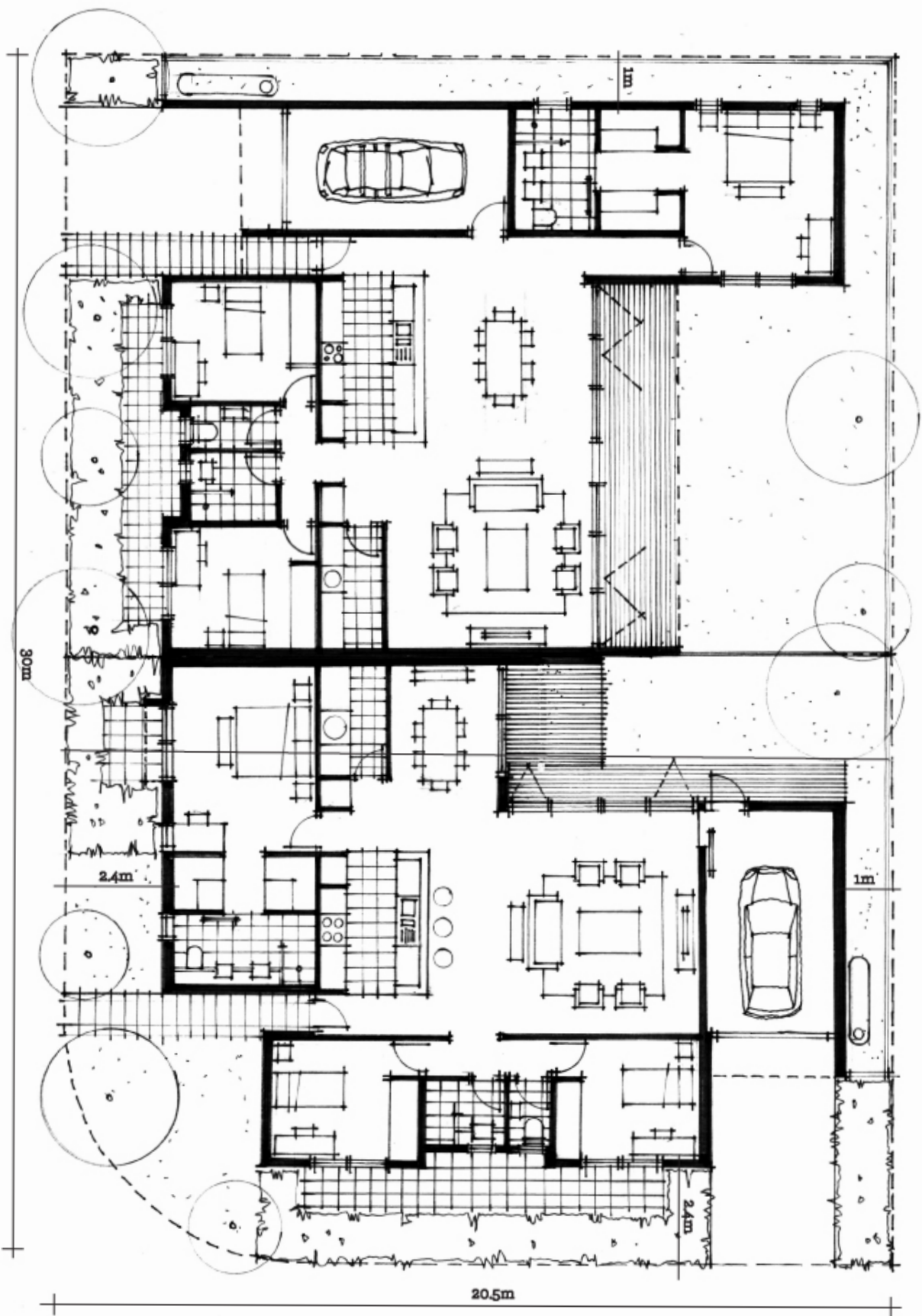
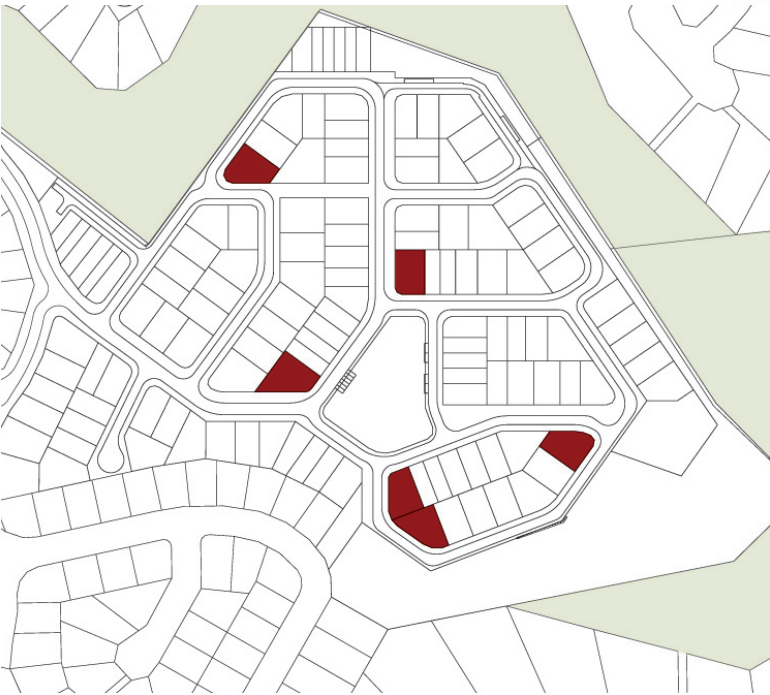


Terrace Type 4 (end unit)

Lot Size	250 sqm
Lot Dimensions	10m x 25m (or 30m)
Site Cover	62%
Minimum Setbacks	+ Front 2.4m + Side 1m
Dwelling Area	+ Internal - 195 sqm + External covered - 14 sqm + Garage - 16.5 sqm
Accommodation	+ 3 bedrooms + 2.5 bathrooms + media / study + 1 single car garage



Duplex



Duplex

Lot Size	607 sqm
Lot Dimensions	20.5m x 30m
Site Cover	60%
Setbacks	+ front 4.5m + side 1.5m + rear 2m Note: Setbacks relaxed where otherwise stated as per the Building Parameters Plan.
Dwelling Area	+ internal - 127 - 129 sqm + external covered - 20 - 22 sqm + garage - 16.5 sqm
Accommodation	+ 3 bedrooms + 2 bathrooms + 1 car garage

Built Form Elements

Design Guidelines

General

These design guidelines are part of your land sales contract and are to assist with the design of the dwelling

- + All building and/or landscaping works must be designed and constructed in accordance with the development approval and design guidelines.
- + It is a pre-requisite that you obtain written approval from the Developer prior to commencement of any building or landscaping work on your land (including alterations and additions to existing buildings or structures).
- + Interpretation of the provisions of the design guidelines is at the absolute discretion of the Developer.
- + Approval from the Developer does not necessarily mean that you have complied with relevant statutory requirements.
- + The Developer encourages individuality and innovation in design and reserves the right to approve designs which may not meet the requirements of the design guidelines but which are considered by the Developer in its sole discretion to be of outstanding merit.
- + Building and/or landscaping work must be constructed/carried out strictly in accordance with the written design approval (including approved plans).
- + The lot is part of a master planned Estate and as such is subject to the covenants.
- + The developer makes available a mixed range of lot sizes and encourages a high quality of design, environmentally sound, and sustainable buildings.

Site Planning

Building orientation and efficient design

- + Front doors of dwellings must be clearly visible from the street to support CPTED principals.
- + Where multi-family allotments encompass more than one frontage the entries are to be designed to address each frontage.
- + Letterboxes are to be located in close relationship to the front entry.
- + Main living area to open directly onto the private open space via glazed adequately sized doors, to allow adequate sunlight and natural light into the house.
- + The house is to be designed to have good natural cross ventilation with well considered placement of windows to draw breezes through the house.
- + Sun shading is to be considered on external windows to improve the environmental performance of the building and enhance the subtropical character.
- + On corner lots, the house should address both streets to support CPTED principals.

Built to boundary walls

Built to boundary walls should be designed in accordance with the following requirements:

- + A ‘zero lot line’ tolerance of 0.2m inside the boundary is permitted to facilitate a gutter overhang parallel to the wall. If this tolerance is used, no fencing to the boundary is permitted for that length of the wall
- + No windows are permitted on the BTB wall.
- + The BTB wall must be constructed of masonry or similar and be a consistent standard to the remainder of the dwelling.
- + Eaves on non-built to boundary walls are not to encroach closer than 450mm on the side and rear boundaries.
- + It is the buyers responsibility to ensure the home design complies with BCA requirements including fire separation requirements.

Retaining walls

- + Retaining walls can be rendered, coloured block, stone clad wall or other materials or finishes as approved by the Developer.
- + If retaining walls are not completed prior to occupation of the home an erosion control plan including reporting methods must be submitted and approved by the Developer.
- + Unpainted masonry block walls are not permitted.

Privacy and surveillance

- + Upper level openings or windows on side facades which are less than 3m from a neighbouring house opening or window must be:
 - at least 1.7m above floor level
 - screened
 - fixed with translucent glazing.
- + Habitable rooms, windows or balconies within 3m that are overlooking the private open space of a neighbouring house are to have sill heights at least 1.7m above floor level, be screened or fixed with translucent glass. Opening windows are encouraged for cross ventilation and screens need to be included where this option is used.
- + Dwellings should be designed to ensure passive street surveillance with habitable rooms overlooking the street to provide passive surveillance.
- + Sunscreens and awnings comprised of timber battens or metal frames are encouraged. They shade and protect openings, particularly on the northern, eastern and western elevations.
- + Locate windows, doors and balconies to minimise overlooking adjoining private open space, particularly at the upper level.
- + Consider screening to allow for both privacy and natural ventilation.
- + Landscaping near lot boundaries can achieve additional privacy and shading.
- + Bedrooms (excluding master bedrooms) and designated “home theatre” rooms do not generally provide opportunities for passive surveillance.

Building Design

Articulation

- + Buildings should be articulated with external:
 - Balconies & verandas
 - doors and doorways
 - windows
 - vented gable ends
 - entry porches
 - shade and screening devices
 - outdoor planting areas
 - alternative features
 - range of colours.
 - The use of reflective glass in windows is generally not appropriate.

Roof, wall and other mounted Items

- + Elements of modern living including aerals, satellite dishes, water tanks and air conditioning units should not be visible from the street. Solar panels and wind turbines are exempt.

External façade and roof form

- + Eaves of at least 450mm (to the fascia) required on all pitched roofs except where roof portion is immediately above the built to boundary wall. However, where practical, 600mm eaves should be considered to achieve an increased degree of shading to windows and for enhanced aesthetic appeal.
- + Where flat roofs are proposed, alternative shading devices are required.
- + Feature elements such as entries, verandas and pergolas may extend beyond the front façade.
- + Provide a covered entry to the home at least 1.5m deep and clearly visible from the street.
- + The following roof pitches are recommended by the Developer:
 - pitched roofs at a minimum of 25° (hip or gable)
 - skillion roofs with a primary roof pitch of 15° and secondary roof pitch of not less than 8°.

Outdoor living areas

- + Private open space accessible from the ground floor dwellings must be in accordance with the development approval, i.e.-15m² with a minimum dimension of 3.0m or 9m²
- + Should ensure privacy of the occupants and overshadowing impacts on adjacent buildings and open space.
- + Must have a clear relationship to the internal living area of the dwelling.
- + Focus on the quality of the space in terms of orientation, size, and shape and landscape treatment.
- + Planting to external balconies is encouraged by provision of external hose cock (at a rate of one per dwelling).

Car accommodation

- + Garages are required to be built and sited in accordance with the development approval. The garage should be set back from the front facade and designed so that the entry and the house facade are the predominant features.

External materials, finishes and colours

- + To create an interesting and high quality built form, the following material and finishes criteria shall apply:
 - A minimum of 2 external cladding materials are required on the façade. The Developer recommends the primary cladding be rendered, bagged and painted brick, or face brick of standard height, free of burns, or blends. And the secondary cladding be either timber, texture coated fibre cement, corrugated colorbond sheeting, stone or face brick (of significant proportions).
 - A minimum of 4 architectural features to be approved by the Developer. Examples of architectural features include; porticos, gables and end treatments, verandas, feature entries, sunshades, and recessing and projecting architectural elements.
 - All other materials will be assessed on their merits by the Developer.

Fibre to the home

- + The development will be fibre ready and the developer will use best endeavours to supply fibre to home, builders must ensure house designs and wiring accommodate this service.

Landscaping

All front yard landscaping is to be entirely completed, including any applicable finishes, within thirty (30) days from practical completion of the home.

Hard landscaping

- + Clothes line and bin storage areas are to be screened from the street by fencing (as per design guidelines) or planting.
- + Pedestrian access to the front door is to be clear and unambiguous from the street.
- + An external hose cock, connected to the sites rainwater tank, should be provided for all dwellings.
- + A compost bin position must be provided for all dwellings.

Soft landscaping

- + Maximum batters of 1:3 for planted areas and 1:4 for turf.
- + Hard placement areas to drain towards planted areas to maximise stormwater infiltration and passive water sensitive urban design.
- + A minimum of 1 shade tree is required for all lots with a frontage greater than 12.5m. 2 shade tree per lot is recommended for all others.
- + A minimum of 50% of front yard is to be soft landscaping, with a minimum of 40% planted.
- + Plants with similar water consumption should to be positioned together to minimise water use.
- + All planting beds are to be mulched with (a) 100mm organic mulch or (b) 50mm inorganic mulch or (c) matting groundcovers.
- + A minimum of 80% of plants to be native or endemic (see appendix 1).
- + Provision is to be made at ground level on laneways for appropriate landscaping, e.g. trellis's.
- + An erosion control plan including reporting methods is required to be submitted to the Developer when landscaping works are not finished in entirety prior to occupation of the home.

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Fencing

- + Front fencing generally is not permitted except for approved special circumstances such as:
 - Privacy around outdoor living spaces when located in the front yard (or side yard in the case of corner lots).
 - Privacy and safety around swimming pools when located in side of the yard in the case of corner lots.
 - Fencing design and materials to be approved by the Developer.
- + Side and rear fencing must:
 - Be a 1.8m in height and be constructed as good neighbour timber fencing.
 - Finish a minimum of 1.0m behind the front building wall.
 - Materials and finish to be approved by the Developer.
- + Fencing facing a public area must comply with the conditions outlined in the site development plan.
 - Materials could include black powder-coated aluminium square top, 1.2m high fencing, or other material as approved by the Developer.
 - All fences are to be entirely completed, including any applicable finishes, within thirty (30) days from practical completion of the home.

The Developer need not contribute to the cost of building any dividing fence between the property and any adjoining land owned by it. The buyer waives any right to claim compensation from the Developer.

Driveways

- + Only one driveway is permitted for each dwelling and it is the intention to soften the visual impact of the driveway by designing it to:
 - not more than 3.0m wide at the lot boundary where servicing a single garage/carport or no more than 4.8m wide at the lot boundary where servicing a double garage/carport.
 - extend from the kerb edge to the garage/carport.
- + Driveway surface materials and colours are to complement the dwelling and landscape and may include:
 - concrete or clay pavers laid over reinforced concrete base
 - exposed aggregate
 - coloured concrete.
- + Driveways incorporating permeable pavement sections will be encouraged.
- + Driveway must be cut into existing kerb laybacks.
- + The use of other products or materials must be approved. Under coated grey, broom-finished concrete and car track driveways are NOT acceptable.
- + Driveways are to be completed prior to occupation of the home.

Letterboxes

- + Letterboxes should be located in close relationship to the front entry.
- + Numbering and letterbox to be constructed as per the developers approved design.
- + Letterbox design to be brick or concrete

Ancillary structures and other

- + Service connections and bin enclosures are to be screened from the street.
- + Provision is made on each lot for compost bins which must not be visible from the street.
- + Sheds are to be located near garden areas and are not to be visible from the street (either by appropriate sitting, or with screen fencing or planting to hide).

Environmentally Sustainable Design

Intent

The Developer is expecting best practice and development should aim to exceed the current building standards. The following sustainable design features are to be incorporated into all dwellings.

Where reticulated gas is available, 5 star hotwater systems are considered to be mandatory.

Energy

- + The Developer is also expecting a 45% reduction in energy use in accordance with UDIA (Urban Development Institute of Australia (Queensland)) EnviroDevelopment 2.0 2009, 19-22.
- + All dwellings are to achieve a minimum energy rating of 6 stars under NatHERS, BERS 2nd Generation Software or other as approved by the Developer. Energy assessor to be ABSA accredited and copy of certificate provided. (Curtains, blinds or similar must not be used in the BERS calculation and inputs are required to be submitted)
- + Installation of Solar PV electrical generating systems of 1.5kw (Desired)
- + Installations of 5 star hot water systems. (Mandatory)
- + 100% of internal lighting must be energy efficient fluorescent lighting.
- + Installation of energy efficient appliances are required.
- + Gas cooktops where gas is available
- + Kitchen rangehoods MUST be flued to the outside of the building.
- + Ceiling fans must be provided to a minimum of all bedrooms.

Materials

20% (by volume) of materials must be environmentally responsible materials. These can be made up from a combination of:

- + reused resources
- + recycled resources
- + non-polluting sources
- + low lifecycle energy materials
- + non-toxic materials
- + locally sourced and manufactured materials.
- + Water based low-VOC or no-VOC paints is required on >90% of all internal surfaces.
- + The use of non-toxic or low toxicity floor coverings used on all indoor covered floors is required.
- + Low-toxicity sealants and adhesives used.

Water

- + Recycled water where available from boundary connection must be connected to external uses, toilets and washing machine cold water taps
- + In circumstances where rainwater tanks are being used (as approved by the Developer) rainwater tanks must meet the following capacity and connection standards:
 - minimum 5000 litre tanks for single detached houses
 - minimum 3000 litre tanks for non-detached houses
 - all tanks to receive rainfall from 100m2 or at least half the roof area of the dwelling
 - tanks must be connected to external uses, toilets and washing machine cold water taps
 - internal fixtures connected to rainwater tanks must have a continuous supply to fittings by an automatic switching device.
- + Fittings to be 4 stars WELS fitted in kitchen sink, bathroom basins and laundry trough.
- + Low flow dual flush toilet 4-star WELS.
- + All shower heads to be 3-star WELS.
- + Flow restrictions fitted.

Waste

- + Individual compost bins must be installed in all lots.
- + Construction waste is to be delivered to on-site recycling centre.





05

Open Space and Landscape Design

This section presents and illustrates a set of preliminary design intents to ensure residential development and private landscape design achieves high standards in aesthetic quality, sustainability and liveability.

These principles and conceptual designs provide clarity of design intent for the purpose of this POD and may form the basis for the later preparation of a formal design guideline document that mandates private landscape controls for builders and purchasers.