harmony

by AVID Property Group

Design Guidelines

for standard allotments

Release 3B

OCTOBER 2017 Rev A

AVID Property Group

harmony

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1.0/ INTRODUCTION TO THE GUIDELINES

IT WILL BE A PLACE THAT NEVER LOSES SIGHT OF CREATING A RANGE OF PEOPLE PLACES WHERE PEOPLE WANT TO BE THAT BRING NATURAL TEXTURES AND DIGITAL TOGETHER, WITH A DELIBERATE FOCUS ON ENLIVENING ALL OF THE SENSES.

THIS IS THE LIFE…
THE SUNSHINE COAST LIFE
FEEL THE CONNECTION.

1.1/ Harmony Vision

Harmony offers an idyllic setting, a peaceful ambience, an ideal lifestyle and a warm neighbourly character. It all comes together in perfect harmony.

Harmony will be the authentic Sunshine Coast address: a place to live and thrive, where the warmth of the sunshine extends to the warmth of the community. Away from the tourist bustle, it will be more personable, more welcoming and so much more relaxing.

It will be an address that blends connectivity with privacy; open space, with a sense of intimacy; and a local character with world-class amenities, to create a harmonious sanctuary where families can enjoy the outdoors through wide open spaces and parks while still maintaining a close-knit, community feel.

Here, the convenience retail, entertainment, medical and educational facilities will be close at hand, but never encroach on the peaceful ambience established from the outset, as leafy forest reserves merge effortlessly
into tree-lined streets and meandering swathes of green.

All this, will be delivered thoughtfully and carefully
by Avid Property Group – one of Australia's most respected and experienced developers, with a long and proud history of leading the way in creating environmentally sustainable communities.

1.2/ The Aim of the Guidelines

The Harmony Design Guidelines will assist you and your builder in the creation of your home that reflects the lifestyle of Harmony and the value of your investment.
The guidelines will:

- illustrate the requirements for siting your home on your land;
- guide the way for building frontage and roof treatments;
- outline the front boundary treatments required for your home;
- explain the process to get your home approved.

Any home designs that are not in compliance with the Design Guidelines but can demonstrate that they fulfil the intent of the Harmony Vision, will be considered on their merits, and approved at the discretion of the Harmony Design Team. The exception to this is the Plan of Development which is a Council Statutory Document and requires full compliance prior to Building Approval and Certification.

Avid Property Group reserves the right to relax and modify the Design Guidelines from time to time.

1.3/ Approving Your Home

These Guidelines have been prepared to assist with the creation of your home in accordance with the Harmony Vision. The following steps outline the process required for review and compliance with these guidelines.

All documents must be submitted via email to mgimpel@avidpropertygroup.com.au

STEP 1	•Review Design Guidelines
STEP 2	•Following purchase of your site, meet with your builder/designer to begin designing your home.
STEP 3	•Prepare Plans and Drawings in accordance the Design Guidelines, and Plan of Development •The Harmony Design Team (HDT) recommend the owner to adopt sustainable living initiatives contained in Appendix C. •Submit documentation includingthe Application Form contained in Appendix A. •All documents must be submitted via email to mgimpel@avidpropertygroup.com.au
STEP 4	•HDT will review your application and request any further information if required. •A formal written approval will be issued from the HDT, if all the design requirements are met. If any changes are required the HDT will notify the person who made the application. •The HDT will assist to ensure the outcomes are aligned with the Harmony Vision.
STEP 5	•Your builder/designer is responsible to seek building approval from Council / building certifier. •Construction of your home is to commence within 12 months of settlement of your land and must be completed within 12 months of commencement of construction. •Owners are responsible to maintain rubbish and waste removal during the construction process. •Landscaping to be completed within 3 months of occupancy of the home. •The HDT will inspect homes following completion.

2.0/ HOME DESIGN GUIDELINES

The Guidelines outline the key design elements that will assist the site layout of your home and the character of your home and garden. Figure 2.0 provides a illustrative example of the key design elements contained within Part 2 of this document.

Balconies and Verandahs

Balconies and Verandahs provide outdoor living opportunities as well as shading and viewing opportunities.

- May extent up to 1 metre into the front setback area and side street setback area for corner lots;
- Be open and not enclosed.

Front Fencing and Letterboxes

The front boundary edge defines the front yard from the street.

- Low height fencing to a maximum height of 1.5 metres;
- Not to exceed 10 metres in length without articulation or detailing;
- Letterbox incorporated into fencing;
- Materials and colours to as per the Guidelines.

Entrance Portico

An Entrance Portico emphasises the entry to your home to welcome visitors and visually interact with the street.

- The Entrance Portico is located not less than 2 metres from front property boundary;
- The Entrance Portico height does not exceeds 4.5 metres;
- The width of the Entrance Portico is limited to the front entry only;
- Be limited to the front entry;
- Be open and not enclosed.

Roof Form and Materials

Roof materials add to the character of the facade and the street.

- The shape of the roof material shall comprise of corrugated profile and flat roof tile profile;
- The roof shall not be highly reflective;
- Roof pitch is to be a minimum of 25 degrees;
- Other roof forms such as skillion, curved and flat styles will be considered.

Side and Rear Boundary

The treatment of your side and rear boundary will add to the privacy of your home and garden.

- Where dwellings are closer than 1.5 metres review window placement and type as per Section 2.2.3;
- Fencing on side and rear boundaries, (where not specified in Appendix F) to be a minimum standard of 1.8 metres high butt jointed capped timber fence painted or stained.
- Side and rear fencing not visible from the street may be 1.8m high.

Front Facade

The Front Facade of your home defines your presence on the street.

- The finish to your front facade to be rendered concrete to block or brick work, unless otherwise agreed to by AVID Property Group;
- Lightweight materials may be considered;
- Face brick can be used as a feature material only and to be no more than 35% of the total facade area;
- Any secondary finish to exterior walls shall be constructed of either composite materials, timber, texture coated fibre cement, stone or linear board and shall comprise of no more than 20% of the facade, excluding openings (windows, doors and garage doors).

Figure 2.0 Illustrative Summary of Key Design Guidelines

2.1/ Plan of Development

A Plan of Development (or POD) for Harmony will be approved by Council and provide a set of design controls to ensure the visual and privacy outcomes for all homes are achieved in a consistent manner. All home designs must comply with the POD.

The copy of POD is located on Appendix E, it is currently being considered by Council.

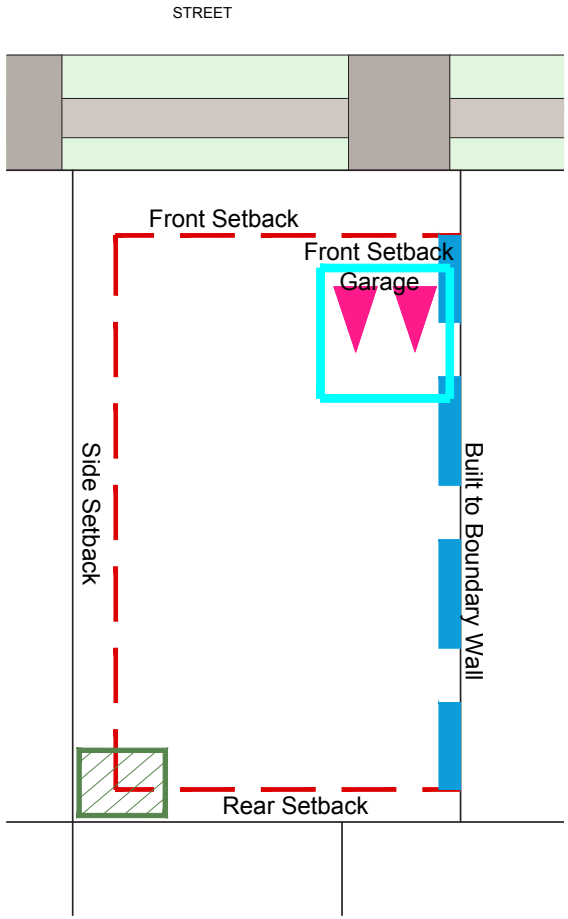
Prior to designing your home you will need to obtain a copy of the approved POD, as Appendix E is a draft only, awaiting Council approval.

Any proposed change to the POD controls must be considered by Council not AVID Property Group.

2.2/ Planning Your Home

2.2.1/ Site Layout

The positioning of your home on the site is subject to the criteria contained in Appendix E The controls are categorised according to each type of allotment.



2.2.2/ The Front Yard

The front yard of your home extends from your Building Wall to the front boundary. It adds character to the street and the wider community. The following guidelines are to be included in your design:

Entrance Portico

Entrance Portico may be located closer to the property boundary than stated in the Plan of Development Table provided that the Entrance Portico is located not less than 2 metres from the front property boundary, the height of the Entrance Portico does not exceed 4.5 metres, the Entrance Portico remains open and not enclosed and the width of the Entrance Portico is limited to the front entry area only.

Entrance Portico

Balconies and Verandahs

Balconies, Verandahs or equivalent may extend up to 1 metre into the front setback area and the side street setback area for corner lots, provided they remain open and not enclosed.

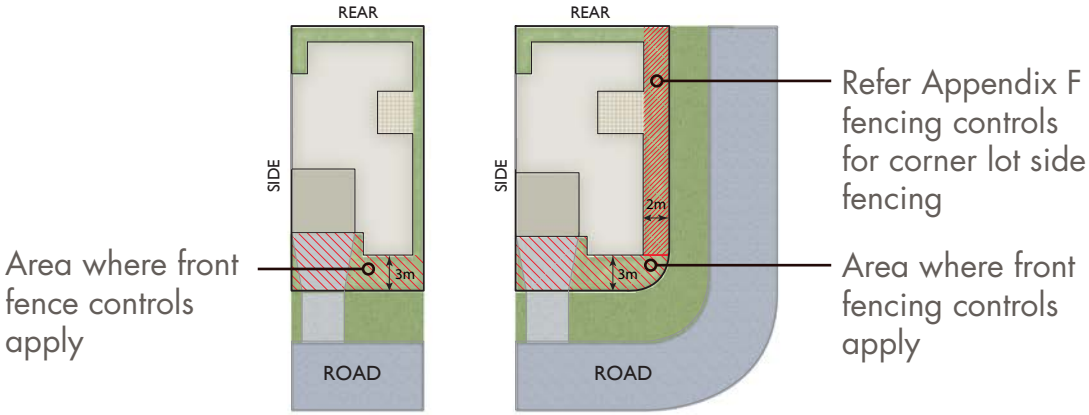
Verandah

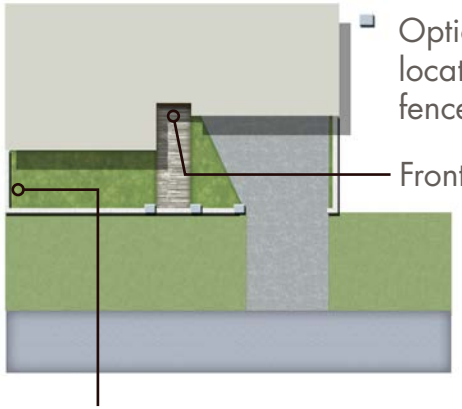
Balcony

Front Fencing and Letterboxes

Front fencing is to be constructed to a maximum height of 1.5 metres and comprise the following:

- Not to exceed 10 metres in length without some articulation or detailing, This can include stepping the line of the fence and the use of columns and posts etc;
- Front fencing to return along side boundaries to Building Wall;
- Fence panels above 1.2 metres high to be min. 50% transparent;
- Solid panels limited to 75% of total frontage of that part of the fence at or below 1.2 metres;
- To be of a minimum standard of rendered concrete block, precast concrete tilt up, fibre cement composite, or brick panels and post/columns with timber, aluminium or steel infill panels;
- No unfinished materials permitted;
- Untreated wooden paling fence or metal sheet fencing is not permitted within the front setback;
- Front fences must compliment the facade and architecture of the house using same colours and materials;
- Letter boxes must be incorporated within the fence design. In the absence of a fence its design must compliment that of the house using the same materials and colours.





Front Fencing to return along side boundaries to the Building Wall

Examples of Acceptable Materials

Landscaping

The minimum landscaping required for the front yard is:

- 3 plants (bushes) of 45 litre stock (2 metres high);
- 5 plants of 15 litre stock (1 metre high) mulched, mounded and edged garden beds, good quality turf.
  Owner to maintain verge and street planting provided by Council or Avid Property Group.

2.2.3/ Side and Rear Boundaries

Built to Boundary Walls

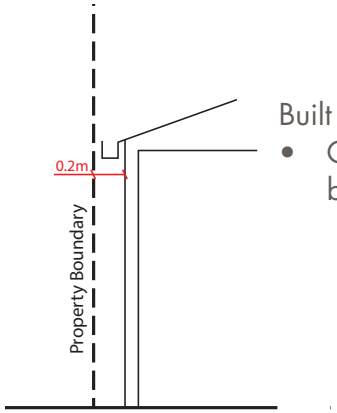
The location of the Built to Boundary Walls are indicated on the Plan of Development. Where Built to Boundary Walls are not adopted side setbacks shall be in accordance with POD.

Non Built to Boundary Walls

Eaves that are not on a Built to Boundary Walls should not encroach within 600mm of the side or rear boundaries.

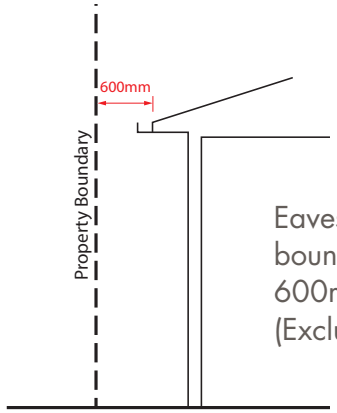
Gutters may not extend beyond the boundaries of the lot.

It is the owners, builders and building certifier's responsibility to ensure compliance with relevant building standards in relation to Built to Boundary Walls with respect to termite protection, water proofing and drainage to ensure no external impact to neighbouring properties.



Built to Boundary Walls.

- Gutters may not extend beyond the boundaries of the allotment.



Eaves (except on a wall that is built to the boundary) should not encroach within 600mm of the side or rear boundaries (Excluding Gutters).

Figure 2.3 Side & Rear Boundaries

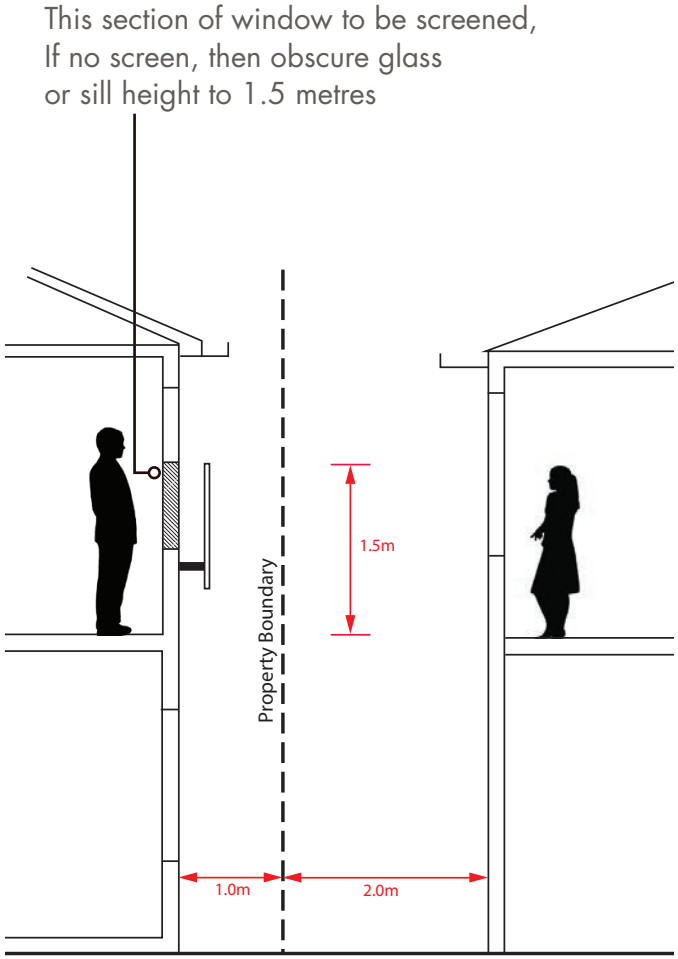


Figure 2.4 Privacy

Privacy

Buildings must be sited and designed to provide adequate visual privacy for neighbours. Where the distance separating a window or Balcony of an adjoining dwelling from the side or rear boundary is less than 1.5 metres:

- a permanent window and a Balcony has a window/Balcony screen extending across the line of sight from the sill to at least 1.5 metres above the adjacent floor level; or
- a window has a sill height more than 1.5 metres above the adjacent floor level; or
- a window has obscure glazing below 1.5 metres

Side and Rear Fences

Side and Rear fences are to be constructed in accordance with the follow:

- To a maximum height of 1.8 metres;
- For side fencing that returns from the front boundary to the Building Wall setback, and for any Secondary Street Frontage fencing, a minimum standard of butt jointed capped timber fence painted or stained is preferred;
- No unfinished materials permitted, where visible from the street.

2.2.4/ Private Open Space

Private open space is provided at ground:

a. On lots 300m² or less, the Primary Private Open Space must:
   i. Have a minimum area of 9m² with no dimension less than three (3) metres;
   ii. if co-located with a covered outdoor living space, the private open space must include an area open to the sky with a minimum dimension of 1.5m and an overall area of 9m2 (open to sky)
   iii. the Primary Open Space should be provided at a mid-block location to ensure adequate light and ventilation penetrates into internal habitable areas.
b. Lots 300m² or less which co-locate their Primary Open Space with a covered outdoor living space must:
   i. Identify an 'Alternative Private Open Space Location'
   ii. The Alternative Private Open Space Location can generally be located along the primary frontage or side frontage in the case of a corner lot.
   iii. 'Alternative Private Open Spaces' must have a minimum area of 9m² with no dimension less than three (3) metres;
c. On lots greater than 300m² - the private open space must be open to the sky with an area of 16m² and no dimension less than four (4) metres.
d. All private open space areas must:
   i. exclude rainwater tanks unless underground.
   ii. not be shared with rubbish storage or clothes drying area.

2.3/ Garages and Driveways

Garages must not project forward of the front Building Wall setback.

Other than where accessed from a laneway, the maximum Driveway Width as it crosses the street verge and the front allotment boundary is 4.0 metres for a double garage, and 3.0 metres for a single garage.

There is to be a maximum of one driveway per dwelling, unless it is a Multiple Residential lot.

Driveway surface materials and colours are to complement the dwelling, appropriate materials may include pavers, exposed aggregate and stamped and stencilled coloured concrete. Undecorated grey, broom finished concrete driveways are not permitted.

2.4/ Building Finishes and Roof Materials

2.4.1/ Front Facade

The following building finishes are permitted:

- Rendered concrete to block/brick work, (unless otherwise agreed to by the AVID Property Group);
- Lightweight materials may be approved upon application;
- Face brick can be used as a feature material only and to be no more than 35% of the total façade area.

Any secondary finish to exterior walls shall be constructed of either composite materials, timber, texture coated fibre cement, stone or linear board and shall comprise of no more than 20% of the Front Facade, excluding openings (windows, doors and garage doors).

2.4.2/ Second Street Facade

The following building finishes are permitted:

- Rendered concrete to block/brick work;
- Lightweight materials may be approved upon application;
- Material must be in the same style as front facade.

2.4.2/ Roof Form and Materials

The shape of the roof material shall comprise the following:

- Corrugated profile;
- Flat roof tile profile.

Materials shall not be highly reflective or comprise of unfinished materials.

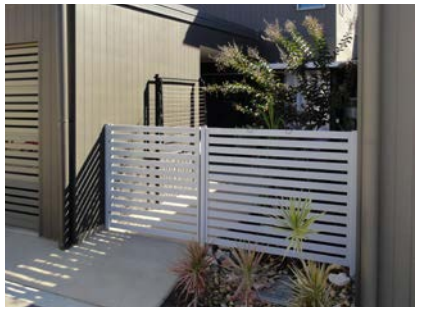
- Roof pitch is to be a minimum of 25 degrees;
- Other architecturally appropriate roof forms including skillion, curved, and flat styles will be considered.

2.5/ External Elements

The following elements are to be screened from the street, laneways and public open spaces.

- All clothes drying and rubbish storage.
- Air-conditioning condensers.
- Service boxes.

Caravans boats and trailers of any kind must not be parked in the front yard of the lot, or project forward from the front boundary line.



2.6 Corner Allotments

For Courtyard and Traditional Corner Lots (including where multiple residential dwellings are constructed on one of these lot types), an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2 metres high. The setback is measured as the line that joins the points on the front and side street boundaries of the lot that is located 6 metres back from the point of intersection of these two boundaries. Refer Figure 2.5

All house designs need to demonstrate Secondary Street Frontage design outcomes that address the street and comprise the following:

- Building Walls over 8 metres in length facing either the Primary Street Frontage or Secondary Street Frontage without windows or articulation are not permitted.
- Windows are required within 3m of the front corner of the side facade to address the side street on ground and second level. Windows which wrap around the corner of the facade are encouraged.
- Balconies to the second storey facing the Primary Street Frontage and/or the Secondary Street Frontage are preferred.

Window articulation to Secondary Street Frontage

Balconies encouraged on Secondary Street Frontage

Courtyard and Traditional Corner Lot additional setback is required.

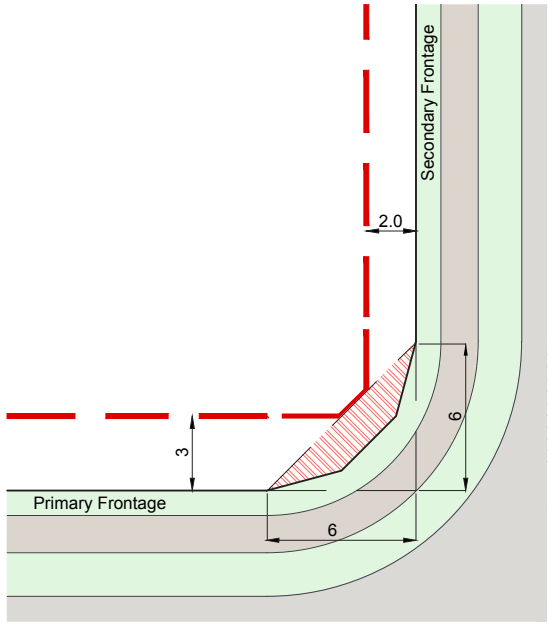
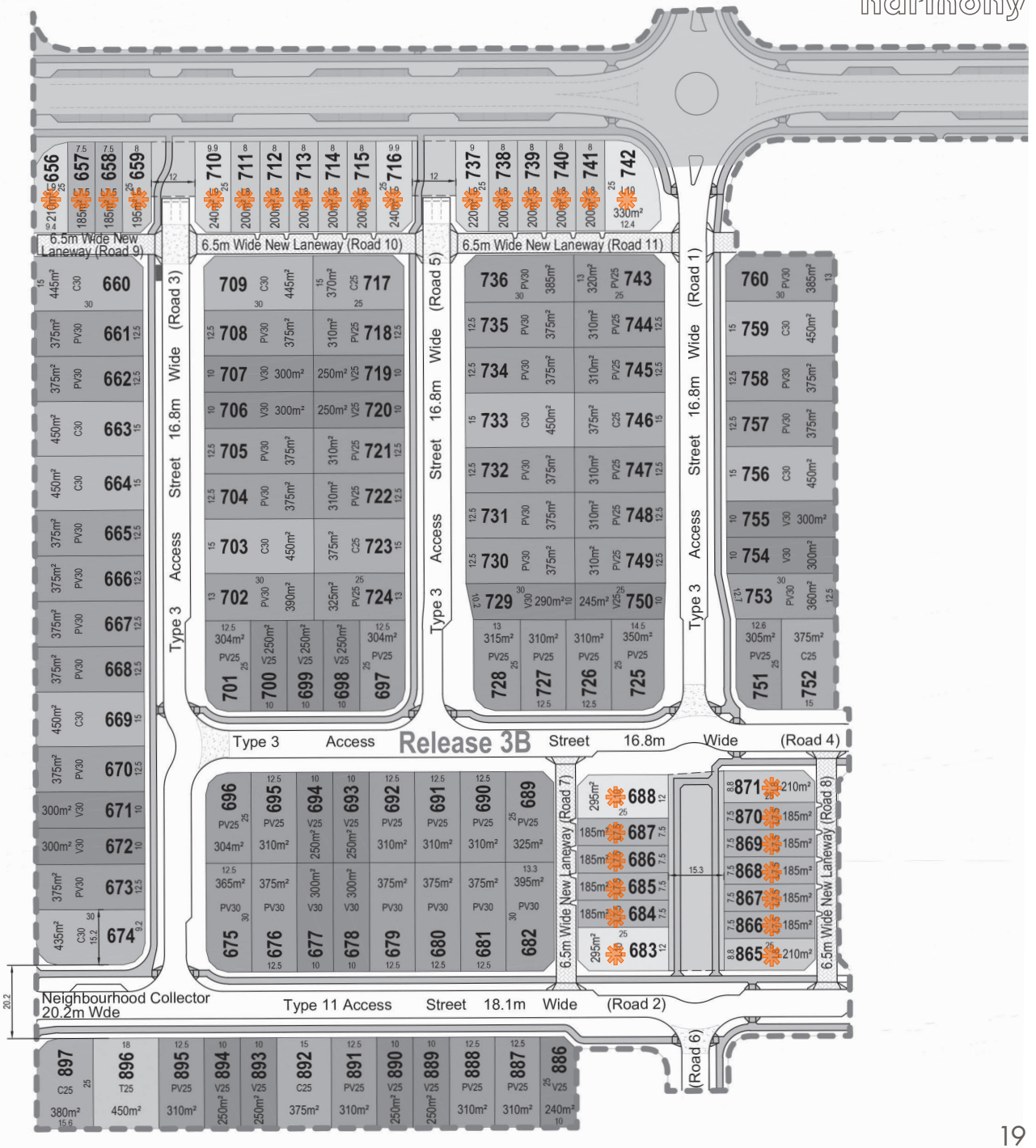


Figure 2.5 Street Corner Setback

2.7 Two Storey Dwellings

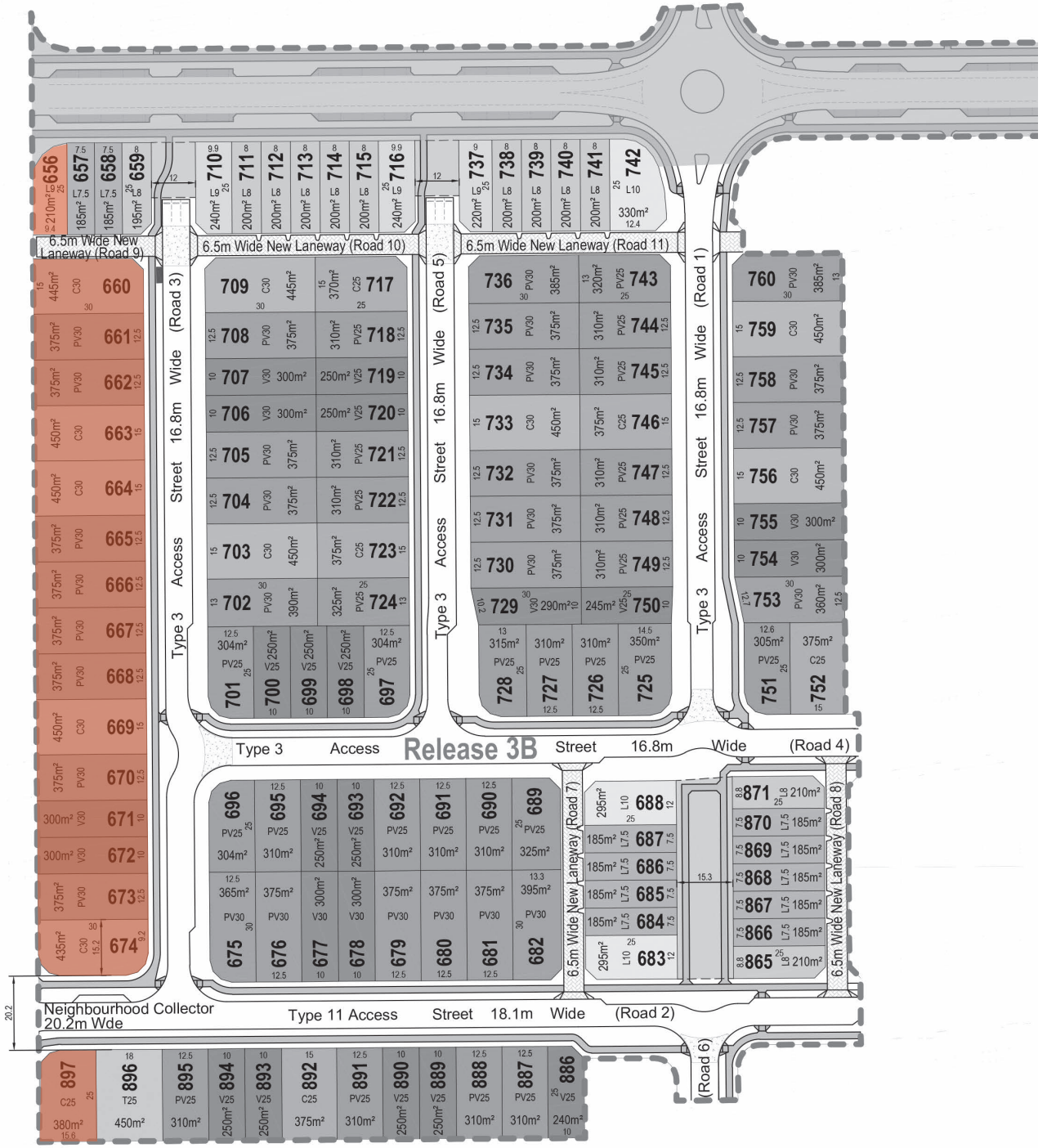
The lots shown on the plan are nominated as mandatory two storey dwellings. House design must have two storey construction on the these lots



Mandatory Two Storey Dwellings (Unless otherwise agreed to by AVID Property Group)

2.8 Acoustic Requirements

Lots 656, 660 - 674 and Lot 897 have Acoustic Requirements, please refer to the Acoustic Report for details.



Acoustic Treatment

APPENDIX A /// HARMONY DESIGN APPROVAL APPLICATION FORM

Site Details:

Lot Number:.....

Street:.....

Buyer Details:

Name:.....

Address:.....

Contact Details (Phone No. and Email Address):.....

.....

Applicant Details:

Name:.....

Address:.....

Contact Details (Phone No. and Email Address):.....

.....

EXECUTION

The buyer acknowledges having read and understood and agrees to comply with the Harmony Design Guidelines

Signed:.....

Date:.....

All applications must be sent to mgimpel@avidpropertygroup.com.au

PLANS AND DRAWINGS

The following plans and drawings are to be submitted together with your Application Form.

Site Plan at 1:200 scale showing:

- Building footprint and outdoor living areas, with POD setbacks, building envelopes, Site Cover (where applicable), etc –
- Location of any easements with dimensions
- Existing and proposed contours/site levels
- External Elements location

Floor Plans at 1:100 scale and elevations showing:

- Internal layout
- Roof Plan outline, materials and colours
- External materials, finishes and colours

Landscaping Plan showing:

- Front fence location, materials and colours
- Letterbox location, materials and colours
- Hard landscaping areas
- Soft planting location

PART TWO: HOME DESIGN GUIDELINES

Site Layout

- Your home is sited on your allotment in accordance with POD
- Your front yard complies with the style and setback requirements.
- Any Balcony and Verandah complies with the setback requirements.
- Fencing and Letterboxes comply with the design requirements.

Side and Rear Boundaries

- Built to Boundary Walls in accordance setback and length requirements.
- Non Built to Boundary Walls in accordance setback and length requirements.
- Privacy to consider neighbour visual amenity.
- Side and Rear Fences comply with height and material types.

Private Open Space

- Private Open Space complies with the minimum spatial dimensions

Garages and Driveways

- Garages to comply with setback requirements.
- Driveways in accordance with cross-over widths.
- Building and Roof Materials
- Front Facade in accordance with finishes.
- Roof Form and Materials in accordance profiles.

External Elements

- External Elements are screened from public view.

Corner Allotments

- Corner allotments in accordance with setback requirements.

APPENDIX B /// Glossary of Terms

Balcony
A Balcony occurs at the second level of your home providing outdoor living access. It may be covered or uncovered.

Building Wall
The Building Wall is defined as the main wall of your home and excludes eaves, awnings, shade structures, porticoes, verandahs and balconies.

Built to Boundary Wall
Refers to a Building Wall that is built up to the boundary of an adjoining lot. Typically an allowance is made for construction tolerance and roof gutters to ensure no part of the building and/or footings extend over the side boundary.

Council
Sunshine Coast Regional Council.

Driveway Width
Driveway Width is defined as the width of the driveway as it crosses the street verge and the front allotment boundary.

Entrance Portico
A Entrance Portico delineate the entry to your home.

Front Facade
The Front Facade is the Building Wall on the Primary Street Frontage facing the street.

Front Setback
The Front Setback is measured to Building Wall.

Garage Setback
The Garage Setback refers to the Building Wall supporting the garage door or opening to your garage.

HDT
Harmony Design Team appointed by Avid Property Group.

Maximum Building Height
The maximum building height shall be 8.5 metres for A Dwellings House and 11 metres for Multiple Residential. Calculated from the existing surface ground level to the highest point of the building roof (apex) or parapet at any point, but not including any load bearing antenna, aerial, chimney, flagpole or the like.

POD
Plan of Development (or POD) is the Council approved document which will regulate the design and sighting of homes in Harmony.

Secondary Street Frontage Setback
The Secondary Street Frontage setback is measured to the Building Wall.

Secondary Street Facade
The Secondary Street Facade is the Building Wall on the Secondary Street Frontage facing the street.

Side and Rear Setback
The Side and Rear setback is measured to the Building Wall.

Site Cover
Site cover is measured as the proportion of the site covered by buildings including roof overhangs.

Street Frontage
Primary Street Frontage is the street to which your address and house number is allocated,

Secondary Street Frontage occurs on a corner allotment where the side elevation of your home also fronts the street (excluding a laneway).

Verandah
A Verandah is a covered area at ground level that extends beyond the normal width of eaves.

APPENDIX C /// Living Sustainably

Harmony encourages you to consider adopting sustainable living initiatives. In a smart and sustainable home you will be able to move around more easily, feel safer, save money, help the environment and live in your home through all stages of your life.

Some of these initiatives are described below. Council provides further information and useful links on their website which can be found at https://www.sunshinecoast.qld.gov.au/Environment/Inspiring-Sustainable-Lifestyles

Waste

During the construction process of your home it is important to control and manage waste. The following should be considered by your builder:

- the use of skip bins rather than cages;
- maintenance of waste records;
- use of contractors who transport waste to a licensed recycling centre;
- select materials and products which minimise and/or recycle packaging; and
- design dwellings to maximise use of standard sizes of materials wherever possible.

Source: EnviroDevelopment - National Technical Standards Version 2, Urban Development Institute of Australia.

Water

A smart and sustainable home saves on water, which also saves you money in the long term. You can be water efficient by choosing water-saving showers and taps and using water tanks for the garden and even for flushing the toilet. In addition water efficient appliances such as dishwashers and washing machines can reduce your water cost considerably. Consider the following:

- showerheads that use <6 litres per minute; and
- taps to bathrooms, kitchen and laundry that use <6 litres per minute.
- a dishwasher with a water consumption of <14 litres per use.

Source: EnviroDevelopment - National Technical Standards Version 2, Urban Development Institute of Australia.

Energy

A smart home reduces energy consumption, saving money for you and your family. Passive solar design features such as house orientation, ventilation, insulation and adequate shading can improve energy efficiency. In many cases, you can keep your home cool in summer and warm in winter without artificial heating and cooling devices. Discuss this with your builder and visit Council's website for further information.

In addition the use of energy efficient appliances and heating/cooling systems will reduce your home running cost. Such items to consider include:

- gas hot water;
- heat pump;
- solar hot water (gas or electric boosted)
- dishwashers with an energy consumption of <245kWh per annum; and
- air conditioning systems with COP of >3.20 and EER of >3.00.

Source:EnviroDevelopment - National Technical Standards Version 2, Urban Development Institute of Australia.

Materials

The type of materials to be used within your home may affect indoor air quality. In addition many paints, paint strippers, wood preservatives and glues give off Volatile Organic Compounds (VOC's), a range of chemical substances that become airborne at room temperature.

The Housing industry Association (HIA) provides the following advice for consideration:

- Choose untreated products or those that contain low pollutant emissions.
- If manufactured wood products such as MDF or particleboard are used, cover all surfaces and edges with laminates or seal them with low emitting paint or varnish to reduce emissions of formaldehyde. Choose those made with phenol formaldehyde rather than urea formaldehyde, as they are less harmful.
- Select materials, which have been pre-dried, are quick drying, use water as the solvent or are classed as zero or low VOC.
- Use alternative floor coverings like ceramic tiles, concrete, timber finished with plant based hard oils or waxes, linoleum or cork glued with natural rubber latex, sisal, coir, jute or seagrass matting.
- Ask carpet suppliers to unroll and air out the carpet before installation and use mechanical fixing. If adhesives are needed use low–emitting water based types.

The HIA also recommends considering the following when selecting your indoor building materials:

- Efficient use of resources in material production and installation stages.
- Select materials that are highly durable and require limited maintenance.
- Choose material that has the ability to be reused or recycled at end of life.

Source: Housing Industry Association; http://hia.com.au/~/media/HIA%20Website/Files/ProductsServices/GreenSmart/1365_gs_guidenotesbook.ashx

APPENDIX D /// Legal Requirements

Legal Obligations

1. Variation to the Design Guidelines

The Design Guidelines reflect building design principles which underpin and regulate construction in Harmony. Avid Property Group acknowledges that new products designed as substitutes or alternatives for the various materials listed in the Design Guidelines will be marketed from time to time and provided these products, in the opinion of Avid Property Group, are not inconsistent with the aims and principles embodied in the Design Guidelines they will, at its discretion, be acceptable.

Avid Property Group also has the ability to change the Design Guidelines if Avid Property Group considers it to be in keeping with the aims of establishing a premier, master planned community encouraging an attractive and innovative built form. The Buyer can obtain a copy of the current Design Guidelines from Avid Property Group.

The Owner agrees that if Avid Property Group exercises its discretion to vary, relax, waive or enforce any requirements contained within Design Guidelines, the Owner or any other buyer in Harmony, either prior to or after home construction, will not object and the Owner will not hold Avid Property Group liable for doing so. If there is any dispute as to the interpretation of Design Guidelines, the determination of the Harmony Design Team will be final.

2. Rights of Inspection and Rectification

The Owner irrevocably authorises Avid Property Group and its agents, upon giving reasonable notice to enter your site to:

- carry out an inspection to determine if there has been a breach of any of the Design Guidelines or determine compliance with any requirements specified by Avid Property Group;
- rectify any breach of the Design Guidelines.

Such entry and access shall not constitute trespass and the Owner shall not make any claim against Avid Property Group arising from such entry or access. The Owner's authority allows entry on multiple occasions provided separate notices are given.

3. Assignment

The Owner will not sell, transfer or otherwise dispose of your home without first delivering to Avid Property Group a deed signed by the buyer or transferee in favour of Avid Property Group under which that buyer or transferee agrees to comply with the Design Guidelines including liability to obtain such deed from any further buyer or transferee.

4. No Merger

The parties hereto agree that the provisions of the Design Guidelines will not merge on the completion of your contract to purchase the site.

5. Parties

Avid Property Group means Avid Residential Group ABN 87 098 527 390 and its successors and assigns.

Owner means the buyer of the site from Avid Property Group and all successive owners of the site.

APPENDIX E /// Plan of Development

DRAFT ONLY

Legend

Road
- Site Boundary
- Release Boundary
- Road Access
- Laneway
- Footpath
- Indented Parking Bays
- Single Driveway with Possible Double
- Double Driveway
- Bus Stop Location
- Bin Pad Location (Lot 656-659)

Allotment Details
- Indicative Private Open Space Location
- Indicative Alternative Private Open Space Location
- Maximum Building Location Envelope
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred Garage Location (on Single Family Dwellings)
- Preferred Garage Location (Double permitted on 2 Storey Dwelling)
- Alternative Garage Location (Permitted on Corner Dwellings adjoining a Laneway)
- No Vehicle Access
- Primary Frontage
- Preferred Bin Collection
- Letterbox Location (on laneway mews)

Scale 1 : 750 @ A1
0 5 10 20 30 40 50

Plan of Development Table

	Terrace (Mews) Allotments L6, L7.5, L8, L10		Villa Allotments 10m		Premium Villa Allotments 12.5m		Courtyard Allotments 15m		Traditional Allotments 18m	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front Setback										
Primary Frontage	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Garage	n/a	n/a	4.5m #	n/a	4.5m #	n/a	4.5m #	n/a	4.5m #	n/a
Side Setback										
Built to Boundary	0.025m*	0.025m*	0.2m	n/a	0.2m	n/a	0.2m	n/a	0.2m	n/a
Non Built to Boundary (incl. adjoining a laneway)	1.0m	1.0m	1.0m	1.0m	1.0m	1.0m	1.5m	2.0m	2.0m	2.0m
Garage (where accessed directly from a laneway)	0.5m	n/a	0.5m	n/a	0.5m	n/a	0.5m	n/a	0.5m	n/a
Corner Lots - Secondary Frontage	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m
Rear Setback										
Rear	n/a	n/a	1.5m	2.0m	1.5m	2.0m	1.5m	2.0m	1.5m	2.0m
Rear (from laneway boundary)	0.5m	0.5m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Garage (from laneway boundary)	0.5m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Other Requirements										
On site parking requirements (minimum)	One covered and enclosed space Single, tandem or double garage acceptable		One covered and enclosed space Single, tandem or double garage acceptable Double garages are only permitted on a two storey dwelling. or where accessed directly from a laneway.		Two spaces (one enclosed space) Single, tandem or double garage acceptable		Two space (one enclosed space) Single, tandem or double garage acceptable		Two space (one enclosed space) Single, tandem or double garage acceptable	
Garage location	Garages are to be located along the built to boundary wall		Garages are to be located along the built to boundary wall. (Optional where side boundary adjoins a lane)		Garages are to be located along the built to boundary wall (Optional where side boundary adjoins a lane)		Garages are to be located along the built to boundary wall (Optional where side boundary adjoins a lane)		Garages are to be located along the built to boundary wall (Optional where side boundary adjoins a lane)	
Note	*Built to boundary walls are mandatory where shown on plan. The 0.025m setback applies to the concrete slab/footing as well as the external wall. # For home with single or tandem garage, the garage setback is 5.5m									

Setback Notes:

General

1. All development is to be undertaken in accordance with the Development Approval.
2. The maximum building height shall be
   - 8.5 metres for a dwelling house;
   - 11 metres for Multiple Residential.

Setbacks

3. Setbacks are as per the Plan of Development Table unless otherwise specified below.
4. Maximum building location envelopes are subject to existing and future proposed easements and/or underground services.
5. Boundary setbacks are measured to the building wall.
6. Eaves (except on a wall that is built to the boundary) must not encroach within 600mm of the side or rear boundaries. Gutters may not extend beyond the boundaries of the lot.
7. The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
8. Site Cover - Maximum site cover as per Lot size below:
   a. The site cover for lots less than 200m² must be in accordance with the approved setbacks and private open space provisions.
   b. 200m² - 400m² - 70%
   c. 401m² - 600m² - 60%
   d. Greater than 600m² - 50%
9. For the purposes of determining setbacks, a corner lot is a lot that adjoins the intersection of two streets. This does not apply to lots that adjoin a laneway, shared access driveway, bio-retention zone or pedestrian linkage.
10. On courtyard corner lots, a corner truncation setback applies (refer siting requirement diagram). This setback also applies where a duplex is built on one of these lots. On all other lots the setback to a corner truncation (including where a lot adjoins a laneway) is the same as the secondary street setback (or side setback where adjoining a laneway).
11. Entrance portico may be located closer to the property boundary than stated in the allotment setbacks table, provided that the portico is located not less than two (2) metres from the front property boundary, the height of the portico does not exceed 4.5 metres, the portico remains open and not enclosed and the width of the portico is limited to the front entry area only.
12. Balconies, verandas or equivalent may extend up to one (1) metre into the front setback area and the side street setback area for corner lots, provided they remain open and not enclosed.
13. Garages must not project forward of the front building wall.
14. It is the owners, builders and building certifier's responsibility to ensure compliance with relevant building standards in relation to common built to boundary walls with respect to termite protection, water proofing and drainage to ensure no external impact to neighbouring properties.

Parking and Driveways

15. Other than where accessed from a laneway, the maximum width of a driveway as it crosses the street verge and the front allotment boundary is: 4 metres for a double garage, and 3 metres for a single garage.
16. There is to be a maximum of one driveway per dwelling.
17. Lot frontages less than 12.5m wide are only permitted to have double garages where they are double storey, unless garage is accessed from a laneway'.
18. Driveway locations identified on plan are mandatory. Any Relocation of a driveway, which requires the removal of a street trees must provide the replacement of a tree of the same or similar.
19. Lot with alternative garage location shown on the plan can either built on preferred garage location or alternative garage location

Private Open Space

20. Private Open Space is provided:
   a. On lots 300m² or less, the Primary Private Open Space must:
      i. Have a minimum area of 9m² with no dimension less than three (3) metres;
      ii. If co-located with a covered outdoor living space, the private open space must include an area open to the sky with a minimum dimension of 1.5m and an overall area of 9m² (open to sky);
      iii. The Primary Open Space should be provided at a mid-block location to ensure adequate light and ventilation penetrates into internal habitable areas.
   b. Lots 300m² or less which co-locate their Primary Open Space with covered outdoor living space must:
      i. Identify an 'Alternative Private Open Space Location';
      ii. The Alternative Private Open Space Location can generally be located along the primary frontage or side frontage in the case of a corner lot;
      iii. 'Alternative Private Open Spaces' must have a minimum area of 9m² with no dimension less than three (3) metres.
   c. On lots greater than 300m² - the private open space must be open to the sky with an area of 16m² and no dimension less than four (4) metres.
   d. All private open space areas must:
      i. Exclude rainwater tanks unless underground;
      ii. Not be shared with rubbish storage or clothes drying area.

Privacy and Overlooking

21. Buildings must be sited and designed to provide adequate visual privacy for neighbours:
   a. Where the distance separating a *window* or *balcony* of an adjoining dwelling from the side or rear boundary is less than 1.5 m:
      i. a permanent *window* and a *balcony* has a *window/balcony screen* extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
      ii. a *window* has a sill height more than 1.5m above the adjacent floor level; or
      iii. a *window* has obscure glazing below 1.5m;

   where a *window, balcony* and a *window/balcony screen* has the same meaning as it does in the Queensland Development Code.

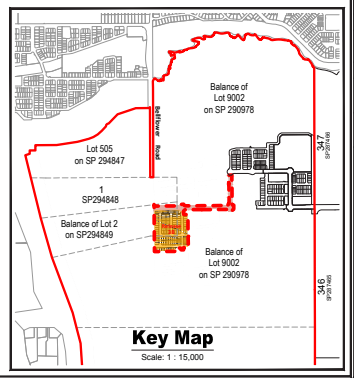
Definitions:

Primary Street Frontage - Is one to which street number/address is allocated.

Site Cover - The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and is expressed as a percentage.

The term does not include:-
- any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure;
- *basement* car parking areas located wholly below ground level;
- eaves and sun shading devices.

Development Approval - refers to specific Reconfiguration of Lot and development permit for this release.



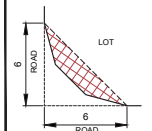
REVISION
A: 04/07/17 Amend Adjoining Information
B: 10/10/17 Boundary Update
C: 07/09/17 Council Response
D: 20/10/17 Update road pavement

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey.
Adjoining information: DCDB.
Aerial photography: Nearmap
Environment constraints: SCRC
Flood: SCRC

Siting Requirements for Courtyard Corner Allotments



Note: In shaded area structures shall not exceed 2.0m in height

CLIENT: AVID Property Group

PROJECT: harmony

Plan of Development
Release 3B
Phase 1
Allotment Layout

Date.	20 October 2017
Comp By.	WNW
Checked By.	FK
DWG Name.	22470 – Release 3
Job Ref.	22470
Local Authority.	Sunshine Coast Regional Council
Locality.	Palmview
Scale	1 : 750
Sheet	A1
Plan Ref	22470 – 397
Rev	D

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APPENDIX F /// Front and Side Fencing Controls

TERRACE FRONTAGE & FENCING SCHEME

RELEASE 3B

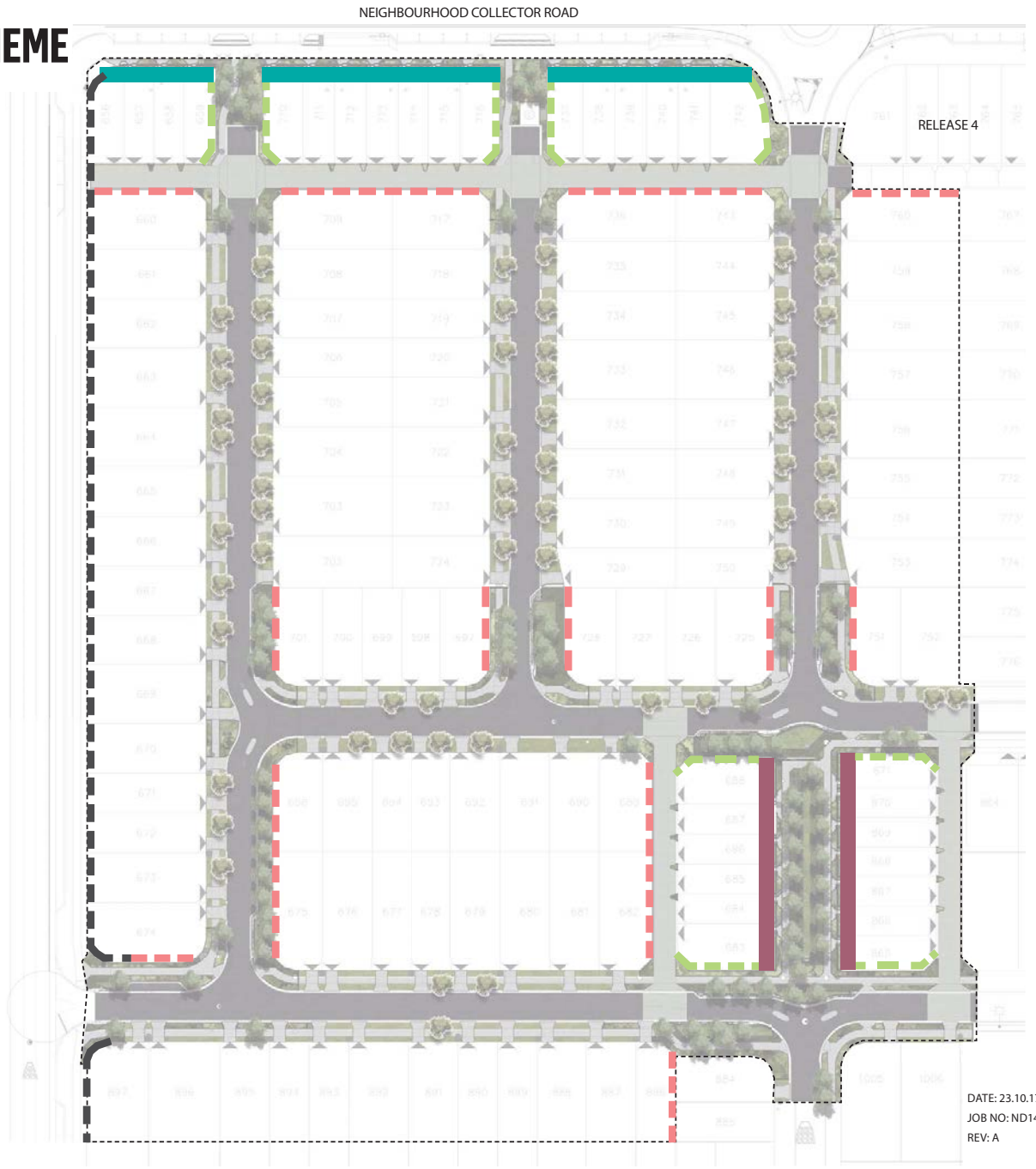
TERRACE FRONTAGE LEGEND

- Type 4B
- Type 6B

BOUNDARY FENCING LEGEND

- Type 2
- Type 3
- Type 5 - Acoustic Fence (refer Acoustic Report for detail)

NOTE : It is the responsibility of the builders/ owners to install the specified boundary fence on the allocated lots, as shown on the plan.



NOTE:
* WHERE ADJOINING PUBLIC LAND, ALL WALLS, FENCES & FOOTINGS ARE TO BE CONSTRUCTED ENTIRELY INSIDE OF PROPERTY BOUNDARY.

DATE: 23.10.17
JOB NO: ND1439
REV: A

URBIS

HARMONY VILLAGE
TERRACE FRONTAGE SCHEME

TERRACE FRONTAGE FINISHES

FENCE TYPOLOGY

Type 1: Fixed to wall

Type 2: In ground

FRONTAGE HEIGHT

Type 1:
450mm

Type 2:
1000mm

Type 3:
1500mm

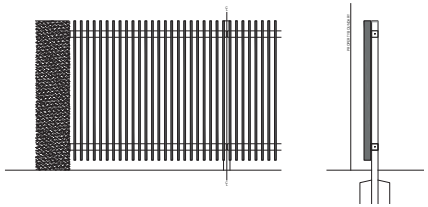
Type 4:
1800mm

NOTE:
*ALL DETAILS IN THIS DOCUMENT ARE ILLUSTRATIVE ONLY. REFER TO LANDSCAPE ARCHITECT DOCUMENTATION PACKAGE FOR CONSTRUCTION DRAWINGS, DETAILS & SPECIFICATION.

TERRACE FENCE TYPES

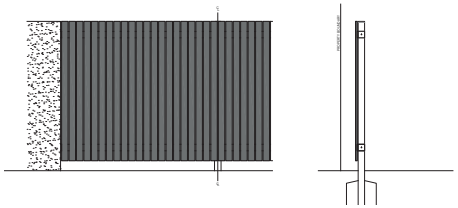
Type 1 & Type 2 (TF1 & TF2) & Gate Type 1

Powder coated Aluminium Batten - Fixed on end



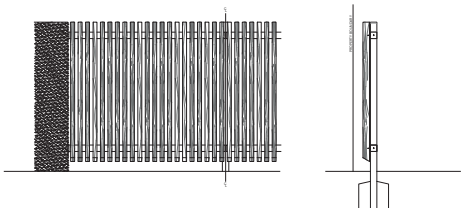
Type 3 & Type 4 (TF3 & TF4) & Gate Type 2

Powder coated Alumium Batten - Fixed on face



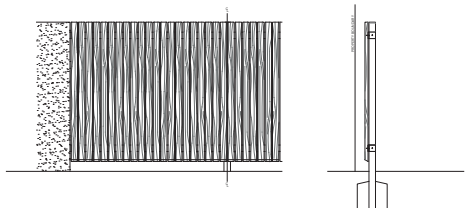
Type 5 & Type 6 (TF5 & TF6) & Gate Type 3

Hardwood Timber Battens - Fixed on end



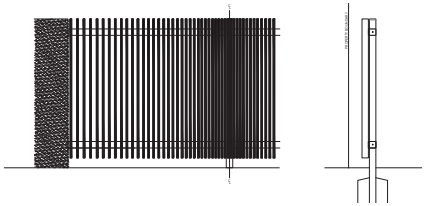
Type 7 & Type 8 (TF7 & TF8) & Gate Type 4

Hardwood Timber Battens - Fixed on face



Type 9 & Type 10 (TF9 & TF10) & Gate Type 5

Powder coated Aluminium Batten - Fixed on end with varied gaps



TERRACE WALL TYPES

Type 1 (TW1)

Front wall,

Dimensions - 400mm H x 190mm W x Varies L

Type 2 (TW2)

Front wall,

Dimensions - 450mm H x 190mm W x Varies L

Type 3 (TW3)

Front wall,

Dimensions - 1000mm H x 190mm W x Varies L

Type 4 (TW4)

Lot return block walls,

(varies H x 190mm W x varies L, refer details)

Type 5 (TW5)

Transition block wall,

(1800mm H x 390mm W x 1000mm L)

Type 6 (TW6)

Transition block wall,

(1800mm H x 390 W x 1000mm L)

Type 7 (TW7)

Stair return block walls,

(varies H x 190mm W x varies L, refer details) Dimensions are dependent on number of stairs required per lot.

Type 8 (TW8)

Front wall,

Dimensions - Varies mm H x 190mm W x Varies L

BLOCK/ FINISHES TYPES

Type 1 (TM1)
Block Dimensions - 190mm H x 190mm W x 390mm L & 190mm x 190mm x 190mm

Type 2 (TM2)
Brick Dimensions - 90mm H x 190mm W x 390mm L

Type 3 (TM3)
Rendered Wall

NOTE:
*EXACT MASONARY BLOCK TYPES AND COLOURS ARE SUBJECT TO AVAILABILITY
*HEIGHT OF MAILBOX WALLS TO MATCH FRONTAGE HEIGHT OF TERRACE FRONTAGE TYPE.

MASONRY BLOCK COLOURS

Type 1
GB stone, smooth Pewter

Type 2
GB stone, smooth Nickel

Type 3
GB stone, smooth Percelain

Type 4
GB stone, smooth Onyx

RENDER COLOURS

Type 1
Colour: Off- white

Type 2
Colour: Black

MAILBOX WALL TYPES

Type 1 (MW1)
Dimensions: 1500mm H x 390mm W x 1190mm L, refer details

(Character image only)

Type 2 (MW2)
Dimensions: 1500mm H x 490mm W x 490mm L, refer details

(Character image only)

Type 3 (MW3)
Dimensions: 1000mm H x 390mm W x 1090mm L, refer details

(Character image only)

LETTERBOX TYPES

Type 1
Facing the road, to match MW1

Type 2
Facing the road, to match MW2

Type 3
Facing the sideway, to match MW3

LOT NUMBERS

Type 1
As specified

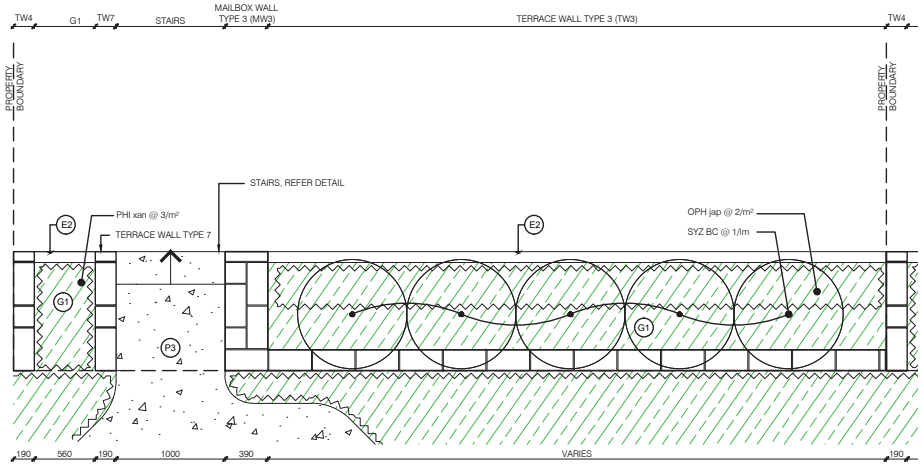
DETAILS

TERRACE FRONTAGE TYPE 4B

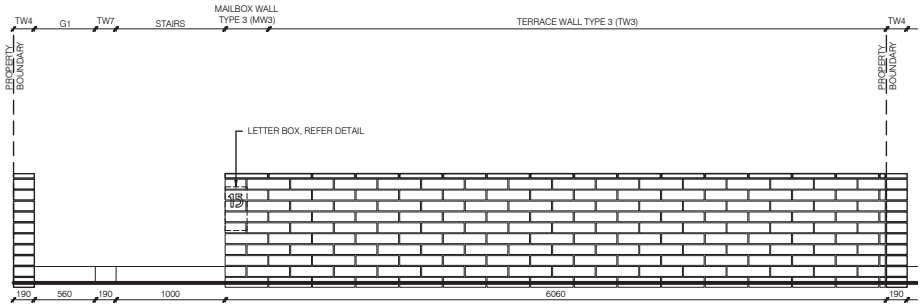
Component	Type *	Additional Information
Terrace fence type	N/A	
Fence typology	N/A	
Frontage height	Type 2	
Terrace wall type	Type 3	1000mm H
	Type 4	1000mm H
	Type 7	To match stairs H & L
Mailbox type	Type 3	1000mm high
Letterbox type	Type 2	

Terrace Wall Type/ Mailbox Wall Type *	Block/ Finishes Type *	Masonry Block Colour *
TW3	Type 2	Type 1
TW4	Type 2	Type 3
TW7	Type 2	Type 1
MW3	Type 2	Type 3

*Refer to Terrace Frontage Finishes for Types nominated in the table above.



Plan view - 1:50 @ A3



Elevation - 1:50 @ A3

LEGEND

- G1 Garden Bed
- P3 Concrete Paving (Landscape)
- E1 Concrete Edge

DETAILS

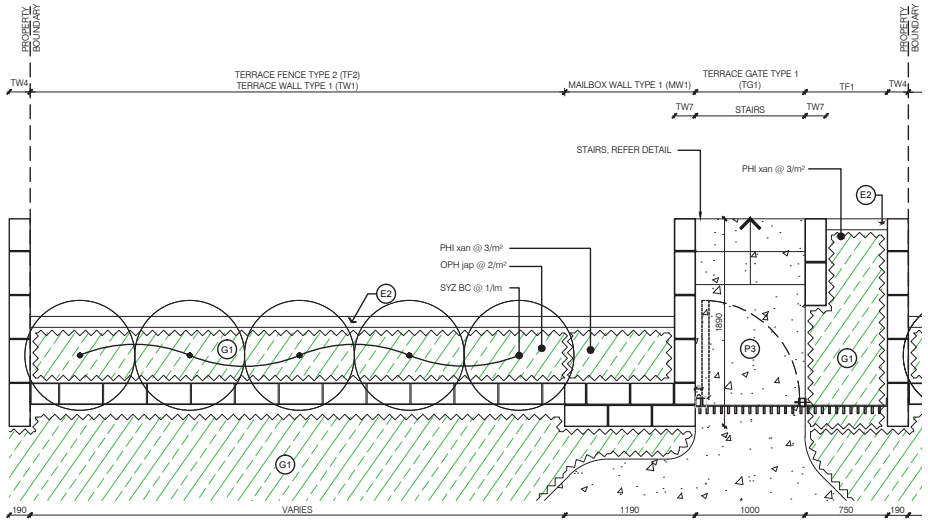
TERRACE FRONTAGE TYPE 6B

Terrace fence type	Type 9	1500mm H (Gate)
	Type 10	1200mm H
Fence typology	Type 1	
Frontage height	Type 3	
Terrace wall type	Type 1	Varies between 400-600mm
	Type 4	1500mm H
	Type 7	To match stairs H & L
Mailbox type	Type 1	1500mm high
Letterbox type	Type 1	

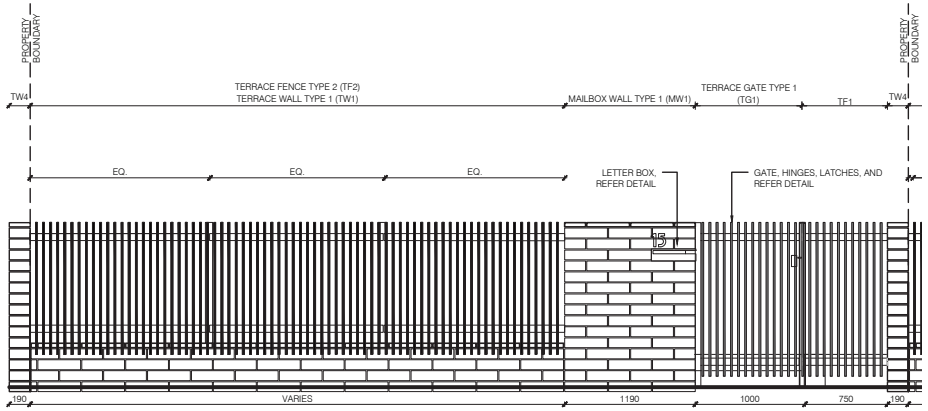
Terrace Wall Type/ Mailbox Wall Type *	Block/Finishes Type *	Masonry Block Colour *
TW1	Type 2	Type 1
TW4	Type 2	Type 3
TW7	Type 2	Type 1
MW1	Type 2	Type 3

*Refer to Terrace Frontage Finishes for Types nominated in the table above.

*The above finishes are indicative only and may change.



Plan view - 1:50 @ A3



Elevation - 1:50 @ A3

LEGEND

- G1 Garden Bed
- P3 Concrete Paving (Landscape)
- E1 Concrete Edge

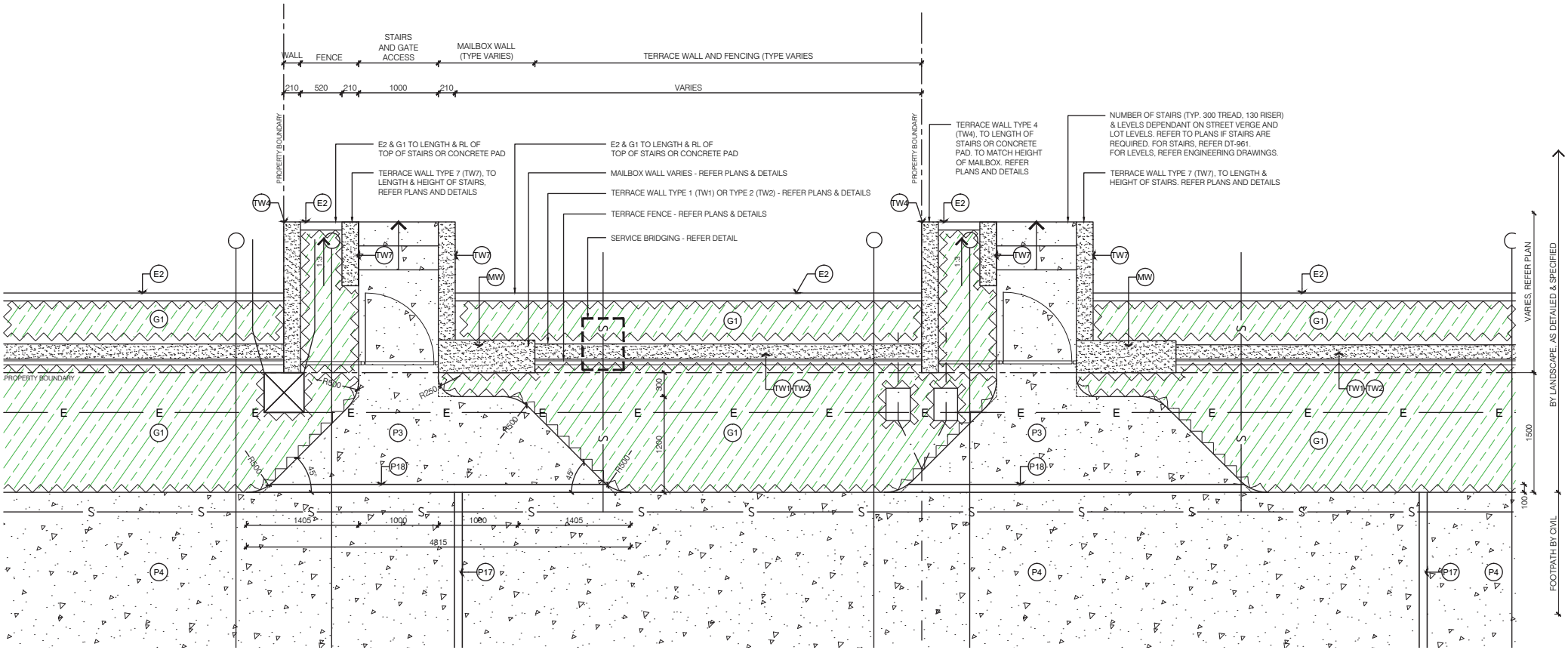
TYPICAL TERRACE FRONTAGE & SERVICE CONNECTIONS

LEGEND

- G1 Garden Bed
- P3 Concrete Paving (Landscape)
- E1 Concrete Edge
- P4 Concrete Paving (Civil)
- P17 Concrete Strip (Civil)
- P18 Concrete Strip (Landscape)

SERVICES LEGEND

- Sewer house connection (100upvc)
- Water services (poly pipe)
- Roofwater pipe (with i.o.) to kerb adapter (90upvc)
- E — Electrical / communications service
- Electrical pillar and service on std alignments



URBIS

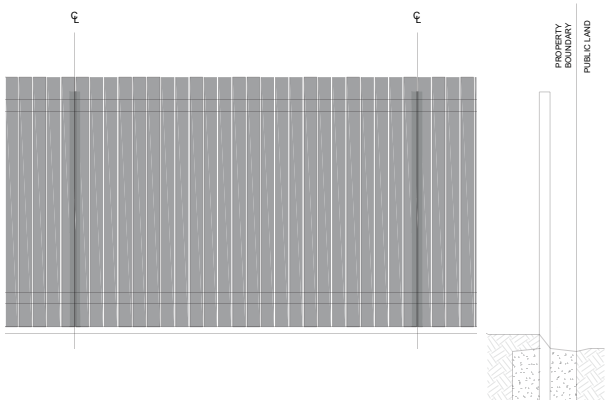
HARMONY VILLAGE
TERRACE FRONTAGE SCHEME

BOUNDARY FENCE FINISHES

FENCE TYPES

Type 2 (BF2)

Vertical powdercoated aluminium battens

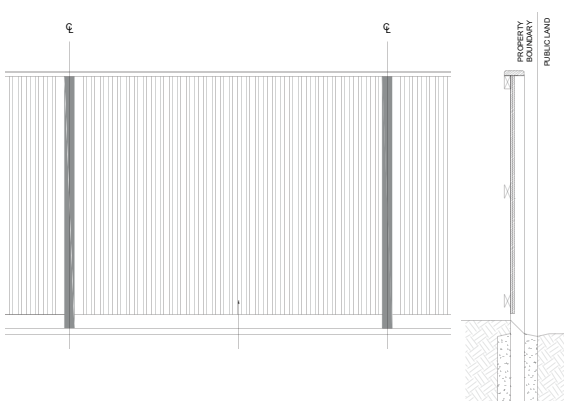


(Character image only)

Component	Type	Description
Fence type	Type 2	Vertical aluminium battens. Powdercoated dark grey
Fence typology	Type 2	In ground
Fence height	Type 4	1.8m high
Masonry wall type	Type 5 or 6	1m wide rendered transitional wall
Rendered wall colour	To match TW4 on lot	

Type 3 (BF3)

Timber lapped & capped palings, painted finish



(Character image only)

Component	Type	Description
Fence type	Type 3	Vertical timber battens lapped and capped. Charcoal grey painted finish.
Fence typology	Type 2	In ground
Fence height	Type 4	1.8m high

CONTACT DETAILS:

Melissa Gimpel
Team Assistant - QLD
E: mgimpel@avidpropertygroup.com.au
P: +61 7 3708 0804

Disclaimer:
While we have taken care to ensure the accuracy of information in this document at the time of publication, Avid Property Group gives no warranty and makes no representation as to the accuracy or sufficiency of any description, photograph, illustration or statement contained in this document and accepts no liability for any loss which may be suffered by any person who relies upon the information presented. All information provided is subject to change without notice. Purchasers should make their own enquiries and satisfy themselves as to whether the information provided is current and correct and if appropriate seek advice before entering any contract.

OCTOBER 2017.

harmony

by AVID Property Group