arc
ON THE POINT

HOUSING DESIGN GUIDELINES

Stage 4 — September 2024

urbex designed for life.

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 is enhanced and that quality housing is constructed, Arc on the Point Housing Design 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 Housing Design Guidelines, together with the current Local Authority standards and requirements.

On selecting a suitable house design for an allotment, the builder's or designer's housing design proposal must be submitted to the **Arc on the Point Design Review Team (DRT)** 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 DRT. The completed Submission Checklist is to be included in the housing design application.

Housing Design 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 will 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 Housing Design Guidelines and the applicant will be advised of compliance or otherwise by the 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 DRT 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 housing design approval has been issued by the DRT.

The DRT may agree to issue a housing design approval for proposals that do not conform completely with the Arc on the Point Housing Design Guidelines and 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 DRT 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.
- Television antennas and satellite dishes will not be necessary.

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 (E.g. Parks and road reserves).
- Front façade material finishes must have a minimum return of 1 meter to the side elevations.
- Other innovative cladding (E.g. Colourbond 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 and Hipped roofs should have:
    - A minimum roof pitch of 25º.
    - 450mm minimum deep eave overhang.
- Eave overhangs must be consistent at 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 10º; A minimum of 2 roof planes; and a minimum of 300mm eave overhang on roof sides.

2.4 Building Envelopes and Setbacks

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.

Housing Design Proposals must comply with the following:

- The *Redland City Plan* and
- Queensland Development Code for Single Detached Housing on lots 450sqm and over (for lots ≥450m²). Or:
- Queensland Development Code for Single Detached Housing on lots under 450sqm (for lots <450m²).

Section 6 and Appendix A-F of the Arc on the Point Housing Design Guidelines provides further details on Queensland Development Code (QDC) setback provisions.

In accordance with the QDC, build-to-boundary walls are permissible under certain conditions. The guidelines are as follows:

- Garages are preferred to be constructed as build- to-boundary walls.
- Garages, carports, and sheds may be positioned closer to the side and rear boundaries, provided the total length of all buildings within the setback does not exceed 9 meters along any single boundary.
- The height of any buildings within the setback must not exceed 4.5 meters.
- Buildings must be located at least 1.5 meters from any window in a habitable room of an adjacent dwelling.

2.4.3 SITE COVERAGE

To maintain adequate private open space on a lot while controlling building bulk, the total area covered by buildings or other roofed structures (excluding eaves) must not exceed 50% of the site area.

2.5 Additional Requirements

2.5.1 EASEMENTS

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

2.5.2 SECONDARY STRUCTURES

For the Arc on the Point development, the following guidelines apply to secondary structures:

- Balconies, roof elements, and their supporting structures that are part of the main structure of the house must remain within the main building envelope.
- Sunshades and screens that are not part of the roof form may extend into the setback areas.
- Pool gazebos and similar structures, separate from the main structure, may be constructed in the outdoor living area, provided they comply with Local Authority regulations and are assessed by the DRT for suitability.

2.5.3 GARAGES AND CARPORTS

For the Arc on the Point development, the following garage and carport requirements apply:

- The width of garage openings facing the street must not exceed the lesser of 6 meters or 50% of the frontage width.
- Each dwelling is permitted only one driveway.

Each lot must accommodate parking for two vehicles, with at least one parking space being covered.

3 FENCING

3.1 Street Boundary Fencing and Gates

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:

- 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

For the Arc on the Point development, the following materials are approved for side boundary fencing:

- Painted rendered concrete block.
- Timber or stained timber fencing.
- Colourbond fencing.

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 sightlines 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 textual 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, including 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.
- Landscaping of your front garden must be completed within one (1) month of completing your home.

4.2 Driveways

For the Arc on the Point development, the following driveway requirements must be adhered to:

- The driveway width must not exceed 5.0 meters at the street boundary for double garages and must maintain a minimum 500mm wide planting margin from the side boundary.
- Driveways and crossovers should be constructed from concrete, clay or concrete pavers or exposed aggregate concrete.
- Driveways and crossovers must be completed before the dwelling is occupied.
- If a footpath has been constructed in front of the lot, the driveway must cut through the footpath in accordance with Redland City Council requirements.
- All works must strictly comply with Redland City Council requirements, particularly the Domestic Driveway Crossover Standard Drawing R-RCC-1.
- Driveways must be aligned to ensure sufficient clearance from existing and proposed street trees, as per Redland City Council requirements. If the minimum clearances cannot be achieved, permission for relocation or dispensation must be obtained from Redland City Council.

4.3 Retaining Walls

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 the adjacent block.

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

- Limited to 1 meter in height before the inclusion of a 0.5-meter-wide landscaped terrace.
- Must be constructed from concrete sleeper, 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

- Garages accessed from the primary frontage must be designed to reduce their dominance using 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

For the Arc on the Point development, the following guidelines apply to gazebos and similar structures:

- 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

Lots at Arc on 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 APPLICATON FORM & CHECKLIST

Please complete the following submission checklist and submit with your application to designreview@arcvictoriapoint.com.au.

Please allow 10 business days for design 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 ☐ No ☐
	Landscaping Plan	Yes ☐ No ☐
	Bin Bay Location	Yes ☐ No ☐
Do the above design inclusions comply with the Arc on the Point Housing Design Guidelines?		Yes ☐ No ☐

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).

1) Site plan (be drawn to 1:200 scale) indicating:

- 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

2) Ancillary Structures. Provide notes or details on appropriate drawings:

- Gazebo or other separate buildings
- Wheelie Bin storage
- Any other structures or features separate from main building
- Including swimming pool & equipment

3) Floor plans of all floors of the proposed dwelling (drawn at 1:100) indicating:

- Floor areas in m^2
- Floor levels
- Decks and terraces adjoining the dwelling

4) Fencing details. Provide plans and elevations of street boundary fencing, where permitted, indicating:

- Materials
- Height
- Finishes
- Distance to boundary
- Planting associated with fence
- Gates
- Gate Houses or any other entry statement (where permitted)

5) Elevations of all sides of the proposed dwelling (drawn at 1:100) indicating:

- 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

6) Colour Scheme. Provide details of all exterior colours including:

- 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

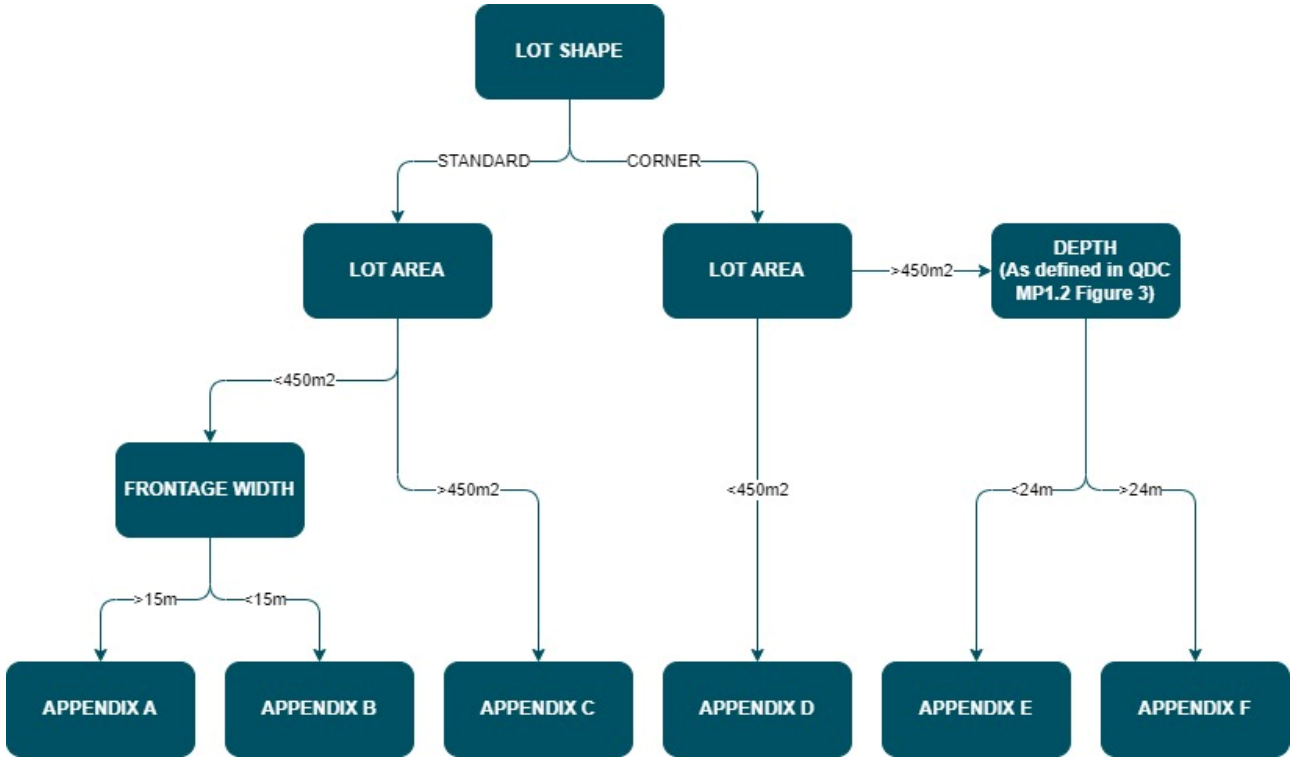
7) Landscape plan, scaled and dimensioned indicating:

- 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.

6 SETBACK PLANS

Site setbacks offer the advantage of fostering a harmonious connection between your home, the street, and your neighbours. To find the relevant Appendix and site setback diagram for your lot, please refer to the flowchart provided below.

All setbacks are determined by QDC MP1.1 or MP1.2 and measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the lot. It is recommended that the advice from a certifier be sought for confirmation of depicted setbacks.



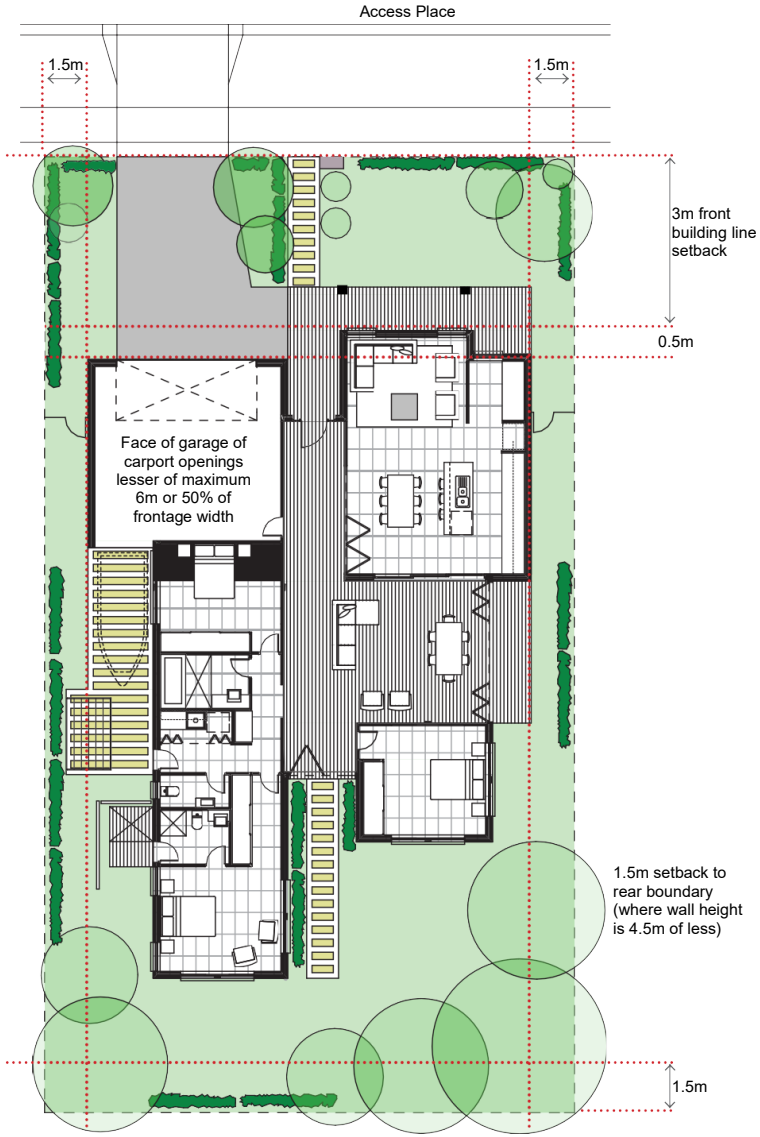
APPENDIX A

Design Guidelines for a Standard Lot where lot area is less than 450m2 and lot frontage is greater than 15m

- Maximum site cover is 50% of the site area.
- Structures allowed within the front boundary setback:
  - Screens, fences, retaining walls or a combination, where no more than 2m in height.
  - Roofed gatehouse where area does not exceed 4m²; no more than 2m wide; and no more than 3m in height.
  - Swimming pools where the coping of the pool is no more than 1.2m above finished ground level and setback 1.5m from the front boundary; or a solid wall or fence at 1.8m high above finished ground level is constructed between the water and the road frontage and the top of the wall or fence is at least 1m above the coping of the pool.
- Structures allowed within the rear and side boundary setbacks:
  - Screens, fences, retaining walls or a combination, where no more than 2m in height.
  - A rainwater tank that is not more than 2.4m high.
  - A pergola or structure not for entertainment/ recreational purposes that is not enclosed by walls or roofed; not more than 2.4m in height; and primarily ornamental or for horticultural purposes.
  - Class 10a buildings or parts where the height does not exceed 4.5m and has a mean height of not more than 3.5m; the total length of the building does not exceed 9m; and is no closer than 1.5m to a window of a habitable room of an adjoining dwelling.
- Landscaping allowed within all boundary setbacks.
- Minimum road setbacks for garages/carports are 3m for an Access Place and Access Street. Provision for parking two vehicles must be provided on the lot in accordance with the minimum dimensions detailed in QDC MP1.1 A8(a)(i).

Wall height	Setback (for rear & side boundaries)
4.5m	1.5m
>4.5m but not more than 7.5m	2m
>7.5m	2m plus 0.5m for every 3m or part of exceeding 7.5m

*** All setbacks are determined by QDC MP1.1. It is recommended that the advice from a certifier be sought for confirmation of depicted setbacks ****



APPENDIX B

Design Guidelines for a Standard Lot where lot area is less than 450m2 and lot frontage is less than 15m

- Maximum site cover is 50% of the site area.
- Structures allowed within the front boundary setback:
  - Screens, fences, retaining walls or a combination, where no more than 2m in height.
  - Roofed gatehouse where area does not exceed 4m²; no more than 2m wide; and no more than 3m in height.
  - Swimming pools where the coping of the pool is no more than 1.2m above finished ground level and setback 1.5m from the front boundary; or a solid wall or fence at 1.8m high above finished ground level is constructed between the water and the road frontage and the top of the wall or fence is at least 1m above the coping of the pool.
- Structures allowed within the rear and side boundary setbacks:
  - Screens, fences, retaining walls or a combination, where no more than 2m in height.
  - A rainwater tank that is not more than 2.4m high.
  - A pergola or structure not for entertainment/ recreational purposes that is not enclosed by walls or roofed; not more than 2.4m in height; and primarily ornamental or for horticultural purposes.
  - Class 10a buildings or parts where the height does not exceed 4.5m and has a mean height of not more than 3.5m; the total length of the building does not exceed 9m; and is no closer than 1.5m to a window of a habitable room of an adjoining dwelling.
- Landscaping allowed within all boundary setbacks.
- Minimum road setbacks for garages/carports are 3m for an Access Place and Access Street. Provision for parking two vehicles must be provided on the lot in accordance with the minimum dimensions detailed in QDC MP1.1 A8(a)(i).

Wall height	Setback (for rear & side boundaries)
<7.5m	Table A2
>7.5m	2m plus 0.5m for every 3m or part of exceeding 7.5m

*** All setbacks are determined by QDC MP1.1. It is recommended that the advice from a certifier be sought for confirmation of depicted setbacks ***

Table A2

Road Frontage in metres	Side and *Rear boundary clearances* *eight* in metres	
	4.5 or less	4.5 to 7.5
14.501 – 15.000	1.425	1.900
14.001 – 14.500	1.350	1.800
13.501 – 14.000	1.275	1.700
13.001 – 13.500	1.200	1.600
12.501 – 13.000	1.125	1.500
12.001 – 12.500	1.050	1.400
11.501 – 12.000	0.975	1.300
11.001 – 11.500	0.900	1.200
10.501 – 11.000	0.825	1.100
10.500 or less	0.750	1.000

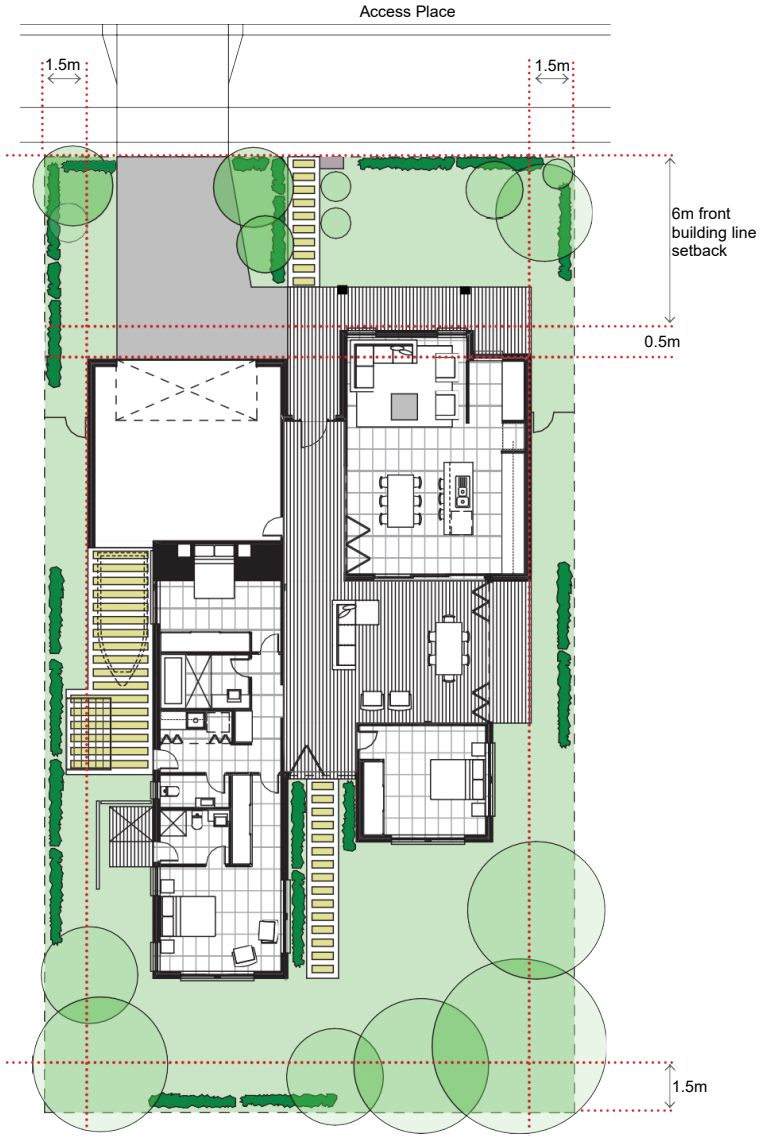
APPENDIX C

Design Guidelines for a Standard Lot where lot area is greater than 450m2

- Maximum site cover is 50% of the site area.
- Structures allowed within the front boundary setback:
  - Screens, fences, retaining walls or a combination, where no more than 2m in height.
  - Roofed gatehouse where area does not exceed 4m²; no more than 2m wide; and no more than 3m in height.
  - Swimming pools where the coping of the pool is no more than 1.2m above finished ground level and setback 1.5m from the front boundary; or a solid wall or fence at 1.8m high above finished ground level is constructed between the water and the road frontage and the top of the wall or fence is at least 1m above the coping of the pool.
- Structures allowed within the rear and side boundary setbacks:
  - Screens, fences, retaining walls or a combination, where no more than 2m in height.
  - A rainwater tank that is not more than 2.4m high.
  - A pergola or structure not for entertainment/ recreational purposes that is not enclosed by walls or roofed; not more than 2.4m in height; and primarily ornamental or for horticultural purposes.
  - Class 10a buildings or parts where the height does not exceed 4.5m and has a mean height of not more than 3.5m; the total length of the building does not exceed 9m; and is no closer than 1.5m to a window of a habitable room of an adjoining dwelling.
- Landscaping allowed within all boundary setbacks.
- Minimum road setbacks for garages/carports are 6m. Provision for parking two vehicles must be provided on the lot in accordance with the minimum dimensions detailed in QDC MP1.2 A8(a)(i).

Wall height	**Setback (for rear & side boundaries)**
4.5m	1.5m
>4.5m but not more than 7.5m	2m
>7.5m	2m plus 0.5m for every 3m or part of exceeding 7.5m

*** All setbacks are determined by QDC MP1.2. It is recommended that the advice from a certifier be sought for confirmation of depicted setbacks ***



APPENDIX D

Design Guidelines for a Corner Lot where lot area is less than 450m2 and lot depth is 24m or less

- Lot depth is determined using Figure 3 below.
- Maximum site cover is 50% of the site area.
- Structures allowed within the front boundary setback:
  - Screens, fences, retaining walls or a combination, where no more than 2m in height.
  - Roofed gatehouse where area does not exceed 4m^2; no more than 2m wide; and no more than 3m in height.
  - Swimming pools where the coping of the pool is no more than 1.2m above finished ground level and setback 1.5m from the front boundary; or a solid wall or fence at 1.8m high above finished ground level is constructed between the water and the road frontage and the top of the wall or fence is at least 1m above the coping of the pool.
- Structures allowed within the rear and side boundary setbacks:
  - Screens, fences, retaining walls or a combination, where no more than 2m in height.
  - A rainwater tank that is not more than 2.4m high.
  - A pergola or structure not for entertainment/ recreational purposes that is not enclosed by walls or roofed; not more than 2.4m in height; and primarily ornamental or for horticultural purposes.
  - Class 10a buildings or parts where the height does not exceed 4.5m and has a mean height of not more than 3.5m; the total length of the building does not exceed 9m; and is no closer than 1.5m to a window of a habitable room of an adjoining dwelling.
- Landscaping allowed within all boundary setbacks.

Rear & Side Boundary Setbacks		
Wall height	**>15m Frontage**	**<=15m Frontage Narrow Lot**
4.5m	1.5m	Table A2
>4.5m but not more than 7.5m	2m	Table A2
>7.5m	2m plus 0.5m for every 3m or part of exceeding 7.5m	2m plus 0.5m for every 3m or part of exceeding 7.5m

*** All setbacks are determined by QDC MP1.1. It is recommended that the advice from a certifier be sought for confirmation of depicted setbacks ***

Table A2

Road Frontage in metres	Side and *Rear boundary clearances* *eight* in metres	
	4.5 or less	4.5 to 7.5
14.501 – 15.000	1.425	1.900
14.001 – 14.500	1.350	1.800
13.501 – 14.000	1.275	1.700
13.001 – 13.500	1.200	1.600
12.501 – 13.000	1.125	1.500
12.001 – 12.500	1.050	1.400
11.501 – 12.000	0.975	1.300
11.001 – 11.500	0.900	1.200
10.501 – 11.000	0.825	1.100
10.500 or less	0.750	1.000

Figure 3

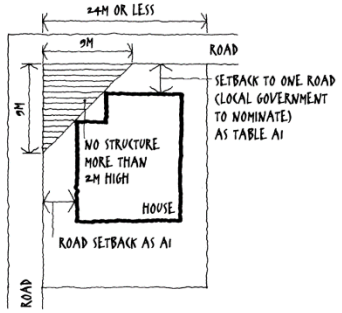
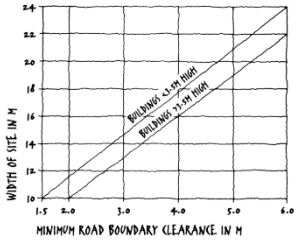
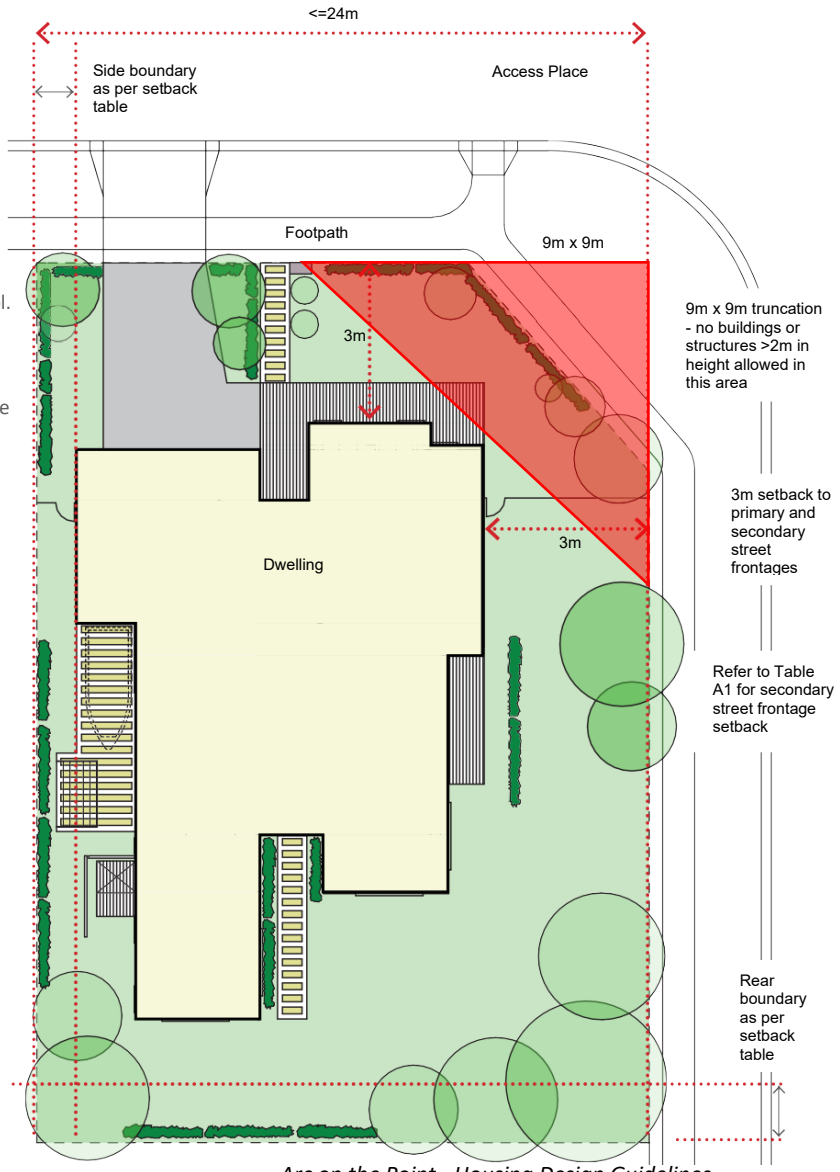


Table A1





APPENDIX E

Design Guidelines for a Corner Lot where lot area is greater than 450m2 and lot depth is 24m or less

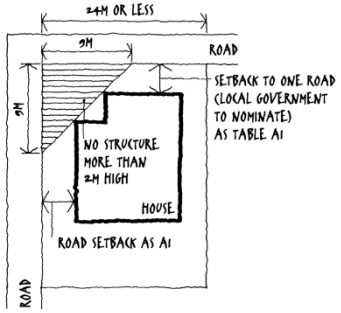
- Lot depth is determined using Figure 3 below.
- Maximum site cover is 50% of the site area.
- Structures allowed within the front boundary setback:
  - Screens, fences, retaining walls or a combination, where no more than 2m in height.
  - Roofed gatehouse where area does not exceed 4m^2; no more than 2m wide; and no more than 3m in height.
  - Swimming pools where the coping of the pool is no more than 1.2m above finished ground level and setback 1.5m from the front boundary; or a solid wall or fence at 1.8m high above finished ground level is constructed between the water and the road frontage and the top of the wall or fence is at least 1m above the coping of the pool.
- Structures allowed within the rear and side boundary setbacks:
  - Screens, fences, retaining walls or a combination, where no more than 2m in height.
  - A rainwater tank that is not more than 2.4m high.
  - A pergola or structure not for entertainment/ recreational purposes that is not enclosed by walls or roofed; not more than 2.4m in height; and primarily ornamental or for horticultural purposes.
  - Class 10a buildings or parts where the height does not exceed 4.5m and has a mean height of not more than 3.5m; the total length of the building does not exceed 9m; and is no closer than 1.5m to a window of a habitable room of an adjoining dwelling.
- Landscaping allowed within all boundary setbacks.

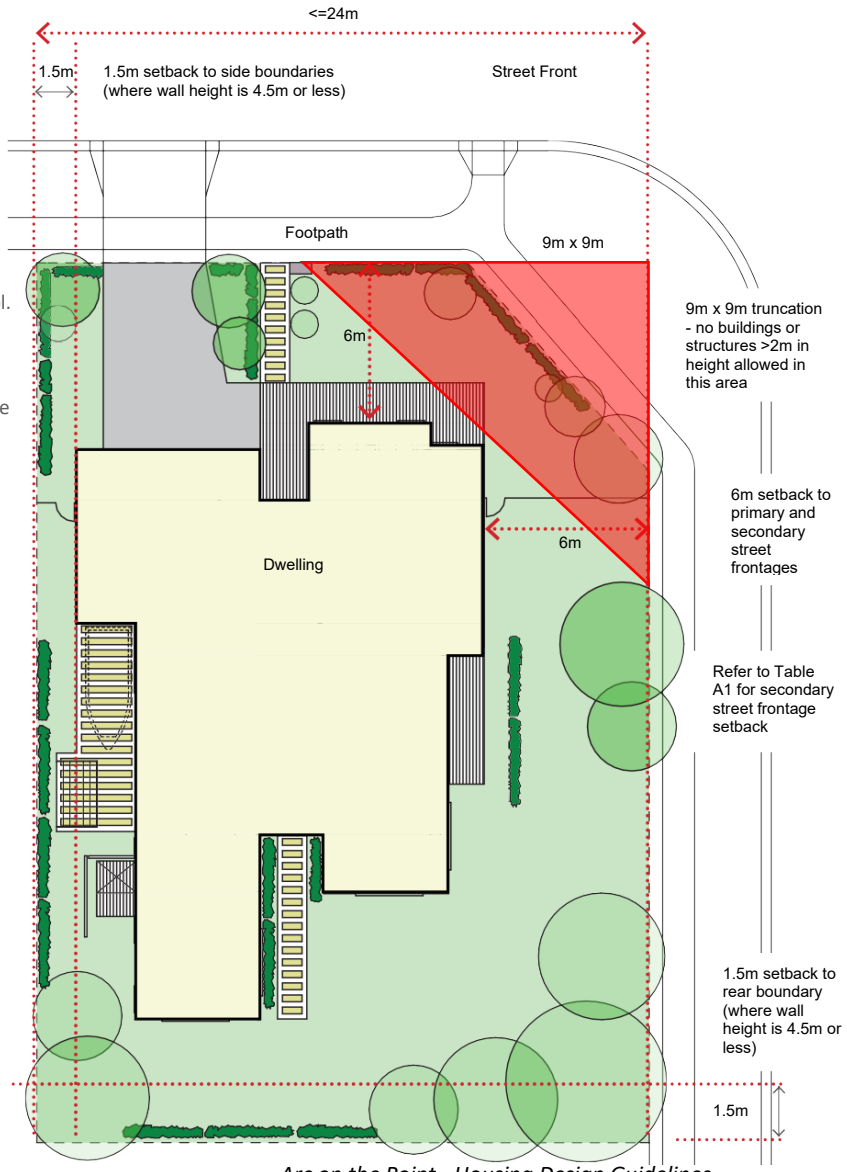
Wall height	Setback (for rear & side boundaries)
4.5m	1.5m
>4.5m but not more than 7.5m	2m
>7.5m	2m plus 0.5m for every 3m or part of exceeding 7.5m

*** All setbacks are determined by QDC MP1.2. It is recommended that the advice from a certifier be sought for confirmation of depicted setbacks ***

Table A1

Figure 3





APPENDIX F

Design Guidelines for a Corner Lot where lot area is greater than 450m2 and lot depth is greater than 24m

- Lot depth is determined using Figure 3 below.
- Maximum site cover is 50% of the site area.
- Structures allowed within the front boundary setback:
  - Screens, fences, retaining walls or a combination, where no more than 2m in height.
  - Roofed gatehouse where area does not exceed 4m^2; no more than 2m wide; and no more than 3m in height.
  - Swimming pools where the coping of the pool is no more than 1.2m above finished ground level and setback 1.5m from the front boundary; or a solid wall or fence at 1.8m high above finished ground level is constructed between the water and the road frontage and the top of the wall or fence is at least 1m above the coping of the pool.
- Structures allowed within the rear and side boundary setbacks:
  - Screens, fences, retaining walls or a combination, where no more than 2m in height.
  - A rainwater tank that is not more than 2.4m high.
  - A pergola or structure not for entertainment/ recreational purposes that is not enclosed by walls or roofed; not more than 2.4m in height; and primarily ornamental or for horticultural purposes.
  - Class 10a buildings or parts where the height does not exceed 4.5m and has a mean height of not more than 3.5m; the total length of the building does not exceed 9m; and is no closer than 1.5m to a window of a habitable room of an adjoining dwelling.
- Landscaping allowed within all boundary setbacks.

Wall height	Setback (for rear & side boundaries)
4.5m	1.5m
>4.5m but not more than 7.5m	2m
>7.5m	2m plus 0.5m for every 3m or part of exceeding 7.5m

*** All setbacks are determined by QDC MP1.2. It is recommended that the advice from a certifier be sought for confirmation of depicted setbacks ****

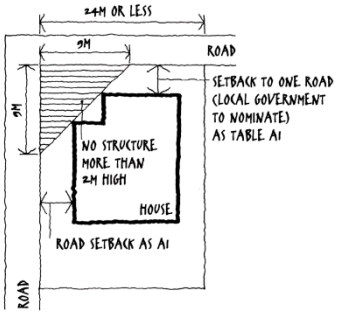
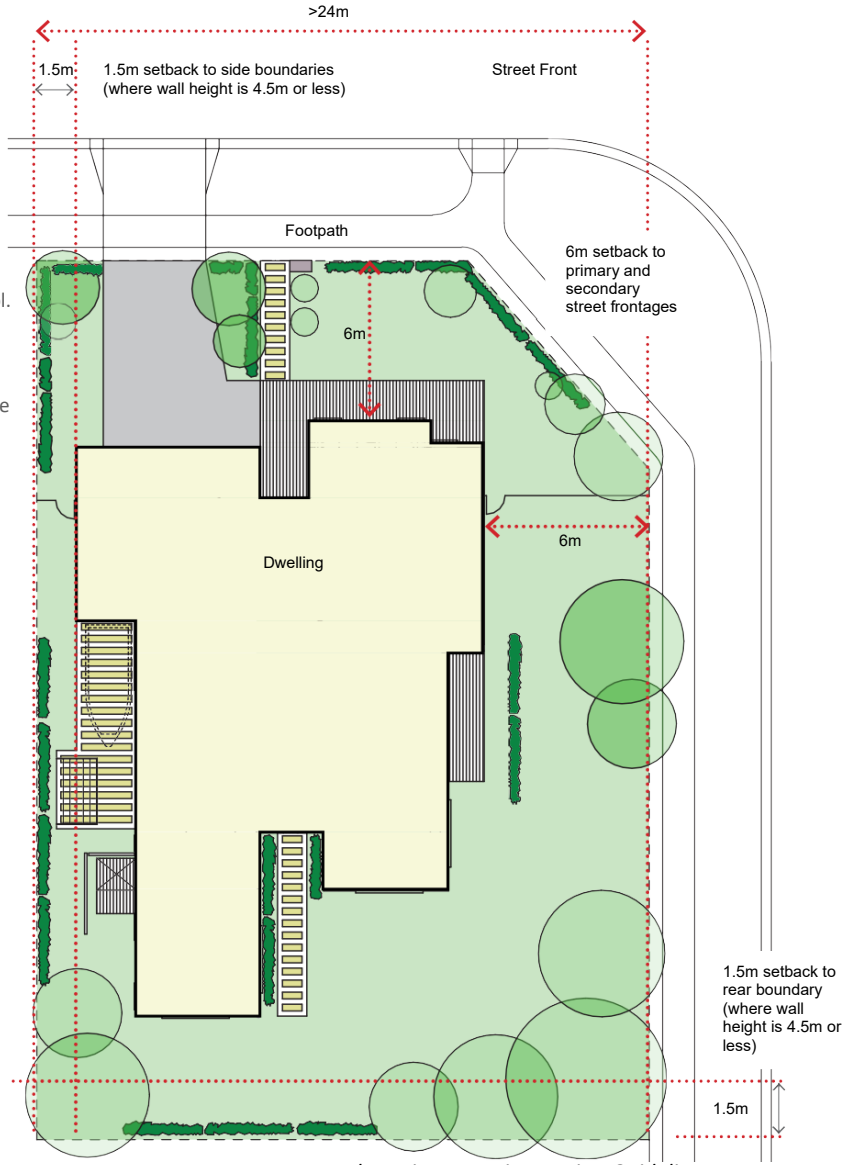



Figure 3