

HOUSING DESIGN GUIDELINES

Stage 1 – July 2021
V1.0

INTRODUCTION



The Buyer acknowledges that the subject land is part of an attractive residential development Arc on the Point (Victoria Point), the object of which is to establish a modern and well-designed residential area. To ensure the unique character of Arc on the Point (Victoria Point) is enhanced and that quality housing is constructed, Arc on the Point Housing Design Guidelines (Guidelines) have been developed to ensure that a high standard of housing and landscaping is achieved.

The buyer covenants and agrees to be bound by and comply with Arc on the Point Housing Design Guidelines.

1. DESIGN COMPLIANCE ASSESSMENT PROCESS

1.1 Assessment process

On purchasing an allotment at Arc on the Point, both the owner and designer of the proposed home should become fully acquainted with these Design Guidelines and Standards, together with the current Local Authority requirements.

On selecting a suitable house design for an allotment, the builder's or designer's covenant design proposal must be submitted to **Arc on the Point Design Review Team** for approval. The proposal must include the following as a minimum requirement:

- Site plan (at a scale of 1:200)
- Floor plans (at a scale of 1:100)
- Street elevation to scale or a suitably detailed sketch elevation
- Landscape and siteworks plan
- Preliminary colour and material selection

Please complete the Submission Checklist contained within this document to confirm all required assessment information is submitted to the Design Review Team.

The completed Submission Checklist is to be included in the covenant design application.

Covenant Applications and design enquiries should be submitted to:

designreview@arcvictoriapoint.com.au

Please allow 10 business days for covenant applications to be assessed.

Submissions that do not include all required information may experience assessment delays.

1.2 Design Compliance

A review of the proposal will be carried out against the requirements and objectives of Arc on the Point Design Guidelines and the applicant will be advised of compliance or otherwise by the Design Review Team (DRT).

When approved, the applicant may then proceed to detailed design for the proposed dwelling and have the completed design drawings and other documents prepared for building approval by the relevant authority.

Plans approved by the developer in no way constitute a Development or Building Approval, nor imply compliance with statutory requirements. Plans should not be lodged with the Local Authority or Building Certifier until the house design approval has been issued by the DRT.

The Developer may agree to issue a house design approval for proposals that do not conform completely with the Housing Design Guidelines & covenants, where the DRT consider the variation to be minor and does not adversely impact the environmental or aesthetic quality of the development. Some conditions or minor additional requirements may be imposed upon approval.

To avoid potential delays, it is recommended that non-conforming designs be discussed with the Developer early in the assessment process.

2 BUILDING DESIGN COVENANT REQUIREMENTS

2.1 House Design Principles

When choosing a design for your home, it is important to consider how the features and services of the allotment may influence the location and layout of its design to improve the lifestyle for you and your family, as well as improving the overall amenity of the neighbourhood.

Factors to consider include:

- The orientation of the allotment
- The direction of summer breezes
- Home entry and how the house interacts with the street
- The location of houses on adjoining properties (or future houses)
- Service and easement locations (if any)
- Driveway access points, services and infrastructure in road verge
- Home designs to take advantage of available technology and services;
 - Fibre telecommunications network connection to all lots delivering Ultra-High-Speed broadband access, Free-to-Air TV and Pay TV-Foxtel

2.2 House Materials and Colours

Homeowners are encouraged to use varied materials and colours to create individual character and create an overall identity to your neighbourhood. The front of your home should have a variation of materials both lightweight and masonry, textures and at least 2 colours. Consider using lightweight construction materials so your home can cool down quickly in the evenings.

Acceptable material selections include:

- Render with integral colour or painted finish
- Bagged brickwork with paint finish
- Feature lightweight cladding and weatherboard panels (up to 30% of external walls only)
- Face brickwork which is to be limited to feature panels and/or banding only. A more extensive use of face brick will only be permitted where it is not visually dominant from public areas (i.e. parks & road reserves)
- Front façade material finishes must have a minimum return of 1m to the side elevations.
- Other innovative cladding (e.g. colorbond corrugated metal sheeting) should only be used for feature detailing purposes and should not be used for more than 10% of external walls.

2.3 Roof Form

Homes at Arc on the Point should have attractive roof designs to create visual interest whilst also addressing the functional aspects of shading and water collection, providing your home appropriate protection from the sun and rain. The use of roof forms that provide articulated shapes with hips, gables, and other more contemporary forms including skillion roofs are encouraged. Roof elements in general should be a consistent shape and provide a well-balanced and cohesive form to the dwelling.

The following roof forms are permitted to face the primary street frontage:

- Skillion, Gable or Hipped.

Factors to consider include:

- Gable, Dutch Gable and Hipped roofs should have:
 - A minimum roof pitch of 25°;
 - 450mm minimum deep eave overhang.
- Eave overhangs must be consistent for all parts of the dwelling.
- Fascia lines must be at a consistent and continuous level around the perimeter of the roof
- Skillion roofs should have a minimum roof pitch of 10°; A minimum of 2 roof planes; and a minimum of 300mm eave overhang on roof sides.

2.4 Building Envelopes, Setbacks & Site Cover



2.4.1 BUILDING ENVELOPE

The following factors are defined in building and planning legislation and determine the available building envelope for a lot;

- Boundary Setbacks (bulk and location/building envelope)
- Overall maximum heights of dwellings (bulk and location/building envelope)
- Maximum height of walls at certain setbacks
- Maximum allowable site cover
- Built-to-boundary provisions
- Outdoor space
- Access
- Privacy of/for neighbours
- Location and screening of services such as water tanks, air conditioning, pool pumps etc.

2.4.2 BOUNDARY SETBACKS & BUILD TO BOUNDARY WALLS

The boundary setback of buildings is an important factor in achieving the desired streetscape character. While building and planning requirements specify the minimum setbacks, houses should not be fully built to a setback and where possible, should be stepped in plan to create visual interest.

Covenant Design Proposals must comply with the following:

- The *Redland Council Planning Scheme 2018* and
- Queensland Development Code for Single Detached Housing on lots 450sqm and over (for lots $\geq 450\text{m}^2$); Or:
- Queensland Development Code for Single Detached Housing on lots under 450sqm (for lots $< 450\text{m}^2$);

Redland City Council Planning Scheme 2018 can be found here:

https://www.redland.qld.gov.au/download/downloads/id/3811/redland_city_plan_-_version_5.pdf

The Queensland Development Code can be found here:

www.hpw.qld.gov.au/SiteCollectionDocuments/mp1-2.pdf

Redland City Council – Dwelling House – Design & Siting fact sheet:

[Fact Sheet QDC Dwelling House Domestic Outbuildings Domestic Addition and Dual Occupancies.pdf](#)

Build to boundary walls are contemplated by QDC and considered appropriate in certain circumstances.

- Preference is for garages to be constructed as a built to boundary wall
 - Garages, carports and sheds may be closer to the side and rear boundary where the combined length of buildings within the setback does not exceed 9m along any one boundary
 - The height of buildings within the setback does not exceed a max of 4.5m
 - The building is no closer than 1.5m to a window in a habitable room of any adjoining dwelling

2.4.3 SITE COVERAGE

To ensure the appropriate maximum level of building bulk is controlled to maintain sufficient area for private open space on a lot; the maximum area of the site covered by a building or other roofed structure but excluding eaves.

2.5 Additional Requirements

EASEMENTS

- Additional siting requirements may apply in circumstances where easements exist within the lot.

SECONDARY STRUCTURES

- Balconies and roof elements and their supporting structure that are part of the main structure of the house must be contained within the main building envelope.
- Sunshades and screens that are not part of the roof form may project into the setback areas.
- Pool gazebos and similar structures separate to the main structure may be constructed in the outdoor living area, but must comply with Local Authority regulations, and subject to assessment by the DRT as to their suitability.

GARAGES AND CARPORTS

- The elevational dimension of openings facing the street is lesser of 6m and 50% of the frontage width
- A maximum of 1 driveway per dwelling is permitted
- Parking two vehicles on a lot is required, with a minimum of 1 space being covered.

3 FENCING

3.1 Street Boundary Fencing and Gates

In order to define the boundary between public and private areas of allotments, street boundary fencing may be used in conjunction with front boundary landscaping in accordance with the following requirements.

Requirements

- The fence must incorporate a minimum transparency ratio of 50%
- Fence height must not exceed 1.2m
- The fence must be constructed of materials and be in colours sympathetic to those of the associated dwelling
- Transparent metal gates may constitute part of the 50% transparency

Advisory

- *Hedges and other forms of 'soft' landscaped edges are encouraged as an alternative to structural fencing.*

Street boundary fencing proposals are subject to review.

3.2 Side Boundary Fencing

- Painted rendered concrete block
- Timber or stained timber fencing
- No metal fencing will be allowed on corner allotments, or any allotment forward of the building line.

3.3 Fences on Corner Sites

Fencing to secondary boundaries on corner sites must be set back from the main street boundary to line with the main front wall of the dwelling or reduced to 1.2m in height in this area of the site to ensure appropriate sight-lines are maintained for vehicular traffic.

Fencing to secondary street boundaries must be compatible and of matching construction to street boundary fences and must have a maximum height of 1.8m.

Where no front fence is used, the secondary street fence must return to the house a minimum of 1m behind the front wall of the dwelling.

4 LANDSCAPING AND RETAINING



4.1 Landscaping

The existing seasonal character and climate of Arc on the Point provides residents with a unique selection and palette mix of endemic species which can be grown in a range of locations, from individual home gardens, to local streetscapes and parklands.

During plant selection consider appropriate species that provide both colourful and textural flowering types and have unique visual attributes.

Landscaping your homesite at Arc on the Point is an important part of creating an attractive, green and leafy neighbourhood and streetscape.

To compliment the streetscape landscaping, the front gardens of homes should be landscaped using a variety of plants, in particular, using indigenous species.

Factors to consider include:

- Landscape your front yard (between the building line and the front boundary) comprising a minimum area of 20m² using a variety of plants of different sizes and types, including trees, shrubs and ground covers
- The remainder of your front yard and verge (excluding hardstand) must be grassed or turfed
- A minimum of 1 large shade tree must be provided to the front yard and
- Landscaping of your front garden must be completed within one (1) month of completing your home.

4.2 Driveways

- Driveway width must not exceed 5.0m in width at the street boundary for double garages and must be separated from the side boundary by a minimum 500mm wide planting margin.
- Driveways and crossovers are to be concrete, clay or concrete pavers or exposed aggregate concrete.
- Driveways and crossovers must be completed prior to occupation of the dwelling.
- Where a footpath has been constructed in front of the lot, it is permissible for the driveway to cut through the footpath in accordance with Redland City Council requirements.
- All works to be in strict accordance with Redland City Council requirements specifically the Domestic Driveway Crossover – Standard Drawing R-RCC-1”H”.

4.3 Retaining Walls

Please discuss any proposed retaining walls with your adjoining neighbour prior to construction to ensure that the height of the retaining is appropriated to suit the finished ground levels on adjacent block.

Retaining walls visible from the street or from parks and public spaces are to comply with the following

- Limited to 1m in height before the inclusion of a 0.5m wide landscaped terrace.
- Must be constructed from high quality boulder, stone or masonry to match the dwelling.

Timber retaining walls may be constructed alongside boundaries (excluding secondary street frontages) and rear boundaries. Timber retaining walls must taper down to meet the finished ground line at the front of the property.

When constructing within the zone of influence of a developer supplied retaining wall a certificate of compliance (Total engineering solution) will be required from a registered engineering practice. The certificate of compliance must certify any building works constructed on the land within the zone of influence of a retaining wall erected on the land by the Seller has not exceeded the maximum loading limitation of the retaining wall.

5 EXTERNAL FEATURES

5.1 Garage Door

In general garage doors must be tilt up, panel lift, or roller doors finished in a complementary or contrasting colour lighter than the adjacent wall colour.

Requirements

- Garage accessed from the primary frontage must be designed to reduce their dominance through the use of building articulation, varied setbacks and two storey elements where appropriate.
- The maximum width of a garage / carport opening and door on the primary frontage is 6m.

5.2 Gazebos

- Gazebos or other similar structures associated with outdoor or pool areas are generally permitted, however, they must reflect the architecture of the associated dwelling, and be finished in compatible materials and colours.
- Gazebos or similar structures must comply with any Local Authority restrictions and will be subject to approval by the developer.

5.3 Clothes Drying Areas

- Clothes drying areas should be located within the side or rear yards of the dwelling and not be directly visible from the street.

5.4 Wheelie Bin Storage

- No wheelie bin storage or other rubbish storage may be visible from the street.

5.5 Satellite Dishes & TV Antennas

- Lots at Arc of the Point benefit from Freeview Free-to-Air TV and Pay TV-Foxtel via a Fibre-to-the-Home telecommunications network.
- Television antennas or satellite dishes will not be necessary.

5.6 Air Conditioners

- Window mounted air-conditioning units are not permitted at Arc on the Point.
- Air-conditioning or heat-pump systems must be installed at ground level and located in such a position as to not be visible from the street and public spaces or impose any audible operation noise on neighbouring properties.

5.7 Pool, Plant & Equipment

- Pool filtration plant and equipment must be in such a position as to not be visible from the street and public spaces or impose any audible operation noise on neighbouring properties.

5.8 External Plumbing

- All waste and water supply plumbing must be concealed within the dwelling fabric.
- No visible pipe work or plumbing other than roof downpipes may be visible to the exterior of the dwelling.

5.9 Solar Water & Photovoltaic Energy Systems

- Solar water heating and Photovoltaic energy systems located in visible locations, including roofs, must be integrated into the structure or roof plane to limit their appearance to neighbours.
- Details of the type and location of any proposed energy system must be submitted with, or indicated on, documents submitted for Design Review.

DESIGN REVIEW APPLICATION FORM & CHECKLIST

Please complete the following submission checklist and submit with your application to:

designreview@arcvictoriapoint.com.au

Please allow **10 business days for covenant applications to be assessed.** Please note – submissions that do not provide the required information will be returned to the submitter and may delay assessment.

Owner/s			
Lot Number		Street Name	
Builder:		Contact Person:	
Email:		Phone:	

Design Item		Design Outcome	
Site Cover	Total Site Cover:		%
Setbacks	Front		m
	Garage		m
	Secondary Frontage		m
	Side Boundary		m
	Rear		m
Architectural Element	Roof pitch		°
	Eave Overhang Width		mm
	Driveway Material (colour, exposed, broom etc.)		
Additional Information Provided	Confirm you have provided the following:		
	Paint & Material Colour Selections	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	Landscaping Plan	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	Bin Bay Location	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Do the above design inclusions comply with the Housing Design Guidelines?		Yes <input type="checkbox"/>	No <input type="checkbox"/>

Please ensure that the following are included in your submission (all plans and elevations to be at a minimum 1:100 scale and on minimum A3 sized paper).

<p>1) Site plan (be drawn to 1:200 scale) indicating:</p> <ul style="list-style-type: none"> • Distances from all boundaries to face of wall of all parts of the dwelling. • Driveway position, width and material • Site coverage of the dwelling • Fence locations, types and finishes • Water tank location • Air Conditioning plant location 	<p>2) Ancillary Structures. Provide notes or details on appropriate drawings:</p> <ul style="list-style-type: none"> • Gazebo or other separate buildings • Wheelie Bin storage • Any other structures or features separate from main building • Including swimming pool & equipment
<p>3) Floor plans of all floors of the proposed dwelling (drawn at 1:100) indicating:</p> <ul style="list-style-type: none"> • Floor areas in m² • Floor levels • Decks and terraces adjoining the dwelling 	<p>4) Fencing details. Provide plans and elevations of street boundary fencing, where permitted, indicating:</p> <ul style="list-style-type: none"> • Materials • Height • Finishes • Distance to boundary • Planting associated with fence • Gates • Gate Houses or any other entry statement (where permitted)
<p>5) Elevations of all sides of the proposed dwelling (drawn at 1:100) indicating:</p> <ul style="list-style-type: none"> • Roof or eave overhang dimensions • Exterior materials noted on drawings • Overall height of the dwelling above natural ground level • Roof pitch • Ground level shown accurately 	<p>6) Colour Scheme. Provide details of all exterior colours including:</p> <ul style="list-style-type: none"> • Wall finish materials and colours • Windows • Roofing • Fascia • Gutters • Balustrades • Any other materials visible to the exterior of the dwelling • Colours and their locations must be clearly identified on a copy of elevations
<p>7) Landscape plan, scaled and dimensioned indicating:</p> <ul style="list-style-type: none"> • Turf areas • Planted areas, including plant types and density • Paved areas, including materials • Decks or terraces • Ponds or other water features • Fence locations, types and finishes • Entry statements including gatehouses etc. 	