



DESIGN & BUILDING GUIDELINES



THE
GLADES
HERVEY BAY

BUILDING APPROVAL PROCESS



STEP 1

Design

STEP 2

Covenant Approval

STEP 3

Local Authority Approval

STEP 4

Build Your Home

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DESIGN GUIDELINES

DESIGN OF DWELLING

The purpose of this booklet is to provide a comprehensive outline of design specifications and build expectations required in order to ensure The Glades delivers its promise of strong visual diversity and high build quality across all dwellings, creating a desirable new neighbourhood and adding value to each lot owner's investment.

Adhering to this framework will eventuate in an estate with wide variation to overarching forms of each dwelling from structural roof lines to diverse facade articulation through to interesting street frontages and an assortment of landscaping features across the homes.

Coupled with intelligent design, materials standards and build integrity, following these guidelines will result in a contemporary estate that's visually appealing with broad architectural variety and a series of modern homes with distinct individuality. These elements will enhance the overall liveability of the estate and will help protect the value of each individual's investment.



BUILDING SITING

SITING GUIDELINES

Intended Use of Allotments

1. The intended use for all allotments is for a single dwelling house.
2. Dual occupancy may be supported on the nominated allotments shown on the sales plan.

Building Siting

1. Dwelling siting must comply with the standards outlined in the Queensland Development Code or any alternate provision in Table 9.3.5.3.1 of the Fraser Coast Planning Scheme 2014 (Version 11, or as amended), except where varied by the development approval as follows:
 - 1.1. Any Dwelling on a lot less than 450m² is setback at least 5.4m from the nominated road frontage to a covered car parking spaces OMP (Outer Most Projection).

Miscellaneous

1. Building Approval must be obtained prior to any building works commencing.



BUILDING DESIGN

STREET FRONTAGES

The design should emphasise the main front entry to the property ensuring strong visibility from the kerb.

Employing an assortment of materials along with a considered colour scheme will create an attractive street frontage and enhance the overall appearance.

FACADE ARTICULATION

If the proposed building frontage is equal to or greater than 10m, and is visible from the street, it is required to be articulated to lower the building mass. The following options can achieve this:

- Recess windows within the facade.
- Add window hoods or screening solutions.
- Include balconies, verandahs or porches.

Outlined below is a list of design elements that promote building form diversity and act as climate protective mechanisms. All designs must include at least two or more of these and it is at the discretion of the DAP to determine if the overall frontage design is to an acceptable standard for The Glades estate.

- Window hoods / screens.
- Roof overhangs.
- Verandahs / porches / balconies.
- Awnings and shade structures.

The design of carports and garages must conform to the main building design regarding height, roof type, detailing along with compatible colours and materials.



BUILDING DESIGN

MATERIALS

We invite you to be creative with your selection of exterior colours and range of quality materials used to create interest and compliment your design.

Utilising a mix of materials in the facade creates the necessary diversity by adding texture and articulation to the dwelling.

Whilst it is encouraged to integrate recycled materials into the design, each type will require approval based on their architectural merit eg. natural stone. Under no circumstances must any raw, untreated, or unfinished materials be used for any exterior construction works. The following material are also prohibited for exterior use:

- Galvanised iron, zinc or aluminium coated steel.
- Corrugated or unpainted fibre cement sheeting.
- Bare, painted or uncoloured concrete block work.
- Common brickwork.

COLOURS

Exterior colours should blend in harmoniously with the natural surrounds and landscape. As a general rule sharp, bright and vibrant colours should be restricted to accent areas only and are subject to approval. The colour theming must be cohesive with the house design and work to enhance the streetscape. A minimum of 2 materials and 2 colours must be included in exterior facades.



BUILDING DESIGN

ROOF PITCH & EAVES

All roof designs will be subject to approval by the DAP. Any design that does not conform to the following regulations will be considered based on architectural merit.

- Must include a minimum eave of 450mm to any street.
- Hip roof pitch between 20-35 degrees.
- Skillion roof pitch between 10-15 degrees.

GARAGES

Each property must include a double garage that is positioned under the dwelling's main roof and form a fundamental design element of the home, unless architectural merit can be provided to the DAP. The design of the double garage must be setback a minimum 1 metre from the main facade and doors must be staggered and comprise a range of colours and materials.

NB. The design of single garages is not permitted.

For a double garage, 4.8 metres is the maximum width of a driveway at the lot boundary. A maximum of one driveway per dwelling is permitted.

The minimum distance of a driveway from a street intersection is 6 metres.



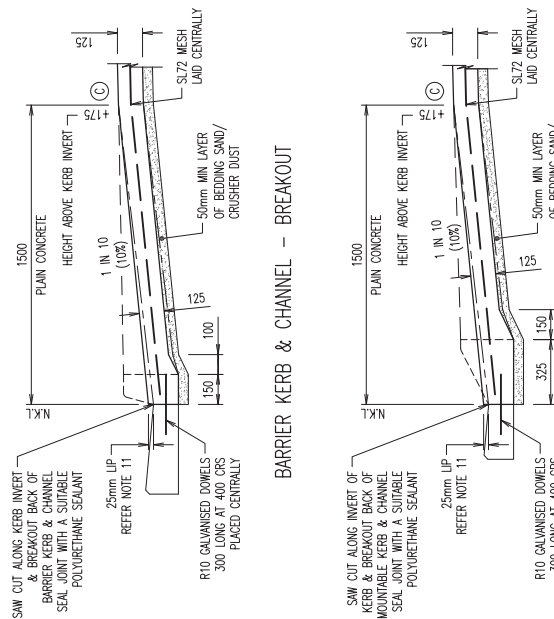
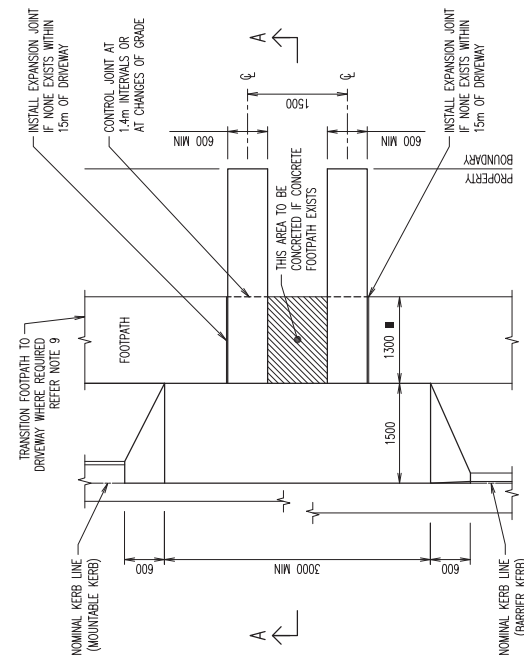
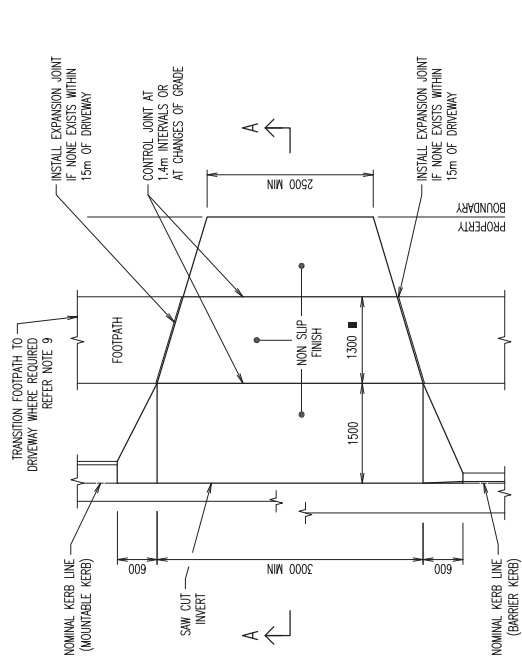
BUILDING DESIGN

DRIVEWAYS AND CROSSOVERS

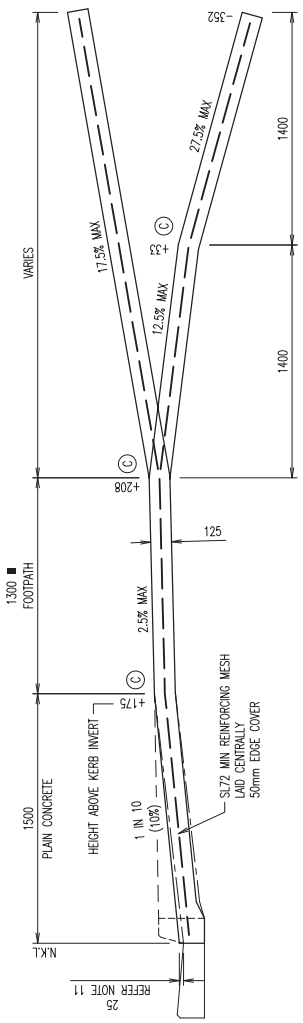
All driveways and crossovers must comply with the below design and construction configurations:

- Be constructed of exposed aggregate, coloured concrete or acid wash concrete.
- Plain grey concrete driveways will not be approved.
- Be laid at the grade of the adjacent verge area - no grade deviations will be permitted.
- If the verge includes a footpath (already installed or to be installed post construction), all materials pertaining to the footpath including joints and edges must be maintained with the driveway starting from either edge.
- Comply with attached Fraser Coast Regional Council Residential Driveway Crossing Drawings.





SECTION A-A



NOTES:

- THIS CROSSING IS NOT DESIGNED FOR COMMERCIAL VEHICLES. FOR COMMERCIAL/ INDUSTRIAL CROSSINGS REFER FCRC STD DRG FC-230-02.
- DRIVEWAY CONFIGURATION AND DIMENSIONS ARE CONSISTENT WITH STANDARD ROAD CROSSFALLS OF 3%. IF ROAD CROSSFALL EXCEEDS 3%, DRIVEWAY PROFILE MAY NEED TO BE REDESIGNED TO ENSURE SATISFACTORY CLEARANCE FOR VEHICLES. DRIVEWAY PROFILE MAY BE VARED TO SUIT DIFFICULT OR EXISTING CONDITIONS WITH APPROVAL BY COUNCIL.
- APPROVED MATERIALS FOR CONSTRUCTION -> CONCRETE PAVING BLOCKS ON MINIMUM 150mm COMPACTED ROAD BASE OR ASPHALT ON MINIMUM 200mm COMPACTED ROAD BASE. REFER PROJECT DRAWINGS.
- CONCRETE TO BE GRADE N32 IN ACCORDANCE WITH AS 1379 AND AS 3600.
- REINFORCING MESH TO AS/NZS 4671, LAID CENTRALLY WITH 50mm EDGE COVER, LAP FABRIC 250mm.
- CONCRETE TO BE BROOM FINISHED FOR SLIP RESISTANCE TO AS 4586.
- FINISHES OTHER THAN BROOM FINISHED CONCRETE TO BE APPROVED BY COUNCIL. WITH REGARDS TO LONG TERM SLIP RESISTANCE AND DURABILITY, THE THICKNESS OF DECORATIVE SURFACING IS ADDITIONAL TO THE CONCRETE THICKNESS SHOWN.
- ADJOINING CONCRETE FOOTPATHS AND VERGE MAY REQUIRE RE-PROFILING TO MATCH DRIVEWAY. VERGE EARTHWORKS MUST BE WELL COMPACTED, TOP DRESSED AND TURFED. EARTHWORKS CUT AND FILL BATTERS TO BE A MAXIMUM GRADE OF 1 IN 6.
- WHERE EXISTING FOOTPATH TO BE TRANSITIONED TO NEW DRIVEWAY CROSSING, TRANSITION FOOTPATH AT A MAXIMUM GRADE OF 1 IN 14.
- EXPANSION JOINTS TO BE FULL DEPTH 10mm THICK CLOSED CELL CROSS LINKED POLYETHYLENE FOAM (85-150 kg/m³) OR FULL DEPTH 10mm THICK COMPRESSED GRANULATED CORKBOARD. SEAL SURFACE OF JOINT WITH A SUITABLE POLYURETHANE SEALANT.
- 25mm LIP AT CHANNEL INVERT MAY BE PROVIDED ON BOTH TYPE 'A' AND TYPE 'B' KERB AND CHANNEL TYPES TO PREVENT WATER FLOW INGRESS ON FLAT OR NEGATIVE VERGE CROSSFALLS AND STEEP LONGITUDINAL GRADES ON KERB. WHERE MOBILITY ACCESS IS REQUIRED AT DRIVEWAY CROSSING, REMOVE LIP FROM DRIVEWAY PROFILE. GRADE ON DRIVEWAY CROSSING NOT TO EXCEED 1 IN 8.
- ALL APPROPRIATE PERMITS MUST BE OBTAINED FROM COUNCIL, INCLUDING APPROVAL OF LOCATION AND LEVELS PRIOR TO EXCAVATION.
- THE MAINTENANCE OF ALL ACCESSES FROM THE THROUGH ROAD PAVEMENT TO THE PROPERTY BOUNDARY IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- MAXIMUM ALLOWABLE GRADE CHANGE TO BE 15%.
- DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.

LEGEND

- FOOTPATH WIDTH, REFER PROJECT DRAWINGS
- N.K.L. NOMINAL KERB LINE (KERB INVERT)
- ⊙ CONTROL JOINT

STANDARD DRAWING	
SHEET 1 OF 1	STANDARD DRAWING NO. A3 FC-230-01
RESIDENTIAL DRIVEWAY CROSSING SLAB AND TRACKS	
DESIGN OFFICE	DATE 08/16
CHECKED CW/6*	APPROVED BY DIRECTOR INFRASTRUCTURE SERVICES
DRAWN	DATE 08/16
* SIGNED ORIGINAL HELD IN THE DESIGN OFFICE	
Fraser Coast REGIONAL COUNCIL	
REV	APPROVED DATE
A	08/16
B	01/11
C	
D	
E	
F	
DETAILS OF AMENDMENTS	
FOOTPATH WIDTH, NOTES ALTERED & TITLEBLOCK CHANGE	

ANCILLARY STRUCTURES

Ancillary structures are permitted, subject to complying with the guidelines relating to the location on the property and ensuring the overall design compliments the streetscape and suits the dwelling's architectural form.

It is not permitted to erect an ancillary structure along the primary or secondary street frontage. The position of any structure must be concealed from public view, the only exceptions to this are:

CARPORTS

The addition of a carport design will be considered. Any design must follow the building setback requirements and be constructed using similar roof forms, walls, colours and materials.

OUT-BUILDINGS / GARDEN SHEDS

Any out-building or garden shed must be located to the rear of the property and must be completely detached and separate from the main dwelling. It should be completely concealed from street view using appropriate fencing or landscaping features.



LANDSCAPING & AMENITIES

FENCING

The primary focus when planning fence designs should be to present a quality solution that is both attractive to view and complimentary to the dwelling whilst maintaining the high standard of the neighbourhood streetscape. Thoughtful planning to enhance external living areas, secure side pathways and provide appropriate privacy will assist in underpinning the overall integrity of the estate.

The following regulations apply to the construction of all fences within the estate:

- A. It is not permitted to construct a fence on the primary frontage, however proposals for fences on a primary street frontage are restricted as follows:
 - Solid fence type to a maximum height of 1.2 metres; and
 - Open style fence (50% transparency rule applies) to a maximum of 1.5 metres high.
- B. Any fence, screen or level change adopted for privacy must still enable easy viewing of the street.
- C. The fence should not dominate the streetscape.
- D. It must contribute to privacy, security and amenity of the dwelling.
- E. Colours, materials and finishes used should compliment the dwelling and blend in with surrounds.
- F. Fences designs must be consistent and articulated for any high visibility or open-space areas and any non-accessible roads.
- G. Any fence on a pedestrian linkage is restricted as follows:
 - Solid fence type to a maximum height of 1.2 metres; and
 - Open style fence (50% transparency rule applies) to a maximum of 1.8 metres high.

LANDSCAPING & AMENITIES

LANDSCAPING REQUIREMENTS

To ensure a consistent high quality streetscape throughout the estate, it is a requirement that all individual dwellings adopt a suitable landscape solution to their primary street frontage. This also extends to include secondary frontages for corner allotments. Considered solutions would include using predominately Australian natives and drought resistant plants in response to our region's climate conditions. Each allotment is required to complete landscaping to frontages within four (4) months of occupying the dwelling.



LETTERBOXES

Letterboxes should be selected / designed to compliment both the dwelling and surroundings in terms of colour and material choice. Suitable options include a face or rendered brick style, rendered pillar style, or use of proprietary stone. Special letterbox designs that blend with the overall look of the dwelling can be submitted for consideration.



LANDSCAPING & AMENITIES

FENCING (CONTUINED)

The material and constructions obligations for side and rear shared boundary fencing are stipulated in the following “Good Neighbour Fencing” - Diagram C; or “Paling Fencing” (Diagram D) and “Colorbond Fence” Diagram E guidelines. Terms and conditions include the following:

- A. The erection and maintenance of fencing that sits on a common boundary with public open space, road reserve or parkland is the sole responsibility of the lot owner.
- B. The Buyer agrees that in the event an adjoining lot is unsold, by the Developer, The Buyer acknowledges sole liability for the cost of erection and construction of the fence (Neighbourhood Disputes (Dividing Fences & Trees) Act 2011).

The lot owner has 21 days from practical completion of the dwelling to finish all fence components to the allotment.



FENCING DIAGRAMS

DIAGRAM C: GOOD NEIGHBOUR FENCING

100% solid design; 1800mm height and constructed of timber using A Grade CCA treated pine timber palings (3 rails, palings both sides and timber posts) with continuous capping.



DIAGRAM D: PALING FENCING

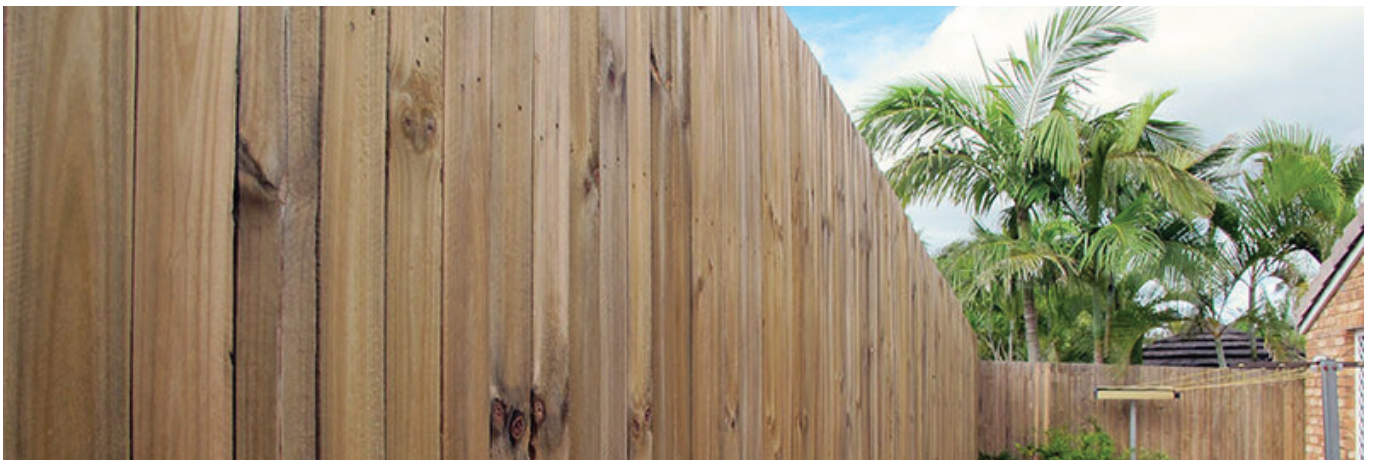


DIAGRAM E: COLORBOND FENCE



LANDSCAPING & AMENITIES

PRIVATE OPEN SPACE

The design of any private open space to the dwelling must conform to the following:

- Be accessible from a living area.
- Be able to accommodate a table setting, BBQ area, planting and shade.
- Maximum gradient must not exceed 1:10.

RUBBISH & COMPOST BINS

With the exception of collection day, all bins are to be safely stored behind screening / fencing, and not be left out beyond the front setback of the dwelling.

SATELLITE DISHES AND ANTENNAE

All TV antennas, aerials and satellite dishes should be positioned toward the rear of the dwelling.

CLOTHESLINES

Must not be visible from public view.

AIR CONDITIONING UNITS & SOLAR PANELS

Air-conditioning units should be positioned out of sight from public view.

Adding solar panels is actively encouraged to provide energy efficiency to the home. Installation should be appropriately integrated with the roof design and panels should be positioned to minimise visibility from the street.

HOT WATER UNITS & EXTERNAL PLUMBING

Placement of all hot water service systems and any external plumbing works must not be seen from the street. Gutters and downpipes should blend in with the dwelling using either pre-finished or painted. All other plumbing (excluding gutters and downpipes) and service conduits and piping must not be visible externally, but be fully integrated within the building.

CONSTRUCTION & ONGOING OBLIGATIONS

OWNER OBLIGATIONS

The Lot Owner has an obligation commencing from the date of purchase, and continuing whilst building works are in progress and from then on, to:

- Fully comply with these design guidelines - repair and rectify any damage sustained to public and/or common property caused by the lot owner, or any contractor, sub-contractor, supplier or person(s) invited by the lot owner in connection with the building works being undertaken.
- Regularly maintain to a high level the lawns and gardens of the lot.
- Keep the lot clean of any garbage and rubbish.
- Not store on, or leave, any soil, building or landscaping materials on the land or any surrounding lots.
- Park vehicles only in designated parking spaces.
- Park out of public view any vehicles (cars, trailers, etc) not registered and/or in regular use.
- Park in a garage any caravan, trailer, or boat.
- Construct a single dwelling house.

TEMPORARY STRUCTURES

With the exception of use in direct relation to the construction of the dwelling, it is not permitted to erect any re-locatable structures on the lot. Any re-locatable structure, being used in conjunction with building, must be removed effective immediately once construction is complete.

CONSTRUCTION TIMEFRAME

Lot owners have 12 (twelve) months to complete all building works from construction commencement date. Incomplete building works must not be dormant, with no work being carried out for a period of more than 3 (three) months, construction must commence within 12 (twelve) months after settlement date.

TERMS OF GUIDELINES

It is at the Developer's discretion to determine to continue the enforcement of these guidelines beyond the sale of the last lot in The Glades.

APPENDIX 1: TERMS & CONDITIONS

APPROVAL PROCESS

There are a number of simple steps the Lot Owner must take in order to receive Building Approval for their proposed dwelling or any other Works they are intending. The Developer highly recommends that a copy of these Guidelines is provided, at the onset of the design phase, to the Lot Owner's selected professionals (ie. architect, designer/draftsperson and builder) to ensure complete compliance to these Guidelines is achieved, and to avoid unnecessary delays.

All proposed works must first be approved by the DAP (Design Application Panel), using a DAP application and in accordance with these Guidelines. Proposed works include the dwelling, garages, pools, patios, landscaping works, fencing and any outbuildings. Obtaining DAP approval, can be a simple process, if all proposed works are compliant to the Guidelines.

Lot owners must lodge a copy of the following list of documents to the DAP as part of the application and approval process:

- A. Complete design approval application (DAP).
- B. Schedule of Materials and Colours.
- C. Completed checklist.
- D. Site plan scaled to 1:200 showing:
 - Site boundaries and dimensions; any easements or any covenants marked where appropriate;
 - Proposed cut / fill earthworks.
 - Proposed site levels and finished floor levels.
 - Details of any retaining walls.
 - Proposed driveways, pathways, pools.
 - Inclusion of rainwater tanks.
 - Fencing types and extents.
 - North point.
 - Concept and drawings of proposed landscaping.
- E. Floor plans scaled 1:100.
- F. Roof plans scaled 1:100.
- G. All side elevations of all proposed works; and
- H. Elevations to street frontage with proposed materials and colours as applicable.

Deviating from or excluding any of the above-mentioned documents from your application submission may result in delay of the approval process, potential resubmission requirements or result in rejection of the application.

Assessment and approval turnaround times for DAP applications, subject to full compliance with all Guidelines, is expected within 10 (ten) business days from receipt of submission to the DAP. Applications that do not comply with the Guidelines, will be returned clearly marking the areas of non-compliance. Plans will have to be amended accordingly and the DAP application resubmitted for reassessment.

APPENDIX 1: TERMS & CONDITIONS

Once the DAP approval is obtained, the Lot Owner can take the next step of lodging an application for building Approval. It is at the discretion and expense of the Lot Owner should they wish to seek advice or retain guidance from the DAP or any of its members in relation to their proposed works.

CHANGES TO THE GUIDELINES

The Seller (Developer) retains the right to change these Guidelines at any time. The Seller (Developer) also reserves the right to vary, alter, remove or disregard any of these Guidelines at any time in relation to, but not withstanding to, the sale or development of any other lots in the Estate. The Seller (Developer) is not liable for any action resulting in the alteration of or to these Guidelines.

The Buyer(s) shall have no recourse against the Seller (Developer) or any of associated Seller's Agents in relation to any of the alterations, changes or retractions made to these Guidelines.

SALE BY THE BUYER

The sale of any undeveloped lot is not permitted under these Guidelines. If the Lot Owner (or any successor in title of the Lot Owner) sells their Lot (or an interest in their Lot), a Deed of Covenant must be obtained from the subsequent buyer to be bound by the Design & Building Guidelines prior to disposing of their interest in the Lot. Refer to special conditions in the Contract of Sale.

DISCLAIMER AND ACKNOWLEDGEMENT

The Buyer/Lot Owner has sole responsibility (not the Developer/Seller) to ensure the construction of Works on the Land are in full compliance to the Council and any Authority requirements.

By signing this Contract of Sale the Buyer agrees to fully comply to these Guidelines. Should the Buyer fail to comply to these Guidelines, it will result in material loss and damage to the Seller. The Buyer therefore indemnifies the Seller for all associated costs, loss or damages sustained as a result of the Buyer's failure to comply to the Guidelines, this includes all legal costs on solicitor and own client basis.

An Application Approval by either the DAP or the Developer does not constitute any warranty or representation of any kind that the DAP Application or Building Approval as Seller, meets the requirements of any or all of the Council, all relevant Authorities and the relevant legislation governing the carrying out of Works on the Land (the requirements).

If the application to the DAP is rejected or fails in any way to meet the requirements to be approved, it is at the Buyer's own cost to rectify the application in order to fully comply with the requirements.



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