

Design Guidelines
Stages 1–6

August 2023

SKYRIDGE



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Image supplied by Brighton Homes



Design
Elements
& Character



These Design Guidelines have been developed as an integral part of the Master Planning process, which means your home forms an important part of the evolving character of SkyRidge.

Design
Elements
& Character

INTRODUCTION

Quality homes will complete the vision and ensure SkyRidge will be an iconic place within the broader Gold Coast area.

We encourage Owners, their Architects/Designers, and builders to explore the latest technology, materials and building techniques to consider capturing the prevailing breezes by maximising private open space opportunities.



These Design Guidelines are a minimum set of standards that must be complied with, however innovation and architectural excellence is encouraged, and we recognise the importance of individuality.

Designs that do not comply with all aspects of the Design Guidelines may be considered where the design is considered to be of appropriate Architectural Merit and contributing to the overall character and value of the Community.

Queensland has a unique architectural character suited to our climate. Your home and the layout on your allotment will vary significantly depending on the orientation.

It is critical that you address the sub-tropical climate by maximising the passive cooling of the surrounding environment.

SkyRidge provides an opportunity to establish a distinct architectural character of contemporary coastal housing.

Design Elements & Character

This is to be reflected with the use of masonry and lightweight materials such as:

- timber, weatherboard, and other contemporary cladding, rendered brick and stone
- natural finished materials
- light to medium colour tones
- a large proportion of glazing
- contemporary roof profiles
- elements such as open balconies, verandahs, and porches to face public spaces
- open plan designs that seamlessly blend indoor and outdoor living

The built form should embody simplicity and elegance, relating comfortably to the coastal environment. The blending and balance of building materials, colours and textures contained in this document is required.

Replication of architectural styles such as Federation, Georgian, Tuscan, and Mediterranean are not considered appropriate.



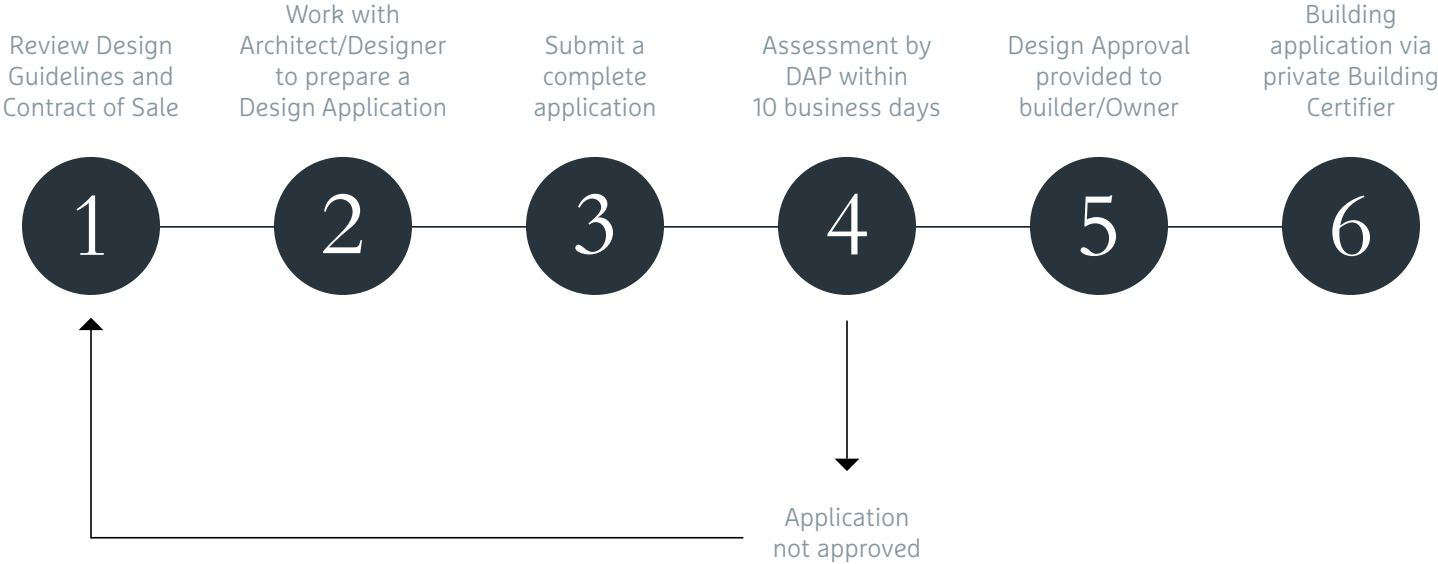


Approval
Process

Prior to construction, an application for Design Approval is to be made to the SkyRidge Design Assessment Panel (DAP) for a review of plans and colours in accordance with the Design Guidelines.

An application must be made to the DAP via the SkyRidge Builders Portal by your Builder or Architect. Please ensure a complete set of documents are provided as listed in the Application Form.

Once a Design Approval has been obtained, a Building Application (BA) must be made to the Local Council or via a Building Certifier prior to construction commencing.



Approval Process

An approval issued under these Design Guidelines is not an approval under the requirements of the Building Act, or any other Act or Regulation. The documents provided have not been checked for compliance with any structural, health, or planning requirements, or for the suitability of the building for the intended use. Accordingly, the Developer, its Architects, and/or its employees or representatives do not accept any responsibility for the suitability or soundness of construction of the completed buildings or the associated site development works.

The Design
Application must
include the following
documentation.

Application Form including Dwelling Information

Site Plan – Dimensioned to a min. scale 1:200

- All planned siteworks must be clearly shown on plan
- Existing and altered contours
- Cut and Fill
- Siting of dwelling
- Setbacks
- Site cover calculation
- Neighbouring window locations (if any), refer Page 14 of these guidelines
- Any retaining wall location, height, materials and colours
- Driveway and path location and finish
- Fencing location and type
- Ancillary structures, items and services
- Existing street trees and light poles

Floor Plan/s – Dimensioned to a min. scale 1:100

- Floor areas
- Room layout

Elevations – Dimensioned to a min. scale 1:100

- Show finished ground levels
- Materials for external walls and roof
- Roof pitch
- Eaves
- Floor to ceiling heights
- Overall roof heights

Landscape Plan – Dimensioned to a min. scale 1:100

- Fencing and retaining
- Letterbox type and location
- Location and details of sheds, etc
- Pool and associated equipment

Approval
Process

Image supplied by BOLD LIVING



Design Guidelines



CONSTRUCTION OBLIGATIONS

The Owner shall keep the Land in a neat and tidy condition free of weeds and rubbish before, during and after building works. No excavation, materials, trees and builder's waste or other substances whatsoever shall be deposited on neighbouring land or public space at any time.

It is the Owner's responsibility to ensure the Builder and other contractors undertaking work on the property comply with the following:

- A skip bin or cage having a minimum size of 3m² shall be provided on site, and emptied on a regular basis, for the duration of the construction period
- Skip bins and cages, portable toilets, and other construction materials must be placed within the Lot boundary and are not permitted on the verge or footpath
- Safety fencing and builder materials are to be located wholly within the construction site and not encroach onto the verge or footpath
- Any damage to services and/or infrastructure including roadways, kerb and channel, footpaths and street trees, prior, during or after dwelling construction, is to be rectified at the Owner's expense
- Builders must abide by the laws of Queensland, including (without limitation) the legislation administered by the Department of Environment and Science (DES). Prior to the commencement of any site works, the builder must erect and maintain sediment control barriers on the site to prevent discharge into the drains, waterways or adjacent allotments
- Street trees that are relocated/damaged, must be replaced, at the Owner's expense, with a new tree, of similar size and species to those in the street, and installed in accordance with Council's requirements
- Not obstruct other Owners or residents during the construction period by blocking footpaths and roadways

CONSTRUCTION TIME

- Construction is to commence within twelve months of the land contract settlement date
- Total construction time of the dwelling and external works including, but not limited to, Fencing, Retaining Walls, Driveways, Side Fence Returns, and Letterboxes shall be continuous and total construction shall not exceed twelve months from commencement
- Construction work hours as stipulated in Council's Planning Scheme Policies must be adhered to at all times

CARE AND MAINTENANCE OF LAND

The Owner shall:

- Maintain the land free of excessive weeds, rubbish or garbage and keep all turfed and garden areas presentable
- Not park vehicles on the land or any neighbouring land, other than the designated driveway locations

SITE PLANNING

- One dwelling only is permitted per allotment
- Temporary structures or relocatable structures are not permitted on the Lot
- Build to boundary offset tolerance of 200–400mm permitted within property boundary to allow for gutter overhang and facilitate rendering of garage wall. Refer Appendix C for further detail
- Windows are not permitted on walls built to boundary
- Build to boundary wall length maximum of 12 metres

SETBACKS AND DRIVEWAY LOCATIONS

- Building setbacks and driveway locations are indicated on the Council Approved Plan of Development (POD) and may be varied from time to time. The current approved POD for each stage will be available on the Builders Portal

EARTHWORKS

- Must minimise the impact to adjoining properties and not detract visually from the streetscape
- Developer installed retaining walls must not be removed, altered or damaged in any way
- Cut and fill on Sloping Lots is limited to a maximum of 1.2 metres within the building envelope
- Pad heights must not alter the finished surface level by more than 100mm

Image supplied by Brighton Homes





Image supplied by G.J Gardner Homes

MANDATORY TWO STOREY DWELLINGS AND PROMINENT LOTS

Appendix A refers to Mandatory Two Storey Dwellings and Prominent Lots, which are highlighted in the House Control Plan, also shown in Appendix A. These are required to comply with mandatory two storey or single storey specific design outcomes sympathetic to the site. These requirements are to be read in conjunction with the general Design Guidelines.

HOME DESIGN VARIATION

Dwellings with the same or similar façade design will not be approved within close proximity and require a separation of a minimum of 5 Lots on the same or opposite side of the street or road.

Regardless, for lots within close proximity, a minimum of four feature changes are required from the following list:

- Roof Design
- Façade Design
- Material/Finishes
- Colours
- Window Configuration
- Porch Entry

DWELLING WIDTH

To ensure an attractive streetscape, each dwelling must be designed to address the street frontage and balance the overall width of the Lot. Dwelling width is measured from the outermost wall.

- Primary frontage – Façade must be a minimum width of 80% of the Lot width
- Secondary frontage – Façade must be a minimum width of 70% of the Lot width

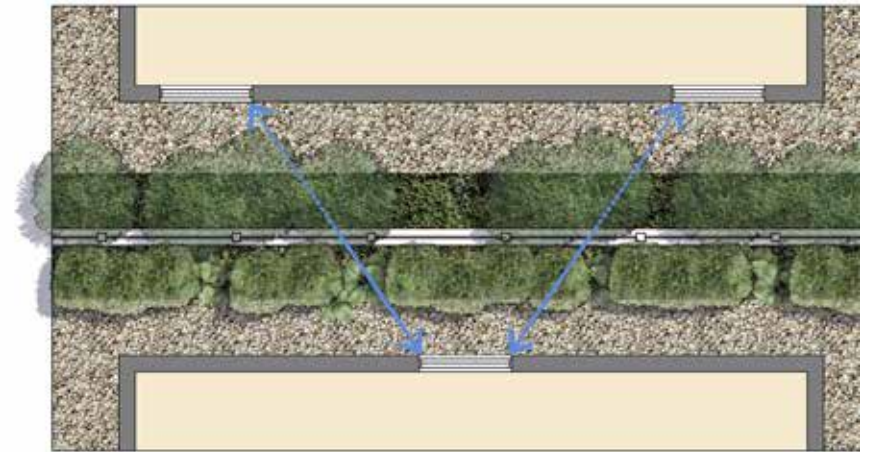
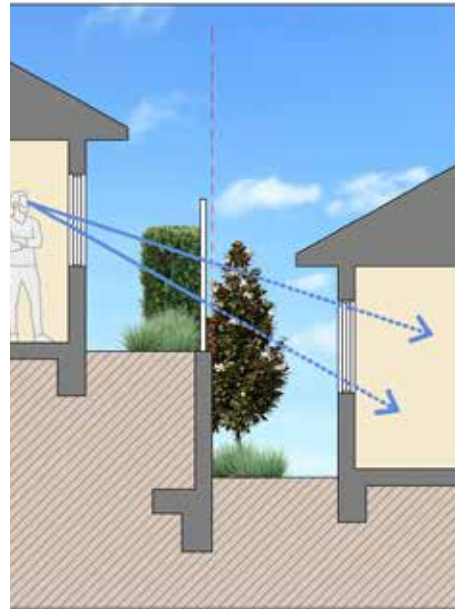
DWELLING HEIGHT

Refer to Appendix A and the Plan of Development for the relevant Stage available on the Builder's Portal for dwelling height details.

Visual Privacy Considerations

Privacy and restricted cross viewing between neighbouring properties may be achieved by one or more of the following measures:

- External screens
- Obscure glazing to bathrooms and WC on ground level
- 1.7m high sill heights for windows on the upper level
- 1.8m high fencing between properties on ground level
- Offsetting of windows along the common property boundary



Roof Form, Materials & Colours

Roofs facing the street frontage are to present with articulation and variation. Generally, roof forms will consist of the following:

- Hip/Gable – 25° min. and 45° max
- Skillion – 7.5° min
- Flat roof (any roof other than a Hip/Gable or Skillion) is to be concealed by a parapet that returns 4m down the side of the home
- Roof materials are limited to Flat/Shingle profile roof tile or Custom Orb metal roofing

Alternative roof forms and materials (other than the conventional standard) will be considered by the DAP on Architectural Merit where they demonstrate superior outcomes.

EAVES AND OVERHANGS

- Roofs must incorporate a minimum eave/overhang width of 450mm (excluding fascia and gutter) to at least 70% of the east, west and north facing elevations
- Parapets may incorporate a window hood with a minimum depth of 300mm
- Built to boundary garage walls are exempt

CEILING HEIGHT

- Minimum ceiling height of 2550mm is required for single storey homes
- Double storey designs have minimum ceiling height 2550mm for the ground floor and first floor to be in accordance with Building Regulations



SKILLION ROOF



GABLE ROOF



HIP ROOF



FLAT ROOF

Primary Frontage Entry & Design

All homes are to present with a highly visible entry and front door facing the street.

The front of your home must have the following;

- An entry porch or verandah
- A feature element in proportion to the overall façade
- A minimum of three different wall materials
- A colour palette reflecting earthy tones.

High quality materials and finishes must present as a balanced and harmonious outcome to the design of the home. The DAP will not accept outcomes that do not represent the quality expectation for SkyRidge as noted in the Design Elements & Character and Vision Statement.

- 1

Wall and roof length must not exceed 6 metres before providing a recess or projection a minimum of 600mm
- 2

At least one habitable room facing the street
- 3

Garages are setback one metre behind the front wall of the dwelling
- 4

A front door or front door assembly that is a minimum of 1200mm wide with glazing within the door or to the side of the door
- 5

A separate pedestrian path a minimum width of 1200mm, is encouraged from the front entry to the Letterbox
- 6

Must incorporate a porch or verandah a minimum 1.5m deep by 3m wide, where the depth is measured from the front building wall of the ground level on a single storey home or the first level of a double storey home, whichever is closest to the front boundary and presents as a three dimensional element.



Design Guidelines

Secondary Frontage Design

All dwellings facing a Secondary frontage (corner lots, lots adjoining public thoroughfare or public space at any side) must present similar to the Primary Frontage design features.

Where a double storey home faces the Green Space Buffer area on any frontage, the upper level is to present with a balcony or deep parapet with large windows to access the natural view.

There may be opportunities on specific lots where the entry of the home can be accessed from the Secondary frontage, this area must be addressed as if it is the Primary frontage and include the below.

- 1

Wall and roof length must not exceed 9 metres before providing a recess or projection a minimum of 600mm
- 2

A separate pedestrian path a minimum width of 1200mm, is encouraged from the front entry to the Letterbox
- 3

A front door or front door assembly that is a minimum of 1200mm wide with glazing within the door or to the side of the door
- 4

Must incorporate a porch or verandah a minimum 1.5m deep by 3m wide, where the depth is measured from the front building wall of the ground level on a single storey home or the first level of a double storey home, whichever is closest to the front boundary and presents as a three dimensional element
- 5

At least one habitable room facing the street
- 6

Garages are setback one metre behind the front wall of the dwelling

Image supplied by Brighton Homes



Homes are to represent Contemporary QLD Architecture and Design

Contemporary Queensland Architecture and Design relates entirely to the distinct and unique climate of South East Queensland.

It is imperative during the planning phase to consider the following:

- The topography of the site, with particular emphasis on a home design that responds to the landscape and slope, without the need for excessive retaining
- A home constructed of building materials and finishes that are sympathetic to the local surroundings, with carefully considered textures and colours
- A mixture of masonry and lightweight materials with generous decks responding to the topography of the site and views to the coast or nature
- Deep verandahs and porches accompanied by well-planned windows and openings allowing for natural flow-through breezes
- Passive surveillance to the street and public spaces
- Well planned spaces that provide you with a seamless indoor/outdoor living year-round

Design Guidelines



Windows & Screens

All dwellings must have large windows with clear glazing facing the street frontage to allow for passive surveillance. Translucent, obscure or coloured glazing is not permitted:

- Windows facing the Primary street must have a maximum sill height of 800mm
- Secondary frontage windows visible from the street must match the Primary frontage windows
- Primary façade requires a minimum of 20% glazing and 40% to the Secondary façade
- Small windows are not permitted to any street frontage

WINDOW AND DOOR SCREENS

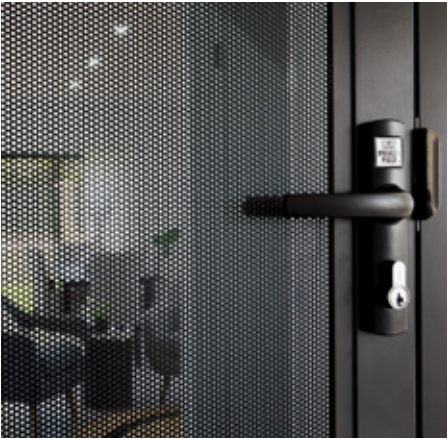
- Traditional diamond grille security screens are not permitted to the street frontage (including Open Space)
- Mesh security screens designed to minimise appearance are acceptable (For example: Crimsafe, Invisi-Gard)



CLEAR GLAZING



COLOURED GLAZING



MESH SECURITY SCREENS



DIAMOND GRILLE



Garages, Driveways & Carports

Garages must be constructed as an integrated element of the dwelling and must not dominate the street frontage.

- Lots <18m wide are encouraged to have a Tandem Garage to assist with off street parking
- Driveways and Crossovers must be continuous through the footpath and kerb to control stormwater run off
- Caravans, Boats, Trailers, and the like are not permitted to be parked in the front yard or street and must be screened with 1.8m high horizontal aluminium panels/gates in the same colour as the side boundary fence returns

Driveways must be constructed in accordance with City of Gold Coast vehicle crossing (VXO) requirements.

CARPORTS

Carports are discouraged. However, if proposed, it must be constructed in the same design, materials/finishes, and colours as the main dwelling and will be assessed on merit.

Carports must also include gates to the front, constructed in the same material and colour as the side boundary fence return to screen vehicles parked in the driveway.

Design Guidelines



1

Garages are setback one metre behind the front wall of the dwelling

2

Double garages are not to exceed 6m in width. Triple garages are permitted on Lots >18m and must be setback minimum 600mm behind the main garage wall

3

Driveways are to be a maximum of 5.5m wide

4

Driveways **must not** dominate the Lot frontage and are limited to a maximum of 50% cover and must be completed prior to occupation of dwelling

5

Driveways and Crossovers must be continuous through the footpath and kerb to control stormwater run off

6

Driveway offset to side boundary is to be a minimum of 750mm

Building Materials, Finishes & Colours

External materials, finishes and colours must complement and be sympathetic to the natural surroundings of the Estate.

- All External finishes are calculated excluding window, door, and garage door openings
- A palette of materials, finishes and colours is provided in Appendix B to assist with selections
- A minimum of three finishes and three colours are required to the Primary and Secondary façades with no more than 50% of any one finish or colour
- Feature face brick is permitted as a minor feature element to the Primary and/or Secondary façades only
- The sides and rear of the dwelling are not permitted to be face brick and must be finished with either render or cladding
- All external finishes must be completed prior to occupation of the dwelling

The following will not be permitted:

- Thin stone cladding, stacked stone or stone look tiles
- Plain grey or natural mortar
- Double Height or 1.5 height bricks
- Unfinished or highly reflective materials and finishes
- Bright primary colours
- Second-hand materials



Image supplied by Evoca Homes

Letterboxes

- Letterboxes must be located as required by Australia Post
- Positioned next to the driveway or integrated with the front fence or landscaping
- Letterboxes to complement the dwelling in design and colour
- Inferior or Pole type letterboxes are not permitted
- It is encouraged to include the street name on the letterbox and illuminate the number and street name



Integrated with front fence



Pole type letterbox



Complementary of dwelling design



Inferior letterbox



Retaining Walls

SIDE AND REAR RETAINING WALLS – DEVELOPER INSTALLED

Refer Appendix C for Developer Constructed Rear and Side Retaining Wall Typical Design Details for details regarding minimum requirements and offsets to buildings.

FRONT OF THE LOT – DEVELOPER INSTALLED

The Developer, at their expense, will be installing landscaping retaining walls to the front of the Lot where:

- Typically, the allotment pad level is greater than 600mm above the road verge at the front property boundary
- Constructed of rendered masonry and painted in Monument colour
- The homeowner can repaint in approved Dulux colours of either Surfmist, Dune, Shale Grey or Gully
- The homeowner can apply Stone Cladding as per Appendix B approved types
- Front wall section
 - be a maximum height of 1200mm (measured from finished ground level)
 - the homeowner can apply a fence to the top of the retaining wall as per Appendix B approved types

- Side return wall section
 - be a maximum height of 2000mm (measured from finished ground level)
 - if wall height is greater than 1000mm in height (measured from finished ground level), the homeowner **must** apply a fence to the top of the retaining wall as per Appendix B approved types
 - if wall height is less than 1000mm in height (measured from finished ground level), the homeowner can apply a fence to the top of the retaining wall as per Appendix B approved types
- Front and side walls and fences must be matching in type, colour and finish

OWNER INSTALLED RETAINING WALLS

The Owner, at their expense, can install retaining walls on the Lot where:

- The maximum height is 600mm (measured from finished ground level) and must be terraced if the total height is more than 600mm
- Constructed of:
 - rendered masonry and painted in the approved Dulux colours of either Monument, Surfmist, Dune, Shale Grey or Gully
 - masonry with Stone Cladding as per Appendix B approved types
 - textured or split face masonry block as per Appendix B approved types
- Where required, apply a fence to the top of the retaining wall as per Appendix B approved types
- All walls and fences must be matching in type, colour and finish



Rendered Masonry – Stone Clad



Stone Faced Masonry



Rendered Masonry – Painted



Designer Masonry Coloured Block



Fencing

SIDE AND REAR FENCING

Side and rear boundary fencing must be constructed by the Owner prior to Practical Completion and constructed as:

- A maximum height of 1.8m Wavelok® profile metal fence panels, including bottom and top rails, in 'Granite' colour (refer Appendix B).
- Similar profiles will be assessed on merit in a 'Basalt' Colorbond colour
- Be installed on brackets supplied by Developer as part of the retaining wall construction
- Fence returns and gates must match the profile and colour of the boundary fence
- Side fence returns are setback a minimum of two metres behind the front wall of the dwelling and are not permitted to extend forward
- Gates must be Aluminium Slat panels with a minimum 30% transparency and match the colour of the boundary fence
- Ancillary items – Ground mounted equipment and services must be screened behind the side fence returns

FRONT FENCING

Where the front of the lot necessitates a safety rail, it must be constructed by the owner as per National Construction Code (NCC) requirements and:

- It must be constructed as per Front Fence types in Appendix B
- In a colour to match the side boundary fence
- Be installed on brackets supplied by Developer as part of the retaining wall construction
- A maximum height of 1.2m
- Be a minimum of 50% transparent
- Must return to the side boundary and align with the side boundary fence returns

SECONDARY FRONTAGE FENCING

Secondary frontage boundary fencing will be constructed by the Developer along the boundary to a setback of two metres behind the front wall setback of the dwelling and must be maintained in good order by the Owner. Side fence returns and side gates must be constructed by the Owner prior to Practical Completion and constructed as:

- A maximum height of 1.8m
- Must match the profile and colour of the boundary fence
- Side fence returns are setback a minimum of two metres behind the front wall of the dwelling and are not permitted to extend forward
- Gates must be Aluminium Slat panels with a minimum 30% transparency and match the colour of the boundary fence





Image supplied by Mettricon Homes

Design Guidelines

ANCILLARY ITEMS AND SERVICES (Ground and roof mounted)

To ensure an attractive streetscape is maintained, the following (but not limited to) items are to be located away from street view and noted on site plan when submitting an application:

- Garden Sheds
- Gas units/meters and external hot water services
- Clotheslines
- Solar hot water systems must have storage tanks located at ground level
- Rainwater tanks
- Pool and spa pumps
- Air conditioner units, plumbing, and motors
- Photovoltaic Panels must be integrated with the roof pitch and orientated correctly
- External plumbing including waste pipes and fittings are not permitted to any street frontage (excludes downpipes and guttering)
- Satellite dishes are not permitted to be mounted on roofs or visible from the street frontage
- Pay TV dishes are not permitted to be mounted on roofs. Refer to Appendix E for alternatives

RECREATIONAL VEHICLES, CARAVANS, BOATS, TRAILERS

- Recreational vehicles, Caravans, Boats, Trailers, and the like are not permitted to be parked in the front yard or street and must be screened with 1.8m high horizontal aluminium panels/gates in a colour matching the side boundary fence returns

SHEDS AND OUTBUILDINGS

- Garden Sheds are to be a maximum height of 2.1m and must reflect the colours in Appendix B
- Sheds or outbuildings greater than 9m² and higher than 2.1m must have the same finish and colour as the main dwelling
- Must not be located on the Primary or Secondary frontage
- Must not be visible from the street or public view
- Any proposed structure must be shown on drawings and approved by the DAP

ADDITIONS AND ALTERATIONS

- Any structures proposed after construction of the dwelling must be approved by the DAP
- Must complement the design of the main dwelling
- Must match the external finishes and colours of the main dwelling

REFUSE AND RECYCLING BINS

- Can be stored behind the side fence/gate and are not permitted on the street frontage
- Location must be shown on plan submission
- Rubbish/Refuse bin storage may be permitted to the front where they are located directly in front of the side gate or garage and are fully enclosed and screened from public view
- Screening of bins is to consist of 1.8m high horizontal aluminium panels/gates in a colour matching the side boundary fence returns

SWIMMING POOLS AND SPAS

- The DAP does not provide approval for Swimming Pools and Spas
- It is the Owner's responsibility to comply with and obtain approval through the relevant authorities

NATURAL GAS

SkyRidge is a natural gas community and as such gas bottles are not permitted nor required. *Refer to Appendix D for Natural Gas connection details.*

BROADBAND INTERNET, PHONE, TV & FOXTEL

Fibre optic will be available throughout the community and as such antennae or aerials are not permitted in the Estate. *Refer to Appendix E for Broadband Internet, Phone, TV & Foxtel connection details.*

COMMUNITY SAFETY

The Queensland Police encourage community members to register their CCTV/ security cameras with the QPS to allow officers to quickly identify camera locations to assist in investigations should the need arise. The SkyRidge development team strongly encourages residents to install security systems and register them with the QPS to help contribute to establishing a safe and liveable community within SkyRidge. Follow the link to register: <https://forms.police.qld.gov.au/CCTVRegistration>



Image supplied by Metricon Homes

Not Permitted Façades and Features

In the best interests of all home owners within SkyRidge, it is important that high design standards are upheld. Certain aspects of design, materiality and presentation are therefore not allowable, as outlined over the next 2 pages.

- 1 Plain Grey Concrete
- 2 2 Singles garages
- 3 Insufficient balance of materials and finishes
- 4 Faux features
- 5 Single garage
- 6 Small windows
- 7 No glazing within the front door
- 8 Thin posts no balance to the façade

Design Guidelines



Not Permitted Façades
and Features (continued)

- 9 Faux Heritage Not Permitted
- 10 Faux Federation Not Permitted
- 11 Faux Tuscan Not Permitted



Appendix A

Prominent, Mandatory Double Storey and Height Restricted Lots

HOUSING CONTROL PLAN - STAGES 2 - 6



NOTES

This plan was prepared to accompany a development application. The information on this plan is not suitable for any other purpose.
No reliance should be placed on the information on this plan for any financial dealings involving the land.
Pavements and centrelines shown are indicative only and are subject to Engineering Design.
Saunders Havill Group therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying upon this plan for any purpose other than as a document prepared for the sole purpose of accompanying a development application and which may be subject to alteration beyond the control of the Saunders Havill Group. Unless a development approval states otherwise, this is not an approved plan.

LEGEND

- Site Boundary
- Stage Boundary
- 6 Stage No.
- * Mandatory Two Storey Dwelling Lot
- ▲ Steep Slope Lots
- Prominent Lots
- Height Restricted Lots
- Building Location Envelope

SCALE @A1 1:500 @A3 1:300 - LENGTHS ARE IN METRES

Prominent Lot Single Storey Dwelling Mandatories

- 1

Minimum 600mm Eaves/Overhangs
- 2

Window sill height maximum of 500mm above finished floor level
- 3

Flat/Shingle profile roof tile or Custom Orb profile metal roof only permitted
- 4

Window height 2.4m to ground level
- 5

Door height 2.4m to ground level
- 6

A Minimum ceiling height of 2.7m to the main dwelling
- 7

Must incorporate a porch or verandah which has a soffit height no less that 3m and a minimum 2m deep by 4m wide, where the depth is measured from the front building wall of the ground level on a single storey home. The front building wall which is closest to the front boundary and present as a three dimensional element.



image supplied by Metricon Homes

Design Guidelines

Prominent Lot Double Storey Dwelling Mandatories

- 1

Minimum 600mm Eaves/Overhangs
- 2

Ground level window sill height maximum of 500mm above finished floor level
- 3

Flat/Shingle profile roof tile or Custom Orb profile metal roof only permitted
- 4

Corner Lots are to be presented with either a balcony or similar architectural feature to the secondary frontage.
- 5

Minimum ceiling height of 2.7m to the main dwelling ground level
- 6

Window height 2.4m to the ground level
- 7

Door height 2.4m to the ground level
- 8

Must incorporate a porch or verandah which has a soffit height no less that 3m and a minimum 2m deep by 4m wide, where the depth is measured from the front building wall of the ground level on a single storey home or the first level of a double storey home, whichever is closest to the front boundary and present as a three dimensional element.



image supplied by Brighton Homes

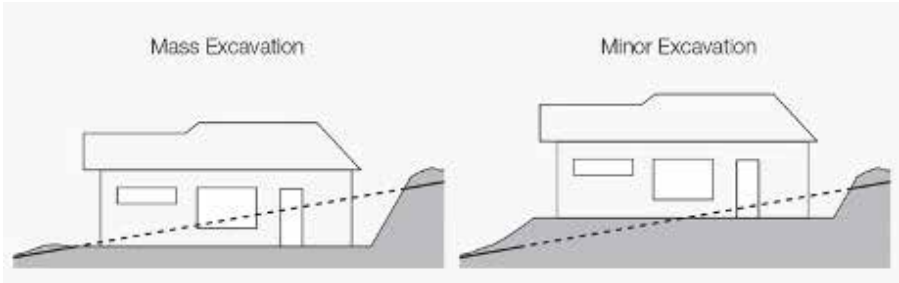
Hillside/Slope Sensitive Lot Design

EARTHWORKS/EXCAVATION

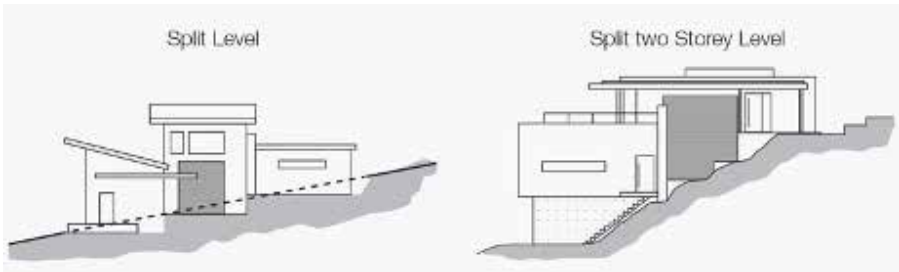
– EXTERNAL TO THE BUILDING ENVELOPE

- Works on the allotment that results in cut areas being visible from the street or public space must be carefully treated as part of the overall landscape design ensuring appropriate drainage is provided to avoid impact to adjoining lots.
- No earthworks shall be undertaken where excavation or fill is greater than one metre from the present surface level of the lot, or demonstration of appropriate terracing method shall be presented for review where the proposed excavations exceed one metre.
- No fill shall be introduced to or removed from the site.
- Retaining walls and embankments must be terraced and suitably landscaped with shrubs and ground covers.
- Earthworks shall not alter the direction of stormwater overland flows or cause nuisance flows to adjacent properties.

NEGATIVE OUTCOMES NOT PERMITTED



POSITIVE OUTCOMES WITH CREATIVE SOLUTIONS



Hillside/Slope Sensitive Lot Design

BUILT FORM DESIGN AND EXPECTED OUTCOMES

- All floor areas and area of buildings on the site must be connected and form part of the dwelling.
- A site plan showing contours at half metre intervals and any proposed excavation must be provided.
- Garages are permitted to be constructed at a zero offset to the front boundary where the lot does not permit a suitable platform to the standard front setbacks.
- Where Garages are constructed forward of the main building, the sides of the garage must be battened with materials such as stained hardwood or aluminium slats and provide a minimum of 30% transparency.
- Where the remainder of the dwelling is recessed by more than three metres, a gatehouse must be provided that is level with the front wall of the garage.
- If a gatehouse is provided, it must represent the same features and colours of the main dwelling and is to be a minimum height of 3.5m to the soffit/beam.
- A front fence must accompany the gatehouse in accordance with the approved types indicated in Appendix B of the Design Guidelines.
- A Pergola is also permitted as a structure to the front of the lot and must be a minimum height of 3.5m and the structure is to extend for a minimum of four metres in depth. Materials to include Hardwood timber posts a minimum of 140mm or Rendered Brick piers.



EXAMPLE DOWN HILL



EXAMPLE UP HILL



EXAMPLE UP HILL



EXAMPLE DOWN HILL

Appendix B

Materials, Finishes and Colours

Approved Roof, Wall and Garage Door Colours



COVE



BASALT



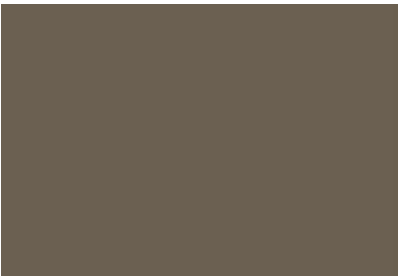
DUNE



EVENING HAZE



GULLY



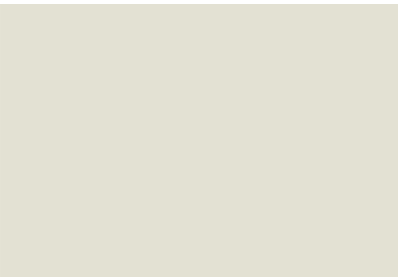
JASPER



PAPERBANK



SHALE



SURFMIST



WALLABY



WINDSPRAY



WOODLAND GREY

*Colorbond Matt finish is permitted

Additional Garage Door Finishes



TASSIE OAK



AUSTRALIAN CEDAR



WENGE



SYDNEY BLUE GUM



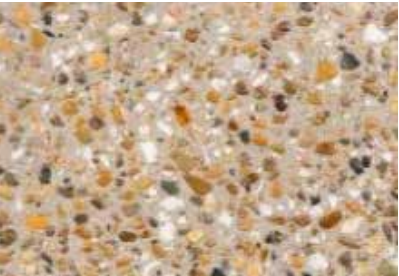
BLACK WALNUT



SOUTHERN CEDAR

Approved Driveway Materials & Colours

EXPOSED AGGREGATE



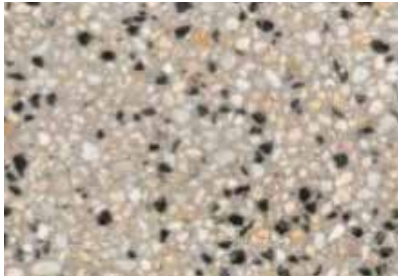
WINTER RED



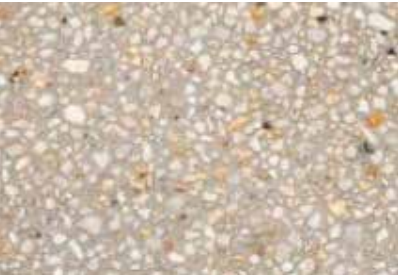
OCEAN FLOOR



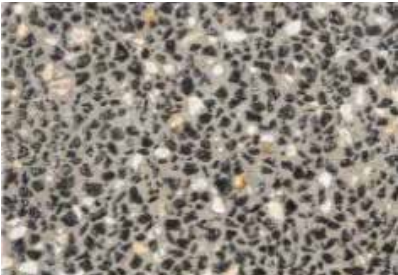
SILVER FROST



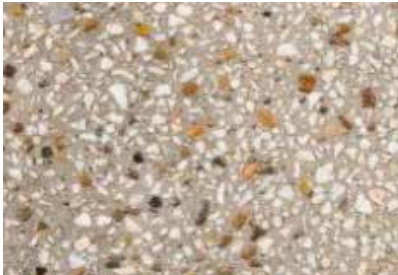
SANDCASTLE



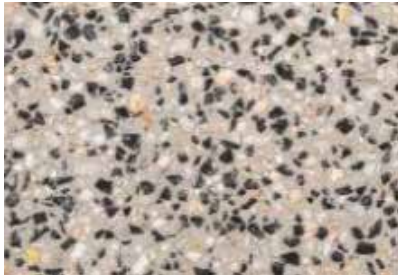
PLATINUM GOLD



SALT AND PEPPER



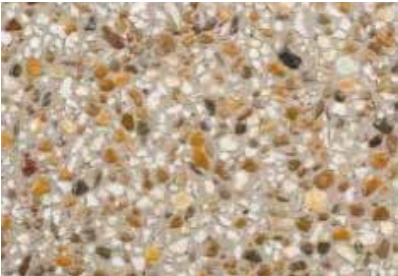
ARCTIC SUN



HONEY BEE



PEARL



CHERRY BLOSSOM

Approved Driveway Materials & Colours

OXIDE COLOURED CONCRETE



PEARL HAZE



OLIVE



CHARCOAL



PISTACHIO



TUNGSTEN



MUSHROOM



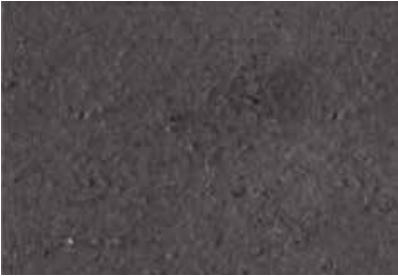
GRAPHITE



CANVAS



LIME WASH



GREY MIST

Building Materials, Finishes & Colours

FACE BRICK



WHITE



OFF WHITE



IVORY/ CREAM



BEIGE



LIGHT GREY



DARK GREY

Building Materials, Finishes & Colours

STONE FACING



ASPEN DRESSED FIELDSTONE



BUCKS COUNTY DRESS
FIELDSTONE



CHARDONNAY DRESSED
FIELDSTONE



ECHO RIDGE DRESSED
FIELDSTONE



ASPEN COUNTRY LEDGESTONE



BLACK RUNDLE COUNTRY
LEDGESTONE



BUCKS COUNTY COUNTRY
LEDGESTONE



CHARDONNAY COUNTRY
LEDGESTONE

Retaining Wall Materials & Finishes



SPLIT FACE DESIGNER MASONRY COLOURED BLOCK



SPLIT FACE MASONRY BLOCK



SANDSTONE



EBONY HONED DESIGNER MASONRY COLOURED BLOCK



STONE FACED MASONRY BLOCK



SANDSTONE BLOCK



RENDERED AND PAINTED BLOCKWORK

Fencing



Side and Rear Fencing

- A maximum height of 1.8m
- Wavelok® profile metal fence panels, including bottom and top rails, in ‘Granite’ colour (refer Appendix B). Similar profiles will be assessed on merit in a ‘Basalt’ Colorbond colour



Front Fence Type A

- Maximum 1200mm Rendered Masonry Pier
- 300mm base
- 900mm high pier
- 900mm vertical hardwood timber batten or 900mm vertical aluminium batten
- Maximum 50% transparency



Front Fence Type B

- Maximum 1200mm Timber Picket Fence
- 1200mm high vertical painted timber
- batten square top in a colour to complement the dwelling or 1200mm high vertical stained hardwood
- Maximum 50% transparency

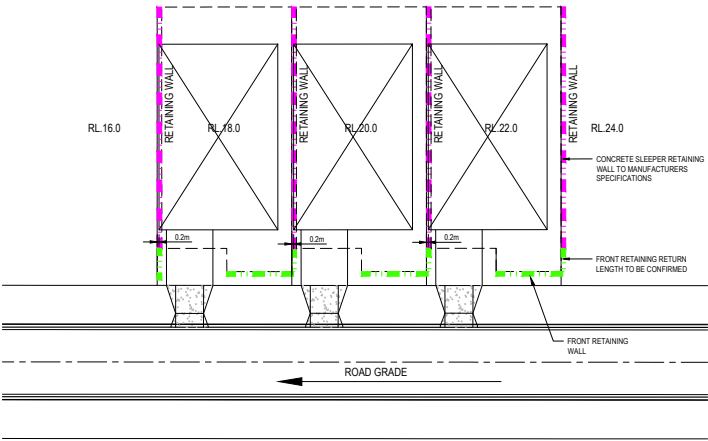


Front Fence Type C

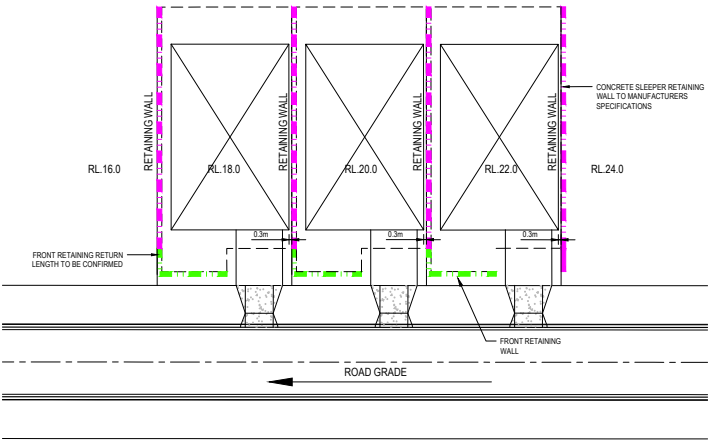
- Maximum 1200mm Metal Picket Fence
- 1200mm high vertical metal panel
- Colour to complement the dwelling
- Maximum 50% transparency
- NB: Pool type panels are not permitted

Appendix C

Developer Constructed Rear and Side
Retaining Wall Typical Design Details

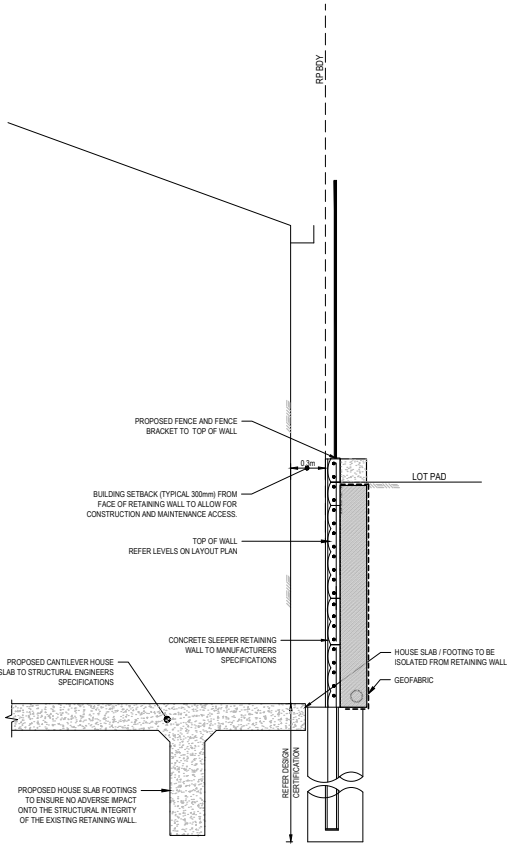


TYPICAL LAYOUT PLAN - BUILT TO BOUNDARY WALLS ON HIGH SIDE OF BOUNDARY RETAINING WALL

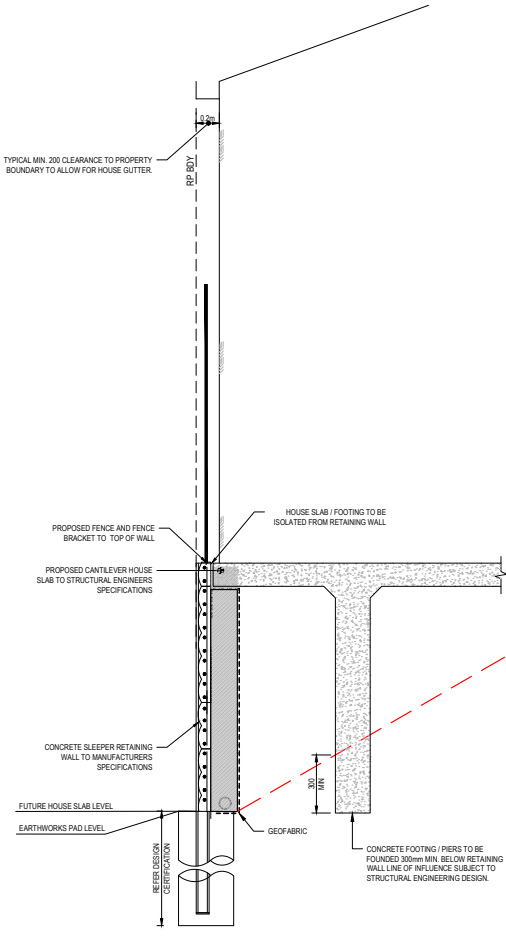


TYPICAL LAYOUT PLAN - BUILT TO BOUNDARY WALLS ON LOW SIDE OF BOUNDARY RETAINING WALL

NOTES
1. THESE PLANS SHOW TYPICAL DETAILS ONLY. BUILDERS TO ENSURE COMPLIANCE WITH QBCC, QDC, AND OTHER RELEVANT STANDARDS.



BUILT TO BOUNDARY WALLS ON LOW SIDE OF BOUNDARY RETAINING WALL
N.T.S.



BUILT TO BOUNDARY WALLS ON HIGH SIDE OF BOUNDARY RETAINING WALL
N.T.S.



SCALE	DRAWING NO.	PROJECT NO.
NTS	SK-726-01	10006286

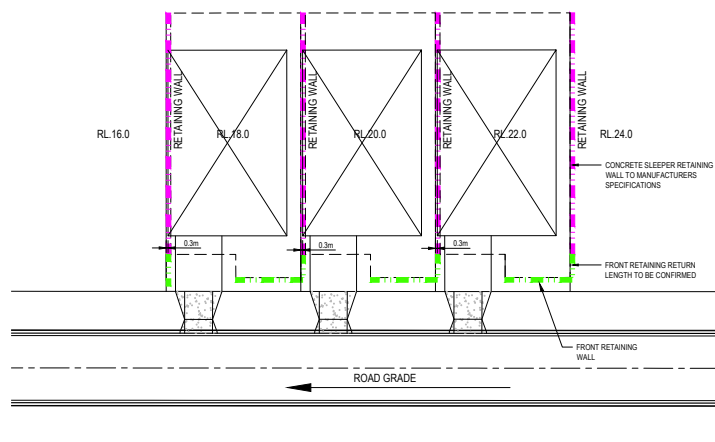
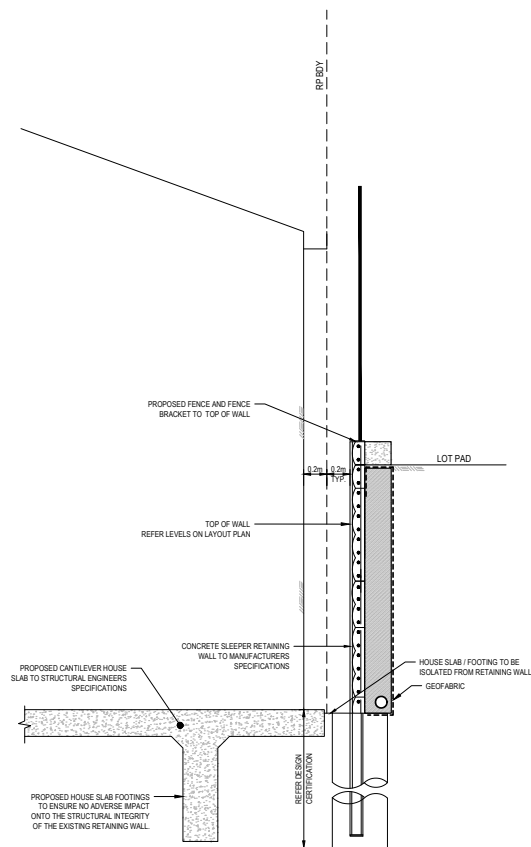
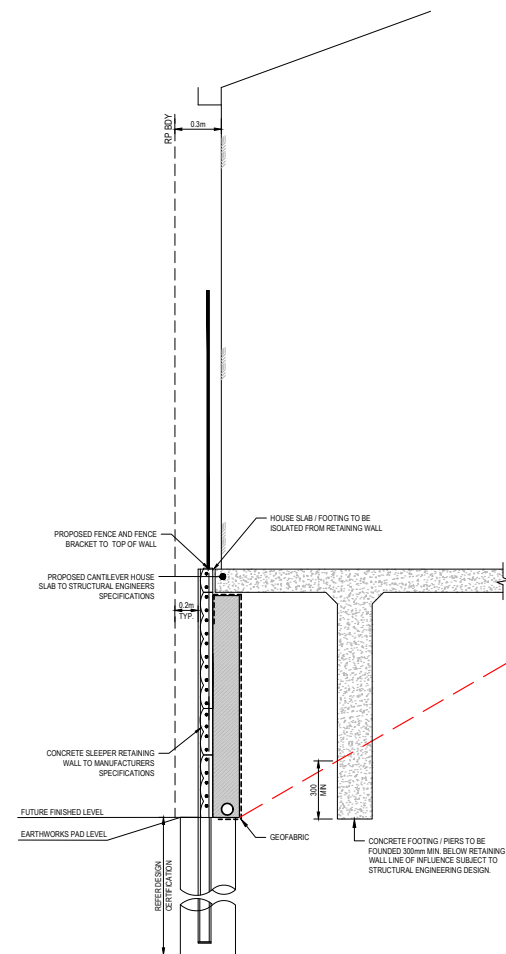


Diagram illustrating the cross-section of a concrete sleeper retaining wall system. The wall consists of three rectangular units, each with a diagonal cross-brace, supported by a concrete sleeper retaining wall. The units are separated by 0.4m gaps. The top of the wall units is at RL 18.0, RL 20.0, and RL 22.0. The base of the wall units is at RL 16.0. The wall units are supported by concrete sleeper retaining walls. The concrete sleeper retaining wall is shown in cross-section with a width of 0.4m. The concrete sleeper retaining wall is labeled "CONCRETE SLEEPER RETAINING WALL TO MANUFACTURER'S SPECIFICATIONS". The front retaining wall return length is labeled "FRONT RETAINING WALL RETURN LENGTH TO BE CONFIRMED". The road grade is indicated by a dashed line and an arrow pointing left, labeled "ROAD GRADE".

NOTES
1. THESE PLANS SHOW TYPICAL DETAILS ONLY. BUILDERS TO ENSURE COMPLIANCE WITH QBCC, QDC, AND OTHER RELEVANT STANDARDS.



N.T.S.



N.T.S.

Appendix D

Connecting Natural Gas Connection Details

Connecting Natural Gas Connection



Ensure you have the right mix

Natural gas provides your new home with a balanced energy mix, and the option to select from a leading range of modern appliances. Talk to your builder or local appliance retailer about natural gas appliance options and how you can take advantage of this versatile energy source in your new home.

For more information visit allgas.com.au

- | | | | | | |
|---|---|---|---|---|---|
|  |  |  |  |  |  |
| HOT WATER
That never runs out | COOK-TOPS
"Now you're cooking with gas" | BBO's
No need to swap bottles | HEATING
Entertain outdoors all year round | FIRE PLACES
Real flames for romantic evenings | DRYERS
Faster and more efficient |

☎ 1300 001 001
www.allgas.com.au
connectionsqld@apa.com.au



Appendix E

Connecting Broadband Internet, Phone, TV & Foxtel

Connecting Broadband Internet, Phone,TV & Foxtel



Home Owners



Your broadband network provider

How to get connected to the Opticomm fibre network so you can do more online.

Make the most of superfast fibre

We build and maintain the fibre infrastructure that connects your home to the internet via your chosen phone and internet provider.

And, with a wide range of providers to choose from, it's never been easier to get your internet on with Opticomm.



Getting connected is simple

To get connected to a phone and internet plan that suits your needs, speak to one of our providers today.

Visit opticomm.com.au/connect to view a list of Opticomm service providers.

Make sure to ask for an Opticomm connection

Not all listed service providers operate in your State/Territory. We recommend you contact your preferred service provider to identify whether they service your area.

CONGRATULATIONS ON YOUR MOVE.

Your home is serviced by the **OptiComm** Super-fast Fibre Network. Choose from an internet provider below.



Be sure to mention you are on an OptiComm FTTP Network

 <p>Aussie Broadband aussiebroadband.com.au 1300 280 905</p>	 <p>City Communications citycomms.com.au 1300 095 738</p>	 <p>Fuzenet fuzenet.com.au 1300 881 917</p>
 <p>HarbourISP harbourisp.com.au 1300 368 169</p>	 <p>iPrimus iprimus.com.au 1300 798 608</p>	 <p>Launtel launtel.net.au 1800 LAUNTEL</p>
 <p>Leaptel leaptel.com.au 1300 205 327</p>	 <p>MyOwnTel myowntel.com.au 1300 859 152</p>	 <p>OCCOM Optical - Communication Expert occom.com 1300 299 999</p>
 <p>Swoop Broadband swoopbroadband.com.au 1300 665 575</p>	 <p>Uniti unitiwireless.com 1300 847 201</p>	 <p>2SG Wholesale 2sgwholesale.com.au 1300 009 970</p>
 <p>Active8me active8me.net.au 13 2288</p>	 <p>Connected Australia connectedoz.com.au 1300 859 778</p>	 <p>Exetel exetel.com.au 1300 788 141</p>
 <p>e2ezinternet Internet Made Easy ezinternet.com.au 07 3180 2309</p>	 <p>iSeek iseek.com.au 1300 661 868</p>	 <p>iinet connect better iinet.net.au 1300 455 806</p>
 <p>Internode internode.on.net 13 66 33</p>	 <p>Origin originenergy.com.au 1300 508 830</p>	 <p>Oper8 oper8.com 1300 516 288</p>
 <p>Ready Net Go readynetgo.com.au 1300 827 144</p>	 <p>Real World Technology Solutions rvts.com.au 1300 798 718</p>	

Connecting Broadband Internet, Phone,TV & Foxtel



Preparation & installation guide

for builders and developers

Premier, estate, internet and FTA TV

Important: FTA TV is delivered to your property via Opticomm fibre. Make sure your TV cabling goes back to your NTD location. There is no need for a TV antenna.



Supplying conduit paths from Opticomm

You'll need:

- Rigid white P23 telecommunications conduits with an internal diameter of 23mm, to be used in the trench connecting to the service drop conduit and within the house.
- Solvent cement for gluing all joints.
- Drawstrings to be installed in all conduits.
- Conduit saddles or similar to which conduits must be fixed securely.
- A power point (GPO) to be provided within 1500mm of the location of the Network Termination Device (NTD).

Supply paths:

- Make sure all conduits are running as straight as possible.
- Every bend radius of the street conduit must be no less than 300mm.
- Any internal conduit bend radius should be no less than 100mm.
- A maximum of 3 x 90° bends should be used between draw points.

Premises Connection Device (PCD) separations:

- 1.5m minimum side clearance from gas cylinders*
- 500mm minimum from services including:
 - » Downpipes and water taps
 - » Electricity, gas* and water meter enclosures

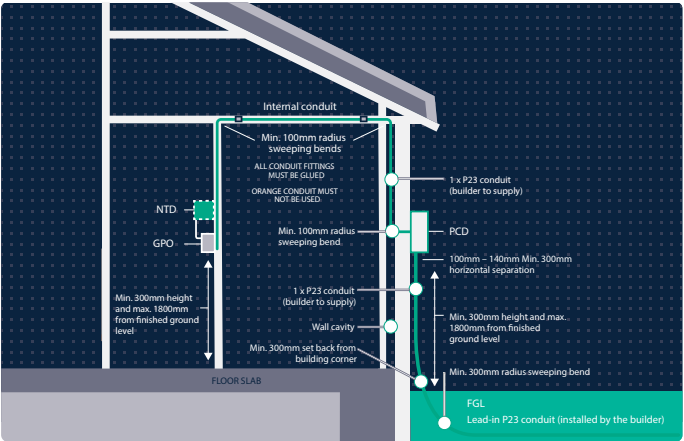
*Please check with your local authorities for their separation rules.

Supplied materials from Opticomm

- P23 service drop conduit running from the pit to 1 metre inside the property.
- The PCD and service drop cable to the PCD location.
- The internal fibre optic cable from the PCD to the NTD.
- The NTD, TV receiver and NTD enclosure with a standard power supply.
- Battery backup unit if required during pre-installation.
- All fibre optic cables.

Internal P23 and lead-in conduit configurations

If your Network Termination Device (NTD) is in an enclosed space, for safety purposes you will need to install appropriate ventilation. Contact the connections team at connections@opticomm.com.au.

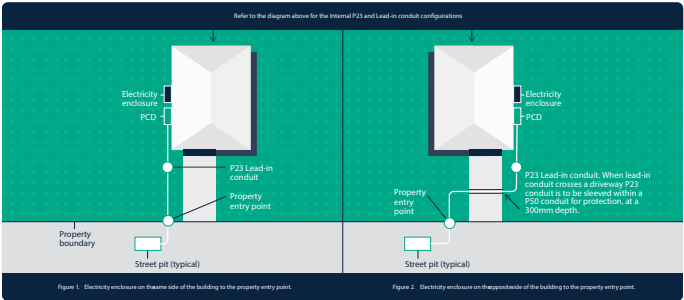


Connecting Broadband Internet, Phone,TV & Foxtel

Preparing new developments with Opticomm

How to prepare:

- Talk to new homeowners about which telecommunications services they're going to be using.
- Encourage owners who want to use IPTV via smart TVs or HD video conferencing to consider fixed cabling.
- Work with the homeowners to determine where Opticomm network equipment, and data outlets should be positioned.
- Ensure owners select a position for the equipment that's safe and convenient for connecting computers and internet TV.



Get what you need from Opticomm

Opticomm delivers national broadband fibre - fixed line internet services - to homes and businesses. To make sure your connections all run smoothly and are provided with minimum delay, you can request preinstallation of the in-home equipment the eventual owners or occupants will need to access the Opticomm network. Owners or occupants will also need to be registered with Opticomm once they move into the premises.

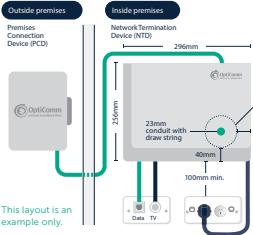
Information needed to arrange pre-installation

- Confirmation all owners and/or occupants have given you the authority to make the request.
- Confirmation all owners and/or occupants have waived their right to be given notice of pre-installation from Opticomm (Schedule 3, Telecommunications Act 1997).
- Address/es of premises requiring pre-installation, including developer estate name and stage number.
- On-site contact person's details and confirmation you have their permission to release these details to Opticomm.
- Preferred date of installation.

- Date by which the address/es will be at secure 'lock up' stage and estimated completion or handover date/s.
- Confirmation of availability of power on site.
- Whether power supply with battery backup will be needed by the owners/occupants.
- Confirmation these guidelines have been followed and internal and lead in conduits have been correctly installed.

Wall space reservations

Opticomm equipment installed within the home



This layout is an example only.

Indoor installation only. Opticomm equipment must be installed in a weather protected location such as an enclosed garage or other location allowed under the cabling provider rules.

Get in touch with Opticomm

Welcome to the Opticomm network Preparation and Installation Guide. This document will help you to correctly prepare your premises and arrange connections to access the Opticomm network.

The guide has been created with builders, owners and developers in mind, where the developer has an agreement with Opticomm to provide optical fibre broadband to the premises within a new development.

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www.opticomm.com.au

SKYRIDGE

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