urban design guidelines

SUMMERSTONE

MORAYFIELD





welcome to the community

Congratulations on purchasing land for your new home at Summerstone, Morayfield.

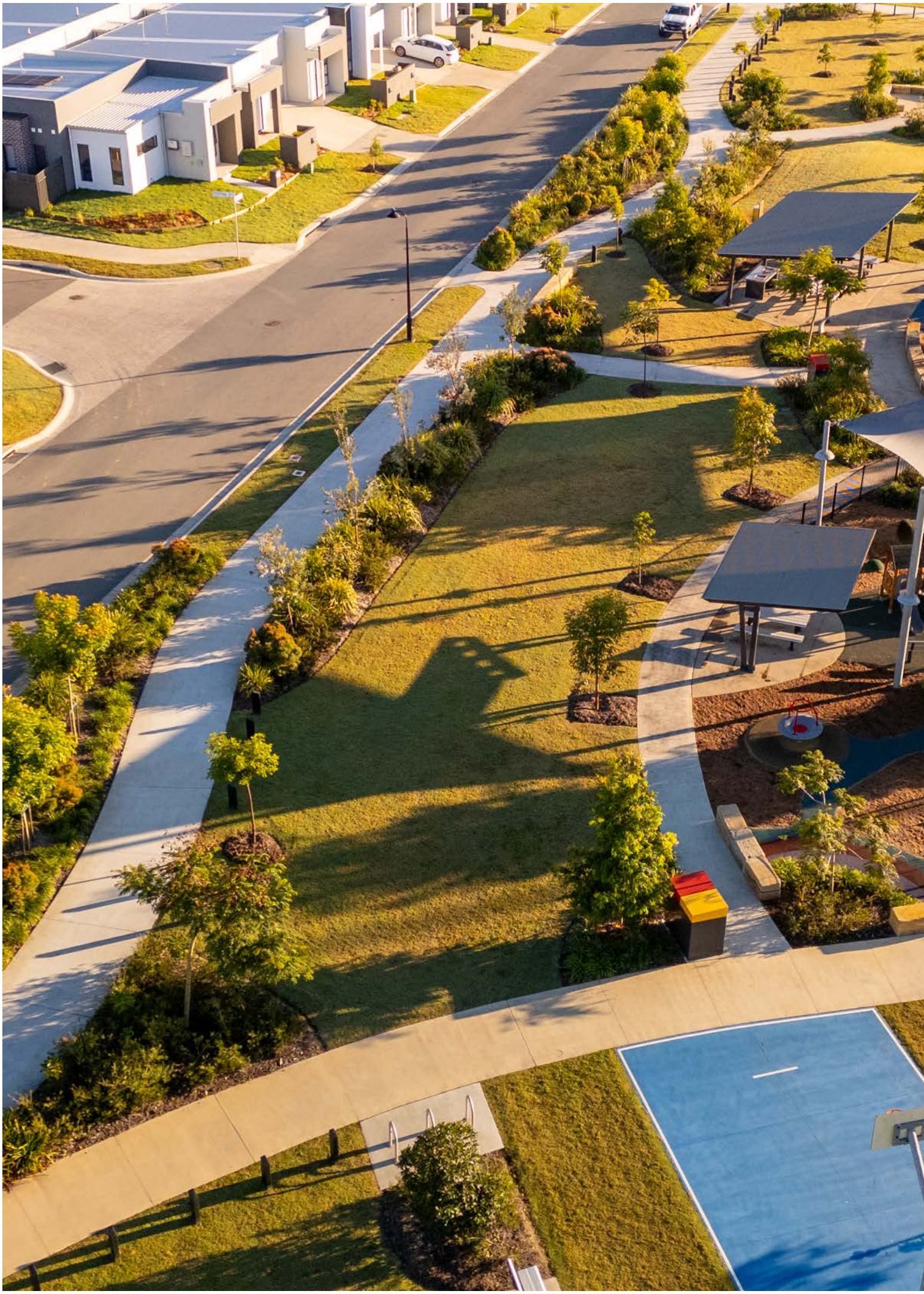
We have developed these urban design guidelines to ensure that Summerstone is a beautiful and progressive area that promotes a wonderful lifestyle for years to come. We want to safeguard the future of your asset – your home.

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

The guidelines have been developed to promote a diverse and attractive development outcome for the community to call home.

Sustainability objectives which seek to conserve water and energy use are to be promoted through a number of mandatory and advisory principles.

‘The vision is to achieve an attractive and vibrant residential community embracing the ideals of housing choice, affordability and sustainability.’





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1. approval process

When you purchase an allotment at Summerstone, Morayfield an encumbrance is attached to the land.

This requires that prior to any development occurring on site, approval must be sought and obtained in writing from the Encumbrance Team. Approval from the Moreton Bay Regional Council must then be sought and obtained for the house design.

The design guidelines must be considered in conjunction with the Moreton Bay Regional Council Planning Scheme and approved plan of development.

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

The encumbrance team has the power to approve a proposal that does not conform to the design guidelines, however the Moreton Bay Regional Council must also approve the non-conforming aspects of the proposal.

No changes to the appearance of the facade will be permitted on terrace homes in Summerstone.

The following documents are required to be submitted to the Encumbrance Team to assess and approve your proposed house:

Electronic copies of the following plans:

- 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);
- Cross section (1:100 scale);

As well as:

- Landscape plan of the front yard and verge (min 1:200 scale);
- Area schedule showing floor area of the various parts of the building
- Schedule of external colours and materials and fencing;
- Fencing type and height
- Retaining wall detail (if applicable).
- Front fence detail (if applicable); and
- Erosion and Sediment Control Management Plan;

The Encumbrance Team 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 Moreton Bay Regional Council prior to written approval being issued by the Encumbrance Team.

Please email application to:

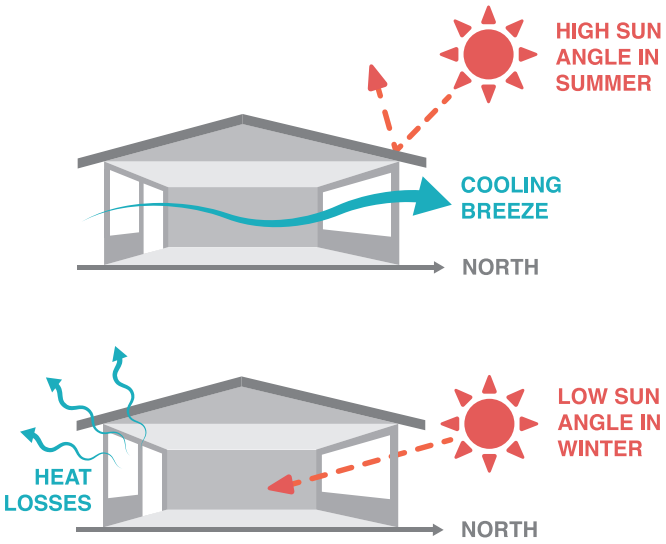
encumbranceqld@fairland.com.au

2. planning your home

Good design is not merely how eye-catching a house is, it's also about having spaces such as living areas and bedrooms in the best location to maximise functionality, and to reduce unnecessary consumption of resources and in turn save on energy costs.

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 issues such as:

- Orientation of the allotment
- Appearance and style of your home
- Internal layout of your rooms to take advantage of the sun
- Materials to be used



The information in these guidelines must be followed if your proposed new home is to be approved by the encumbrance team.

Building requirements

To ensure that your lifestyle and investment are protected, we have placed requirements on such matters as the location, scale and height of homes on each allotment at Summerstone, Morayfield.

Building time

We want Summerstone to feel like home as soon as possible, so if you're purchasing a vacant allotment you must substantially commence building within 12 months of becoming the registered owner of the allotment.

- Construction must be completed within 12 months of commencement
- Front yard landscaping must be constructed within 6 months of occupation of your home

Only designated development allotments may be subdivided further.

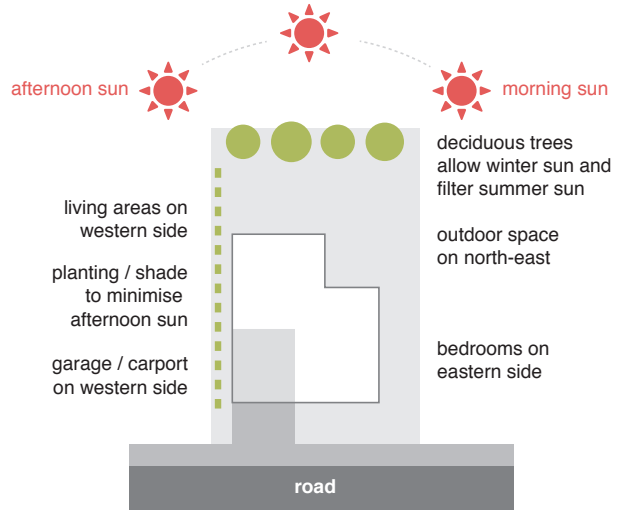
Consolidation of adjoining allotments for development of either a single dwelling or more than one dwelling will be reviewed by the encumbrance team on merit and having made an assessment of the proposal in accordance with these guidelines.

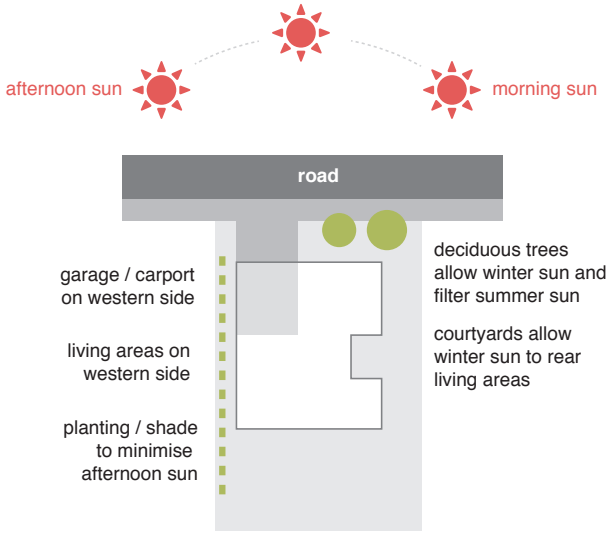
Number of dwellings

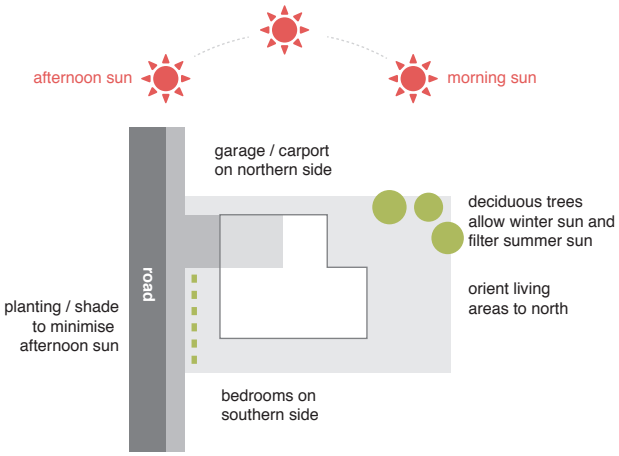
Other than on designated development allotments only one dwelling per allotment is allowed.

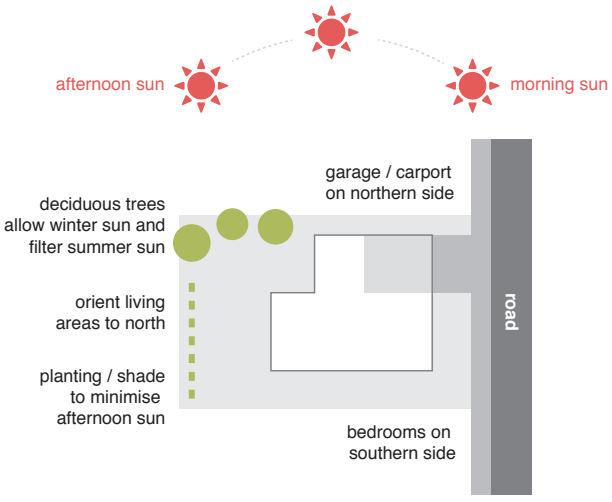
Solar orientation

Houses should be orientated to ensure energy efficiency of your home and maximise sun into your private open space and into your home. Some examples of good house orientation is shown below.










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3. designing your home

Building envelope plan

A building envelope plan has been prepared for each individual allotment and identifies the area in which a dwelling may be sited. In particular they indicate 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 from side and rear boundaries
- The minimum building setbacks required for single and two storey dwellings
- Built to boundary wall locations for garages/carports on boundaries

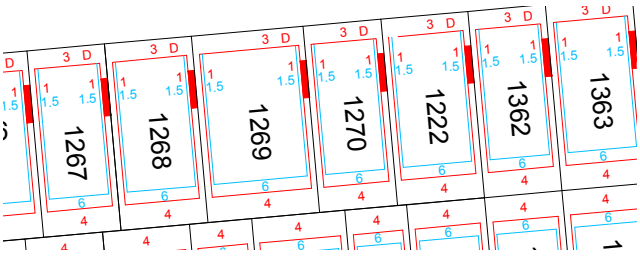
A building envelope plan is provided for each stage of the development and provides detailed information for each allotment.

The building envelope plan forms part of the guidelines and gives effect to them. A dwelling must be sited within the building envelope subject to site coverage and other requirements as set out in these guidelines and Council's Planning Scheme.

Other than minor elements on the front facade of the dwelling such as a portico, bay window or a verandah, buildings which encroach outside the building envelope will not be approved.

The size of each envelope is in excess of the area required to construct a wide variety of dwelling forms and exceeds the site coverage area.

Example of indicative building envelope plan



The indicative building envelopes shown above depict the minimum set back requirements only for allotments, unless otherwise stated.

All requirements of the Moreton Bay Regional Council Planning Scheme and approved Plan of Development need to be complied with, in particular provisions relating to set-back, vehicle parking and private open space requirements.

Setback

Dwellings are to be designed and sited in accordance with the relevant building envelope plan and as further expressed below.

Primary street frontages

Dwellings must be designed and oriented to provide visual interest and surveillance of the street. This may be achieved through providing windows and doors to the front façade, and incorporating functional elements such as verandahs and balconies.

Dwellings shall be set back at least 3m (to wall) from the front property boundary, unless otherwise shown on the building envelope plan. Garaging must be sited and designed to minimise the visual dominance relative to the dwelling, this may be achieved by:

- A maximum opening width of 6m;
- A setback of at least 0.5m behind the main face of the dwelling
- Or as otherwise specified in Council's Planning Scheme.

Secondary street frontages

Dwellings must be designed to 'turn the corner' and provide an interesting and varied façade to the secondary street frontage. This may be achieved through variations in setback and articulation of the building form. Please refer the corner allotment section.



Open space frontages

Dwellings which either immediately adjoin or have an orientation towards public open space should present an interesting and attractive form. This can be achieved through varied setbacks between lower and upper levels, the location of openings and the incorporation of verandahs and balconies.

Side and rear boundary setbacks

For detached dwelling lots, the side and rear setbacks vary depending on allotment widths. These setbacks are detailed on the Building Envelope Plan.

On most allotments a dwelling may be built to one of the side boundaries. Where this is permitted the maximum length of wall on the boundary is typically 15m or as otherwise specified in Council's Planning Scheme.

See the building envelope plan for the specifics of your allotment.

Single storey components of dwellings, typically the garage/carport, are permitted to be on the side boundary where indicated on the building envelope plan.

Terrace lots are designed to facilitate attached or abutting dwellings with lower and upper storey walls located on the side boundary generally for a maximum length of 15m.

Corner allotments

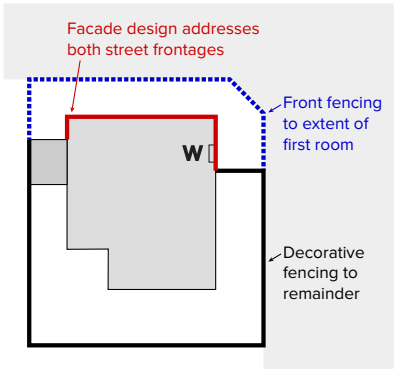
Houses on corner allotments or with a side boundary to a reserve must be designed to address both street frontages.

This assists with improving passive surveillance of the street and ensuring quality urban design outcomes for the development.

To achieve this, one of the following options must be provided:

- A vertically proportioned window (at least 0.6m wide) to a habitable room must be provided in the front room of the dwelling facing the secondary street or reserve (see W on diagram below). Height must match front window.

or (cont. page 13)



- Homes on corner lots must be designed to address both street frontages, with treatments that complement the primary street frontage (e.g. quoins, matching windows, materials and other façade features). The secondary frontage visible to the public shall extend at least the first room of the secondary frontage of the dwelling. The facade treatment must be a different treatment to the remaining portion of the dwelling and must feature two material selections. (The final selection regarding the building appearance is at the discretion of the Encumbrance Team and are considered on their architectural merits.)

Service points including (but not limited to) meter boxes, gas meters etc are not permitted to the secondary frontage wrap façade unless approved in writing by the Encumbrance Team.

Hot water systems will not be permitted on the secondary frontage.

Any fencing on the secondary street boundary must be of the front fence type from the first room onwards. Secondary street frontage fencing is required for the remaining side boundary of the home.

Private open space

Each dwelling must provide functional private open space for the amenity of the occupants in the following manner:

- Of a size and dimension to be usable and functional.
- Located behind the building line and directly accessible from a living area of the dwelling.
- Located so that residents and neighbouring properties experience a suitable level of residential amenity.
- Is able to be enclosed by 1.8m high privacy fencing;
- Does not incorporate driveways, parking spaces, a domestic outbuilding, or a service area to a building; and
- Does not include areas for rainwater tanks and storage of bins.

Height

No dwelling may contain more than three storeys.

Carparking and driveways

On site parking spaces must be provided at the following rate:

Detached dwelling, semi-detached, dwelling and row dwelling	1 undercover space minimum
Group dwelling, residential flat building and multiple dwelling	1 undercover space minimum

One additional visitor parking space per dwelling is also required.

Additional car parking spaces may be uncovered and located on the driveway immediately in front of the garage or carport and within the allotment.

Driveway access locations to each allotment have been predetermined at the civil design stage, as shown on the relevant building envelope plan.

Driveway widths should not exceed 3m for a single garage/carport and 6m for a double garage/carport driveway. A double driveway should taper in width from a maximum of 6m to 5m at the property boundary.

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 main facade of the dwelling.

The exceptions to this requirement are for garages/carports that front a rear access lane (one where the setback requirement is to be between 0.5-1m) and other designated allotments on the building envelope plan.

Driveway materials

Driveways must not be plain concrete. Driveway can either be exposed aggregate or coloured concrete.



4. appearance

Building materials

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

- Brick
- Stone
- Cement rendered concrete
- Timber panelling
- Rendered f.c. sheet

Infill (secondary) areas of walls utilizing painted weatherboard, cement sheet, stucco, colorbond, galvanised iron may be approved subject to design merit.

Roof materials should be selected from colorbond, tiles, slate, cement shingles or galvanised iron.

Roof pitch should be a minimum of 22.5 degrees.

Flat roof elements including porticos, verandahs etc may be approved subject to design merit.

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 can not be seen from the street (other than a rear access lane if applicable). Caravans, boats, trailers, trucks, vans and other similar vehicles will not be permitted to be parked forward of the building line.

The parking of a vehicle in excess of 3000kg (including the weight of any attached trailer) on an allotment requires approval from the Moreton Bay Regional Council. Irrespective of the outcome of this process such vehicles will not be permitted to be parked forward of the building line.

Entrances

Front doors are restricted to the front façade of the house; side entries are not permitted.



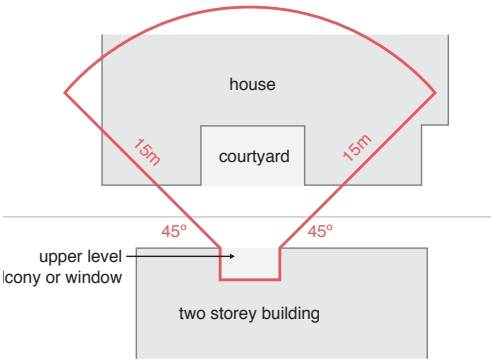
5. privacy

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/deciduous).

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:

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
- External fixed privacy screens.

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



6. outbuildings and external features

Outbuildings include structures such as sheds, workshops, aviaries, pergolas (separated from the dwelling) and similar buildings, are to comply with the following criteria:

Not exceed 60m² in floor area;

Have a maximum height of no greater than 4m;

Be set-back 600mm from side and rear boundaries and where the wall height to the eaves of an outbuilding is 3m or greater then the building be set-back an additional 600mm from side and rear property boundaries for every 300mm of wall height; and

Be pre-coloured and have an external finish that is complementary to the surrounding environment.

Outbuildings should not result in the unreasonable overshadowing of the main living areas and private open space of a neighbouring dwelling.

Clotheslines should be sited unobtrusively and away from public areas.

Photovoltaic cells and solar water heaters are encouraged.

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 tank) must be hidden from public view (on the ground, in the ceiling or on an unseen portion of the roof).

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. They must be located so as not to be visible from the primary road frontage.

Antennae (including satellite dishes) must be located within the roof space or be positioned such that they will not be unduly visible from the primary road frontage. In particular satellite dishes should be coloured in a professional manner to match the structure to which they are attached i.e. roof or wall.

Retaining walls and earthworks

Great care has been taken in the design of Summerstone Morayfield such that retaining walls are unlikely to be required. Where retaining walls are necessary, they must be constructed prior to the occupation of the house and are to be constructed using materials that complement the natural environment and should be less than 1m in height.

Retaining must be concrete to road facing boundaries and timber or concrete to joining and rear boundaries.

Retaining walls are to form part of the development application and shall include full construction details, nature of materials and location on the allotment.



7. sustainability

Water conservation

It is encouraged for all dwellings to include a minimum 1000 litre rainwater tank that is plumbed to a minimum of one toilet.

All new residential dwellings are to be fitted with:

- AAA rated water efficient taps;
- AAA rated shower roses;
- AAA dual flush cisterns.

Solar Power

Photovoltaic cells and solar water heaters are encouraged.

Energy efficiency

All new residential dwellings must achieve a 6 star energy rating (using any recognised rating system – e.g NatHers, First Rate).

A 6 star energy rating can be achieved using a range of energy efficient design features. The incorporation of passive design principles are encouraged including:

- Insulate all external walls (R2) and ceilings (R4);
- External shading devices for north, east and west facing windows, which may include shutters or minimum 400mm wide eaves;
- Double glazing;
- Internal zoning of rooms;
- Cross ventilation; and
- Draught proofing.

Water heating

All new residential dwellings to install either a:

- Solar (gas or electric boosted) water heater; OR
- Minimum 5 star rated gas water heater; OR
- Heat pump water heater.

Waste management

Waste management and recycling practices for builders must be consistent with the KESAB clean site program:

- Builders to adhere to KESAB clean site principles; and
- Builders to store hard waste on site in a bin. All recyclable hard waste to be recycled through a licensed waste contractor.



8. fencing

Fencing is an important part of the development, the following design requirements are required to ensure a consistent and unified outcome for Summerstone, Morayfield.

Side and rear fencing

Fencing height on side and rear boundaries are required to be 1.8m in height.

Solid fencing (side and rear) must be Colorbond Monument or Timber lapped.

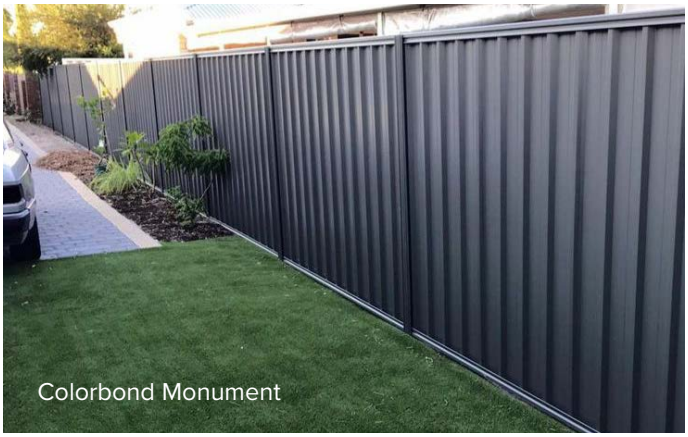
Side fences along common property must stop inline with the front of the building. Fences used from this point onwards must comply with Front Fencing requirements.

Fencing used on a corner allotment or adjacent at public space must comply with the following section.

Brush fencing is not permitted.



Timber lapped



Colorbond Monument

Front fencing

Front fencing is optional for all allotments. Its purpose is to clearly delineate public versus private space, and to create an appropriate 'edge' to the public domain.

If front fencing is installed (including side boundary fencing in front of the main facade of the house) then it must be:

- No more than 1.2m high if constructed of solid materials (except for pillars which can be 1.5m high)
- Of open style construction if greater than 1.2m high and be no greater than 1.5m high;
- Have a vertical emphasis in appearance.
- White, black or Monument in colour

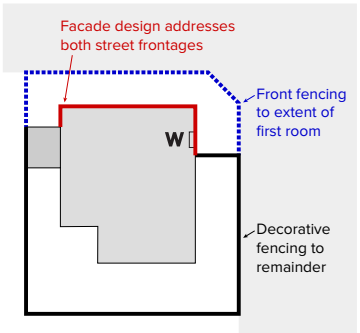
It is encouraged to use landscaping to achieve any additional screening desired for privacy purposes.

Fencing on corner allotments or a

Fencing on corner allotments or adjacent public open space

Fencing that abuts public open space shall be of a decorative nature.

Secondary road fencing should be set back to the extent of the first room. Secondary road fencing to be Colorbond Breezeway.





Breezeway



9. landscaping

Landscaping of front garden beds, verges and areas that are visible from the street lift the presentation of the development and enhance the street that you live on.

It is required that all visible landscape areas from the street to be landscaped within 6 months of occupation of the house. All landscape areas must be regularly maintained. These areas include:

- Front landscaping
- Side landscaping (including adjacent driveways)
- Front verge
- Side verge (If a corner allotment)

Design Requirements

Landscaping of private space should

- Limit paving areas
- At least 30-40% of your front garden to be soft landscape (lawn or garden beds)
- Artificial lawn is not allowed
- Use plant species that are suitable for the location and can be easily maintained by you
- Use screening plants to conceal storage areas/service
- Reduce impact of services to the house
- Do not impact adjacent properties with overshadowing or intrusive root growth
- Comply with Moreton Bay Regional Council verge treatment guidelines

A mix of hard and soft landscaped surfaces should be used.

Materials such as mulch, paving, gravel should be used to enhance the function and appearance of outdoor areas.

Native plantings are required as they are generally more drought tolerant than exotic species, this reduces water consumption and encourages local wildlife.

10. nbn and natural gas

National broadband network

This estate is to have optic fibre broadband infrastructure provided by NBNCo.

Please note NBNCo. is a wholesale network infrastructure provider that does not sell products or services direct to homeowners.

All homeowners will need to acquire new products and services through a retail service provider (ie: telecommunications provider).

The wiring in your home needs to take this into account – you should speak with your builder about this.

Please visit nbnco.com.au for more information

Natural gas

Natural gas will be available for your home.



These design guidelines provide general information regarding the properties at Summerstone, Morayfield. While we have taken care to ensure the accuracy of information at the time of production, we will not be liable (whether in tort, contract, or otherwise) for any loss suffered as a result of relying on this proposal. Images are for illustration purposes only. We recommend that prospective purchasers inspect land and together with their advisors, make their own enquiries with relevant authorities prior to purchase.

11. construction and responsibilities

No one likes living in a continuous construction area. The first few years of any residential community can be disruptive for everyone. To maintain a high quality of life during the construction period we request all owners and their builders (including sub-contractors) follow the requirements described in the following section.

Vehicle access

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

Site control

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

Stock piles

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

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, material or waste outside of the allotment must be removed immediately.

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 down pipes to allotment stormwater system; and
- Trapping of run-off from tool and paint washing, brick and tile cutting and other wet activities

Amenities

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

Responsibility

The Urban Design Guidelines form part of the Encumbrance attached to all allotments purchased at Summerstone.

All purchasers are contractually required to comply with these Guidelines. All dwellings, outbuildings, landscaping of front yards, landscaping of verges and other structures as detailed in these guidelines require an Encumbrance Approval prior to seeking the approval of Council.

Timelines

Construction on your dwelling must start 12 months after settlement on your land and be finished within 12 months.

Landscaping (including verge) should be completed 6 months after you move into your new home.

Driveways and crossovers should be completed prior to moving into your new home.

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Fairland

Fairland Group Pty Ltd. Clark Road, Morayfield. Ph: 08 8112 3133 fairland.com.au