

Design Guidelines



The vision is to achieve an attractive and vibrant residential community embracing the ideals of housing choice, affordability, innovation and sustainability. These Guidelines provide greater design direction compared to the Moreton Bay Regional Council development policies, thereby providing greater certainty in terms of design outcome.

Welcome

- 1.0 Approval Process**
- 2.0 Thinking about your new home**
- 3.0 Design Requirements**
- 4.0 Building your home**
- 5.0 Landscaping**

Congratulations on purchasing land for your new home at Aspire

We have developed these Design Guidelines to help you feel at home when selecting a house design. The purpose of the Guidelines is to safeguard the future of your asset – your home.

The Guidelines will take you through the process of selecting a design for your home to gaining the necessary approvals and the construction phase.

These Design Guidelines are to be read and applied subject to the requirements of the Building and Other Legislation Amendment Act 2009 (the Act). If any term, requirement or condition in these Design Guidelines (or particular part of them) is invalid or unenforceable for any reason the remaining terms, requirements and conditions will continue to apply and will be valid and enforceable.



1. Approval Process

1.0 Approval Process

When you purchase an allotment of land at Aspire an Encumbrance is attached to the sale of the land. This requires that prior to any development occurring on site, approval must be sought and obtained in writing from the Encumbrance Manager. Approval from the Moreton Bay Regional Council must be sought and obtained. The Design Guidelines must be considered in conjunction with the Moreton Bay Regional Council development policies and the Queensland Development Code.

If you are unsure of whether or not the proposed dwelling meets the requirements of the Design Guidelines, a sketch plan should be prepared and submitted to the Encumbrance Manager for preliminary discussions prior to final drawings being prepared. This will streamline the approval process and avoid additional detailed design costs.

The Encumbrance Manager has the power to approve a proposal that does not conform with some aspects of the Design Guidelines, however the Council must also approve the non-conforming aspects of the proposal.

Applications for approval under the provisions of the Aspire Design Guidelines should be forwarded to:

Email: enquiries@fairland.com.au

Attention: The Encumbrance Manager

The following documents are required to be submitted in order for the Encumbrance Manager to assess and approve your proposed house:

- plans at A1 or A3 paper size;
- site plan (site contours, extent of Building Envelope, house siting, dimensioned setbacks (min 1:200 scale), proposed earthworks, retaining walls, crossover location, driveway, stormwater disposal;
- floor plans (1:100 scale);
- elevations (1:100 scale);
- an area schedule showing floor area of the various parts of the building and its compliance with the site coverage provision;
- a schedule of external colours, materials and fencing;
- an Erosion and Sediment Control Management Plan;
- front fence details (if applicable); and
- side and rear fence details.

The Encumbrance Manager will:

- undertake the assessment process, which may involve contacting you or your builder/architect to discuss and resolve any issue.
- provide written approval with stamped sets of plans.

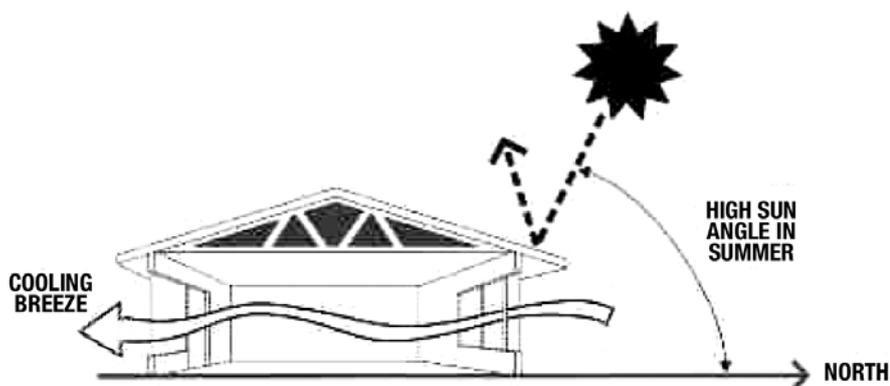
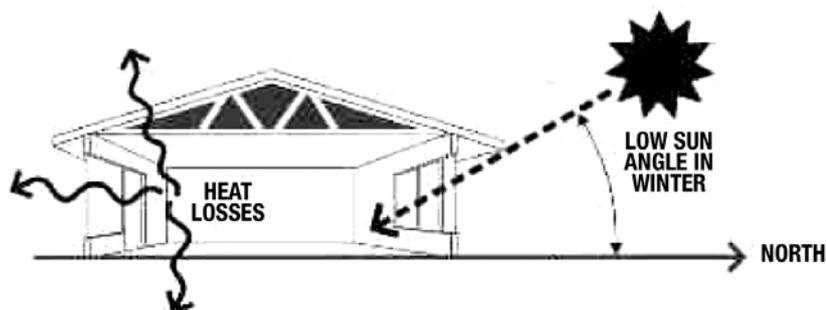
Under no circumstances should plans be lodged with the Council prior to written approval being issued by the Encumbrance Manager.

2. Thinking about your new home

There's more to the design of a home than you first may think.

Selecting the right design for your home requires you to carefully consider such issues as:

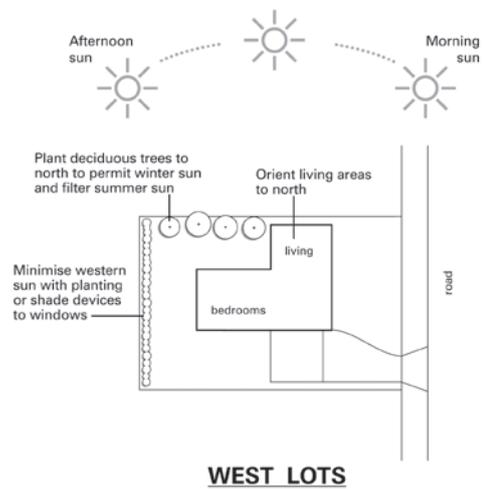
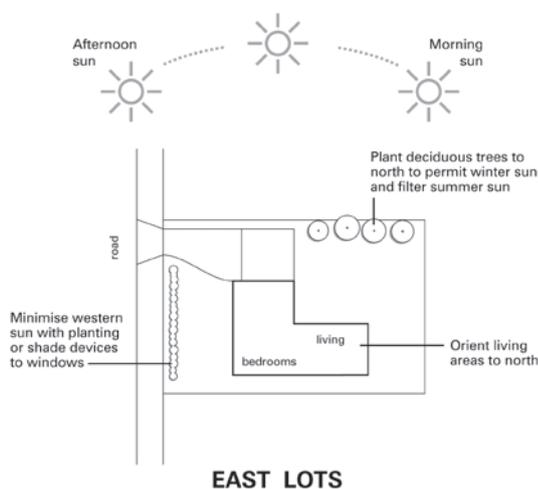
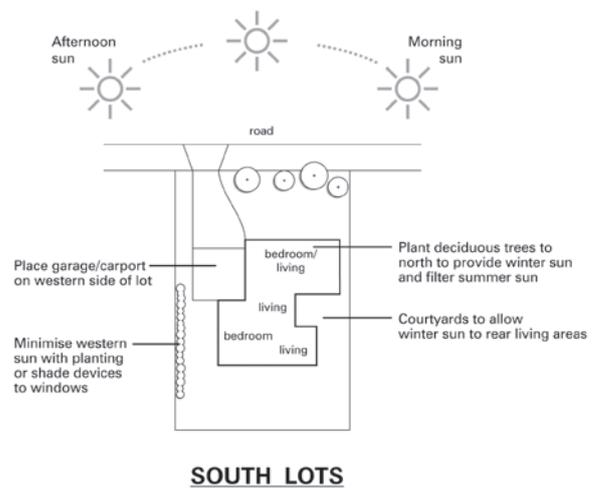
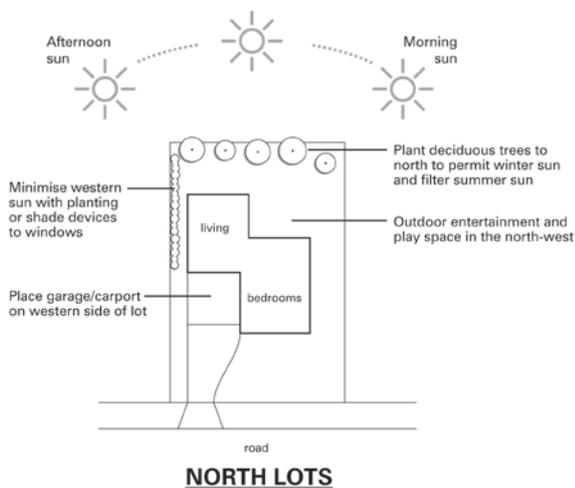
- orientation of the allotment
- appearance and style of your home
- internal layout of your home's rooms to take advantage of the sun and breezes
- materials to be used.



The information in these Guidelines must be followed if your proposed new home is to be approved by the Encumbrance Manager. The Moreton Bay Regional Council has placed a number of requirements on the development of this estate. In combination with these requirements, to ensure that your lifestyle and investment are protected, we have placed requirements on the location, scale and height of homes on each allotment at Aspire.

Good design is not just about good looks.

It's also about having living areas and bedrooms in the best location that is both functional and can save on energy costs. Listed below are four diagrams which provide guides for the layout of dwellings for Lots which are oriented in the four main directions (North, South, East and West).



3. Design Requirements

3.0 Building Envelope Plan

The Building Envelope Plan for each allotment is shown on the detailed Allotment Development Plan attached to this document. The Allotment Development Plan forms part of these Guidelines. A dwelling must be sited within the Building Envelope as to satisfy the other requirements as described in these Guidelines.

A Building Envelope Plan has been prepared for each individual allotment and identifies the area in which a dwelling may be sited. The Building Envelope Plan also identifies how many dwellings may be built on the allotment. Most allotments are only able to have one dwelling built, however dual occupancy dwellings will be considered at the discretion approval of Fairland on a case by case basis. In particular the Building Envelope Plan indicates the following:

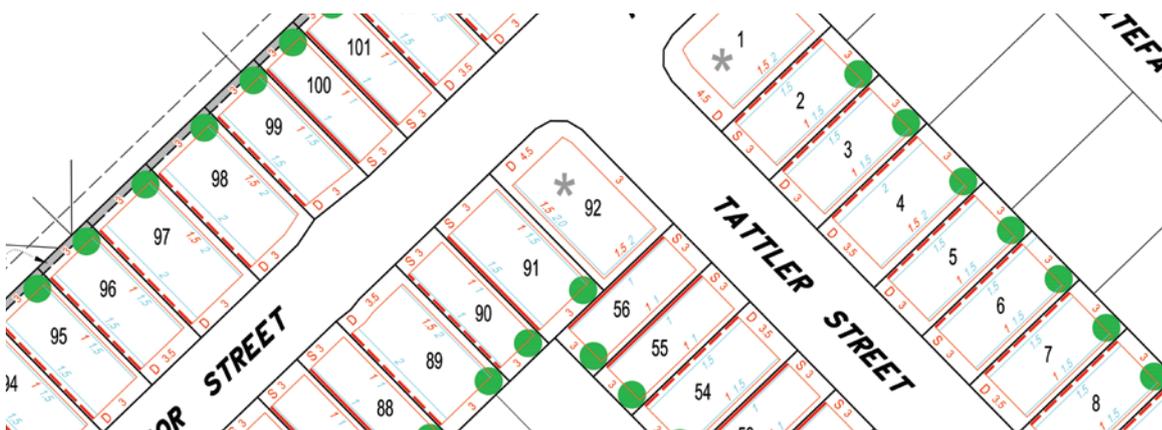
- the minimum building setback required from the street boundary (or boundaries, where an allotment has more than one street frontage).
- the minimum building setbacks required for side and rear boundaries
- the minimum building setbacks required for single and two-storey development
- zero lot line allocations indicate where garages/carports can be built on boundaries of most allotments

Other than for patios or alfrescos, buildings which encroach outside the Building Envelope will not be approved. Patios or alfrescos may encroach the Building Envelope, but must be no closer than 1.5m to a rear boundary and within the guidelines of the approved plan of development.

On most allotments a dwelling may be built on the boundary (zero lot line). Where this is permitted the maximum length of the wall on the boundary is 15.0m. The maximum height of the wall is 3.5m.

The Building Envelopes state the minimum setback requirements. Requirements of the Council Development Plan need to be complied with in particular to site coverage, vehicle parking and private open space. For allotments 500m² and larger, the front setback is shown on the Building Envelope Plan. Where the front setback is less than 6m a relaxation application must be made to Council. Council have full discretion in terms of allowing the front setback to be less than 6m.

Example of indicative building envelope plans.



3.1 Site Coverage

The dwelling and its garage/carport and any garden sheds should not exceed 50% site coverage, plus an additional 10% for open framed elements (eg: verandahs, patios, alfrescos).

The measurement is to be taken from the outside of the walls (not including the eaves).

3.2 Private Open Space

Each dwelling must provide at least 80sqm of private open space in total. The minimum dimension for open space to be counted is 2.5m. The private open space must be located at the rear or to the side of the dwelling.

There must be an area that is able to contain a 5.0m diameter circle that is directly accessible from a living space within the dwelling (i.e. lounge, dining, family rooms). Patio and covered alfresco areas are included as private open space.

3.3 Height

No dwelling may contain more than two storeys. The height of a dwelling must not exceed 8.5m above natural ground, as measured directly below that point of the dwelling.

3.4 Carparking and Driveways

On site carparking spaces for lots 500sqm and less must be provided as per the Building Envelope Plan. A minimum of either two or three spaces are to be provided.

For lots larger than 500sqm at least three on site spaces are to be provided.

On allotments with a frontage of less than 12.5m, only a single width garage/carport is permitted (max 4.5m wide opening) unless the dwelling is two storeys in which case a maximum width of 6m is permitted.

One space must be covered. Additional carparking spaces may be uncovered and located on the driveway immediately in front of the garage or carport and within the allotment boundaries.

Driveway widths should not exceed 3.2m for a single garage/carport and 6m for a double garage/carport driveway.

Driveways and crossovers must be completed prior to occupation of your house.

Driveways are to have a minimum 0.5m wide landscaping strip to the side property boundary.

Driveways may be constructed of stencilled, coloured or plain concrete, exposed aggregate, brick pavers or concrete pavers.

With some allotments the location of driveways (i.e. which side of the allotment) has already been determined during the civil design stage and are shown on the relevant Building Envelope Plan. They must be taken into account when designing the dwelling.

Garages and carports should either be under the main roof or complement the roof form and materials of the house. Garages and carports must be setback at least 5.4m from the street property boundary to enable a car to park in the driveway and be at least 0.5m behind the front facade of the dwelling.

3.5 Appearance

Fairland encourages design of high quality houses including design that exhibits diversity and innovation.

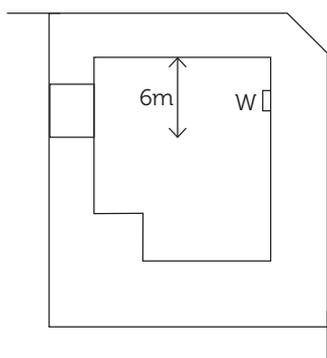
The façade of the house should have an appealing and attractive appearance from the street.

The primary entry to the house must incorporate a covered roof area (eg: portico, verandah) of at least 2sqm for dwellings on lots smaller than 500sqm and 4sqm for dwellings on lots 500sqm or larger. The main entry must be on the front façade of the dwelling in a visually obvious location from the street.

In order for garages and carports to be subservient visual elements of your house, garages and carports must be setback at least 0.5m behind the front façade of the house.

Windows are to make up at least 15% of the front façade (not including garage/carport) to assist with passive surveillance of the street.

Houses on corner allotments must be designed to address both street frontages. At least one habitable room window is to face the secondary street in the forward 6m. The window must be at least 0.6m wide. (see W on diagram below).



Roof pitch should be a minimum of 22.5 degrees. Flat roof elements including porticos, verandahs etc. may be approved subject to design merit. Where a skillion roof is proposed for a single storey house the minimum pitch should be 15 degrees. The roof pitch of a carport or garage should not be flat. Minimum front, rear and side setbacks are shown on the relevant building envelope plan.

3.6 Privacy

The approach outlined in these Guidelines is aimed at providing acceptable solutions for both the owners of two storey homes who may wish to take advantage of mid and long distance views and owners of adjacent properties who feel they are entitled to certain levels of privacy.

There are a range of design methods that can provide appropriate levels of privacy – these include:

- locating bedrooms rather than living rooms upstairs;
- the location, size and orientation of windows;
- type of glazing;
- raised sill heights;
- external fixed screens;
- landscaping (evergreen).

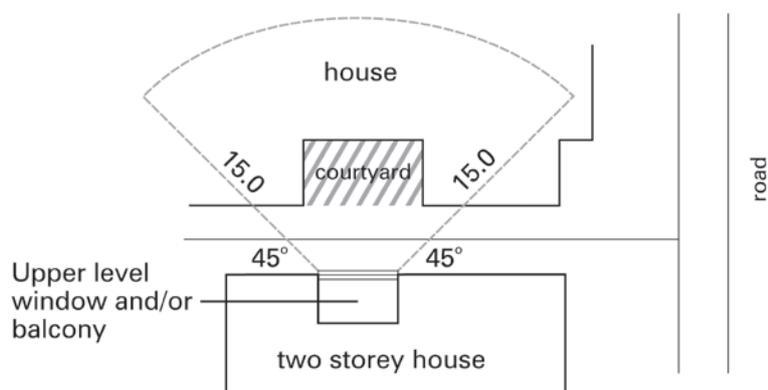
The diagram shown below indicates that an upper storey window or balcony must undertake treatment, as indicated above, if the 15m radius view field looks onto an adjoining property's private open space or habitable room window. Upper storey windows on front elevations of dwellings are exempt so long as they do not have a view of adjoining private open space.

Where treatment is required:

1. Windows must have

- a minimum sill height of 1.5m or
- fixed opaque glass to a height of 1.5m or
- fixed louvers to a height of 1.5m or
- fixed batton screening to a height of 1.5m.

2. A balcony must have screens to avoid views into the 15m deep view field.



3.7 Recreational and Commercial Vehicles

If you plan to have a boat, caravan or commercial vehicle accommodated on the allotment they must be parked where they cannot be seen from the street. Caravans, boats, trailers, trucks, vans and other similar vehicles will not be permitted to be parked forward of the building line. A solution for this is to have a roller door or opening to the rear of the garage/carport.

The parking of a vehicle in excess of 3000kg (including the weight of any attached trailer) on an allotment is not permitted.

3.8 Building Materials

Homes are to be constructed to reflect contemporary Queensland architecture and have regard to the climatic conditions of the area.

External walls of homes should be constructed from the following range of materials:

- Brick
- cement rendered concrete
- stone
- rendered fibre cement sheet

Infill (secondary) areas of walls utilising painted weatherboard, cement sheet, stucco, Colorbond, galvanised iron or timber panelling may be approved subject to design merit. Roof materials should be selected from Colorbond, tiles, slate, cement shingles or galvanised iron.

3.9 Outbuildings and External Fixtures

Outbuildings include structures such as sheds, workshops, aviaries (separated from the dwelling) and similar buildings should be clad with Colorbond not galvanised iron.

Outbuildings must not be attached to the house or be located in front of the house.

Outbuildings must be 1.0m from all boundaries and at least 6m from a secondary road frontage.

The maximum size for outbuildings is determined by the site coverage limit and the private open space requirement in combination with the size of your house.

Outbuildings should not unreasonably overshadow or block light from the windows on an adjoining allotment's dwelling or private open space. It should be finished in materials and colours that match the fencing materials or the dwelling on the site.

Clotheslines should be sited unobtrusively and away from public areas.

Solar water heaters and photovoltaic cells that create power and are connected to the grid are encouraged. However, they must not be unduly visible from the primary road. If the northern facing portion of the roof faces a primary or secondary road then only the solar cells are permitted on that portion of the roof. The water container (bullet) must be hidden from public view (on the ground, in the ceiling or on an unseen portion of the roof).

Bin enclosures must not be located in front of the dwelling, even if screened.

Any sign to be erected in association with a home business is to be approved by the Encumbrance Manager.

All ground mounted services are to be screened where visible from a road or public place. These include heating and cooling units, rain water tanks, and clotheslines / hoists.

Air conditioners can cause discomfort to neighbours, thus their location should be selected with care. Evaporative air conditioners should be located below the ridge line of the roof and be of a neutral colour or match the roof colour. Reverse cycle air conditioning units should be located away from adjoining house's habitable rooms in order to minimise noise disruption.

Antenna (including satellite dishes) must be located within the roof space or not be visible from the road.

3.10 Fencing

Rear and side fencing is to be timber or Colorbond "Hedge".

Front fencing is optional for all allotments. If front fencing (including side boundary fencing in front of the main facade of the house) is installed then it must be:

- no more than 1.2m high if constructed of solid materials
- of open style construction (minimum 50% transparent) if greater than 1.2m high
- no greater than 1.5m high

Rear and side boundary fencing (behind the front façade of the house) must be no higher than 1.8m. Side boundary fencing must be no higher than 1.5m where placed in front of the front façade of the house. Fencing must have a vertical emphasis.

Fencing to the secondary street (for corner lots) must be the same as front fencing in terms of height and material for the first 5m and then may be rear or side fencing. Where corner lots are involved, it is the intention for any fencing to both compliment the streetscape whilst providing adequate screening to the private open space areas of the dwelling. In such cases, applicants are encouraged to discuss proposals with the Encumbrance Manager.

Front fences must be approved by the Encumbrance Manager.

3.11 Retaining Walls

Rock and concrete sleeper retaining walls have been constructed as part of the civil works to create allotments. As such additional retaining walls to be constructed as part of the building your home phase are less likely to be needed. Where necessary they must be constructed prior to the occupation of the house. No retaining wall should be greater than 1.0m in height. Retaining walls may be made from rock or concrete sleepers.

3.12 Other

Bins must be stored/located behind the front facade of the house and must not be visible from the street.

4. Building Your Home

4.0 Building Your Home

No-one likes living in a continuous construction area. The first few years of any residential community can be disruptive for everyone. To maintain as high a quality of life as possible during the construction phase, we request that all owners and their builders follow the requirements described in the section below.

4.1 Vehicle Access

Vehicle access must be made via internal roads as opposed to driving across adjoining allotments/vacant land. During construction vehicles should not be parked on the verge/footpath area.

4.2 Site Control

Your allotment must be regularly and frequently maintained and kept clear of excess weeds, rubbish and building waste.

4.3 Stock Piles

Stock piles and building materials must be located on the allotment and positioned in a neat and tidy manner.

4.4 Building Waste

All building waste must be stored in a bin which is emptied on a regular and frequent basis. The bin must be located on the allotment. Accidental spills of soil, materials or waste outside of the allotment must be removed immediately.

4.5 Stormwater

Pollution of the stormwater drainage network from your building site must be avoided. Implementation of an Erosion and Sediment Control Management Plan in accordance with your Development Approval is mandatory. The following measures must be put in place:

- installation of sediment controls on low side of allotment;
- early connection of roof water downpipes to allotment stormwater system;
- trapping of run-off from tool and paint washing, brick and tile cutting and other wet activities.

4.6 Amenities

Portable toilets are to be located within the allotment and adequately fixed to the ground. They must not be placed in the road, verge, adjoining allotments or reserves.

5. Landscaping

5.0 Landscaping

Successful establishment of a landscape provides a significant contribution to the appearance of a suburb and the liveability of the area for its residents.

Fairland will be undertaking extensive landscaping to streetscapes and parks to provide a high degree of amenity for residents. This will be delivered by utilising a range of attractive yet robust trees, shrubs and groundcovers.

In addition to these public areas, residential gardens further assist in reinforcing the imagery of an estate as well as providing a setting for individual dwellings and adverse weather conditions.

Notes



For more information about Aspire,
please contact Fairland on 08 8112 3133
or visit aspiregriffin.com.au

