

HOUSING DESIGN GUIDELINES

Stage 1 – November 2019
V5.0

INTRODUCTION

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

The buyer covenants and agrees to be bound by and comply with The Banks Housing Design Guidelines.

1. DESIGN COMPLIANCE ASSESSMENT PROCESS

1.1 Assessment process

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

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

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

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

Covenant Applications and design enquiries should be submitted to:

designreview@thebanksloganriver.com.au

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

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

1.2 Design Compliance

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

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

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

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

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

2 BUILDING DESIGN COVENANT REQUIREMENTS

2.1 House Design Principles

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

Factors to consider include:

- The orientation of the allotment
- The direction of summer breezes
- Home entry and how the house interacts with the street
- The location of houses on adjoining properties (or future houses)
- Service and easement locations (if any)
- Designated driveway access points
- Corner lot opportunities and Building Location Envelope (BLE) requirements
- Lots fronting parks.
- Home designs to take advantage of available technology and services;
 - Fibre optic cable connection available to all lots offering Ultra-High-Speed broadband access,
 - Natural Gas connection available to all lots offering the preferred energy source for cooking, heating and hot water.

2.2 House Materials and Colours

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

Acceptable material selections include:

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

2.3 Roof Form

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

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

- Skillion, Gable or Hipped.

Factors to consider include:

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

2.4 Building Envelopes and Setbacks

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

The minimum siting requirements are noted below, with dimensions set by the Approved **'Building Envelope Plan – Stage 1', Plan Reference 8131P 19 Rev T – BLE01** (Refer Appendix 1).

The BLE siting requirements take precedence over the Queensland Development Code. Where the BLE is silent on specific building envelope requirements, designs must comply with:

- The Logan Council Planning Scheme 2015 and;
- Queensland Development Code for Single Detached Housing on lots 450sqm and over (for lots $\geq 450\text{m}^2$); Or:
- Queensland Development Code for Single Detached Housing on lots under 450sqm (for lots $< 450\text{m}^2$), as well as the Logan City Council Dual Occupancy and Dwelling House Code;

The Queensland Development Code can be found here:
www.hpw.qld.gov.au/SiteCollectionDocuments/mp1-2.pdf

2.4.1 SITE COVERAGE

To ensure the appropriate maximum level of building bulk is not exceeded and to maintain sufficient area for private open space; the maximum area of the site covered by a building or other roofed structure, but excluding eaves, is 65% of the site area.

2.4.2 BUILDING ENVELOPE

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

*Note – Please refer to the Approved Building Envelope Plan (8131P 19 Rev T – BLE01) in **Appendix 1** for site-specific building envelope provisions.

2.4.3 SETBACKS

The required minimum setbacks are noted below, with dimensions set by the Approved 'Building Envelope Plan – Stage 1, Plan Reference 8131P 19 Rev T – BLE01 (Refer Appendix 1). The BLE siting requirements take precedence over the Queensland Development Code. Where the Building Envelope Plan is silent on specific building envelope requirements, designs must comply with the Queensland Development Code for Single Detached Housing on lots 450sqm and over OR, Queensland Development Code for Single Detached Housing on lots under 450sqm;

Queensland Development Code: www.hpw.qld.gov.au/SiteCollectionDocuments/mp1-2.pdf

FOR LOTS <450m²:

GENERAL

- Dwelling height on a lot with a slope up to 15% is not more than 8.5m and on a lot with a slope of 15% or more is not more than 10m;
- The secondary road frontage setback is 1.0m.
- The dwelling front façade must be set back a minimum of 3 metres.
- Double Garages must be setback a minimum 4.5m from road (front) lot boundaries.
- Dwellings must be set back to side and rear boundaries a minimum of 1m on the ground floor and 1.5m on the first floor.
- Corner lots with a secondary frontage must be setback a minimum of 1m on the ground floor and 1m on the first floor.
- The preference is for garages to be constructed as a built to boundary wall.

BUILT TO BOUNDARY WALL

- Preferred built to boundary wall locations are indicated on the Plan of Development.
- Where applicable, the built to boundary line is nominated on the Building Envelope Plan.

The length of the wall built to this boundary should not exceed:

- the greater of 50% of the boundary length or 15 metres, unless specified otherwise in the Building Envelope Plan.
- Built to Boundary walls may enclose habitable rooms provided that a secondary light source window is provided in that room.

GARAGES AND CARPORTS

- Preference is for garages to be constructed as a built to boundary wall as shown;
- The elevational dimension of openings facing the street is lesser of 6m and 50% of the frontage width;
- A maximum of 1 driveway per dwelling is permitted;
- Parking two vehicles on a lot is required, with a minimum of 1 space being covered.

FOR LOTS ≥450m²:

Unless amended below, development must be in accordance with Queensland Development Code for Single Detached Housing on lots 450sqm and over (for lots ≥450m²) and the Logan City Council Dual Occupancy and Dwelling house Code.

- The dwelling front façade must be set back a minimum of 3 metres.
- Garages must be setback a minimum 6m from road (front) lot boundaries.
- Dwellings must be setback a minimum of 1.5m on the ground floor and 1.5m on the first floor along the secondary frontage.
- Corner lots with a secondary frontage must be setback a minimum of 1.5m on the ground floor and 1.5m on the first floor along the secondary frontage.
- The preference is for garages to be constructed as a built to boundary wall.
- Dwellings must be set back to side and rear boundaries in accordance with the Queensland Development Code requirements- *Single Detached Housing on lots 450sqm and over*

BUILT TO BOUNDARY WALL

- Preferred built to boundary wall locations are indicated on the Plan of Development.
- Where applicable, the built to boundary line is nominated on the Building Envelope Plan.

ADDITIONAL REQUIREMENTS

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

Boundary Setback Table

Lot Type	Minimum Building Setbacks* (Refer to Building Envelope Plan – Stage 1**)								Other Requirements
	First Storey				Second Storey				Maximum Site Coverage (%)
	Front (m)	Front Garage (m)	Secondary Frontage (m)	Side & Rear Setback (m)	Front (m)	Secondary Frontage (m)	Side & Rear Setback (m)		
≤450m ² Standard Lot & Corner Lot	3.0	4.5	1.0	Building Height <4.5m 1.0	3.0	1.0	1.5		65
>450m ² Standard Lot & Corner Lot	3.0	6.0	1.5	Building Height <4.5m 1.5	3.0	1.5	Building Height 4.5-7.5m	2.0	65
							Building Height 7.5-8.5m	2m plus 0.5m for every 3m or part exceeding 7.5m	

*Building setbacks are measured to OMP

**Approved Building Envelope Plan

Please read the Approved Building Envelope Plan carefully (refer to Appendix 1).

Unless otherwise amended on the Approved BLE Plan (Appendix 1) development must be in accordance with MP 1.1 and MP 1.2 of the Queensland Development Code (QDC) and the Logan City Council Dual Occupancy and Dwelling house Code.

The Approved BLE Plan indicates *preferred* and recommended Building Envelope Locations (based on lot widths and service locations).

Whilst not all lots on the Approved BLE Plan (Appendix 1) include a recommended building envelope; where consistent with the QDC, **built to boundary walls are permissible on all lots within the estate.**

The following provisions override provisions MP 1.1 and MP 1.2 of the QDC and the Logan City Council Dual Occupant and Dwelling House Code;

- The minimum front setback is 3.0m to the dwelling;
- For a corner lot over 450m² the secondary road frontage setback is 1.5m; and
- The maximum area covered by all buildings and structures roofed with impervious material does not exceed 65% of the lot area.

Refer to Appendix 1 for further detail.

3 FENCING

3.1 Street Boundary Fencing and Gates

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

Requirements

- The fence must incorporate a minimum transparency ratio of 50%
- 50% of the fence must be set back 600mm from the front boundary and incorporate appropriate landscaping.
- Fence height must not exceed 1.2m
- The fence must be constructed of materials and be in colours sympathetic to those of the associated dwelling
- Transparent metal gates may constitute part of the 50% transparency

Advisory

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

Street boundary fencing proposals are subject to review.

3.2 Side Boundary Fencing

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

3.3 Fences on Corner Sites

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

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

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

3.4 Fences on a Common Boundary with a Park.

Fencing along the common park or open space boundaries is to be:

- A maximum of 1.8m height;
- Constructed of timber 100mm x 100mm hardwood posts, with 2400mm spacing; 1500mm high infills of black powder coat metal tube/ sturt type pool fencing.
- Infills of coloured metal tube or timber palings with rails to the inside of the allotment;

Please discuss your proposed fencing with the adjoining owner prior to construction and refer to the relevant 'The Dividing Fences' legislation and guidelines in your State and Local Government Area.

4 LANDSCAPING AND RETAINING

4.1 Landscaping

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

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

Landscaping your homesite at The Banks is an important part of creating an attractive, green and leafy neighbourhood and streetscape.

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

Factors to consider include:

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

4.2 Driveways

- Driveway width must not exceed 4.5m in width at the street boundary for double garages and must be separated from the side boundary by a minimum 500mm wide planting margin.
- Driveways and crossovers are to be concrete, clay or concrete pavers or exposed aggregate concrete.
- Driveways and crossovers must be completed prior to occupation of the dwelling.
- Where a footpath has been constructed in front of the lot, it is permissible for the driveway to cut through the footpath in accordance with Logan City Council requirements.

4.3 Retaining Walls

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

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

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

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

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

5 EXTERNAL FEATURES

5.1 Garage Door

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

Requirements

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

5.2 Gazebos

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

5.3 Clothes Drying Areas

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

5.4 Wheelie Bin Storage

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

5.5 Satellite Dishes

- Satellite dishes or similar devices must not be visible from the street.

5.6 Air Conditioners

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

5.7 Pool, Plant & Equipment

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

5.8 External Plumbing

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

5.9 Solar Water & Photovoltaic Energy Systems

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

DESIGN REVIEW APPLICATION FORM & CHECKLIST

Please complete the following submission checklist and submit with your application.
Please note – submissions that do not provide the required information will be returned to the submitter and may delay assessment.

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

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

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

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

APPENDIX 1

Building Envelope Plan – Stage 1

BUILDING ENVELOPE PLAN - STAGE 1



- LEGEND**
- Side Boundary
 - Staging Boundary
 - Building Footprints
 - Built to Boundary Wall if provided

NOTE
BUILDING ENVELOPES SHOWN ARE INDICATIVE ONLY. REFER TO BUILDING ENVELOPE NOTES AND TABLE FOR DESIGN PARAMETERS

- Where provided, building envelopes to be provided in accordance with MS 1 and MS 1.2 of the Council Development Code (CDC) and the Upper On-Coverd Out-Covered and Overlaid Tables.
- Where not indicated on this plan, where consistent with the CDC, built to boundary walls are to be provided for all lots.
- The primary paved area coverage for the site is 1.00 per cent (1%) of the CDC and the Upper On-Coverd Out-Covered and Overlaid Tables.
- Where provided, building envelopes are to be provided in accordance with MS 1 and MS 1.2 of the Council Development Code (CDC) and the Upper On-Coverd Out-Covered and Overlaid Tables.

GENERAL

- Quality height on a lot with a slope up to 10% is to not exceed 1.0m and on a lot with a slope of 10% or more is not more than 1.0m.
- The secondary road frontage setback is 1.5m.

BUILT TO BOUNDARY WALL

- Proposed built to boundary wall locations are indicated on the Plan of Development.

- Where provided, the building envelope is indicated on the Plan of Development.
- The built to boundary wall is to be provided on the lot boundary to a maximum of 50% of the lot boundary length in 13 metres, unless specified otherwise.

GARAGES AND CARPORTS

- Proposed built to boundary wall locations are indicated on the Plan of Development.
- Proposed carport locations are indicated on the Plan of Development.
- Where provided, the carport envelope is indicated on the Plan of Development.

DEFINITIONS

- The definition of the Cover: Outer Most, Pergolas, Benches, Gazebos and other items not included in the CDC MS 1 or GPT advice.

Footprint	Ratio
Ground Floor	3.0%
Roof	4.5%
Carport	1.0%
Secondary Road Frontage	1.0%
Side & Rear Setbacks	1.0%
Garage Location	1.0%
Permitted for garages to be constructed as built to boundary wall an amount	50%

RP DESCRIPTION LOT 46 ON MARSH 19
 CONTOURS Litter Date - Interval 0.25 m
 SCALE 1:1000 - 1:1000 in METRES



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