



MINNIPPI

housing design guidelines

October 2016



CONTENTS

MINNIPPI HOUSE DESIGN

<i>Introduction</i>	4
<i>Design Principles</i>	4
<i>The Design Review Process</i>	5
<i>Orientation of your Home</i>	7
<i>General Architectural Attributes</i>	8 - 9
– <i>Roof Form</i>	
– <i>Entry Point</i>	
– <i>Garage Door</i>	
– <i>Colours Materials Textures</i>	
<i>Building Envelope & Construction</i>	10
– <i>Setbacks</i>	
– <i>Maximum Height</i>	
– <i>Site Coverage</i>	
– <i>Bushfire – BAL 12.5 Lots</i>	
– <i>Noise Affected Lots</i>	
<i>Site Layout</i>	11
– <i>Private Open Space</i>	
– <i>Driveways</i>	
<i>Ancillary Structures & Services</i>	12
– <i>Gazebos</i>	
– <i>Clothes Drying Areas</i>	
– <i>Wheelie Bin Storage</i>	
– <i>Satellite Dishes</i>	
– <i>Air Conditioners</i>	
– <i>Pool, Plant & Equipment</i>	
– <i>External Plumbing & Stormwater</i>	
– <i>Solar Water Heating Systems</i>	

<i>Fencing</i>	13
– <i>Street Boundary Fencing & Gates</i>	
– <i>Side & Rear Boundary Fencing</i>	
– <i>Fencing on Corner Sites</i>	
– <i>Fencing on a Common Boundary with a Park</i>	
– <i>Developer Fencing</i>	
<i>Privacy</i>	14
– <i>Screening & Limiting Overlooking Neighbours</i>	
<i>Landscaping</i>	15
<i>Letterboxes & Retaining Walls</i>	16

APPENDIX 1

<i>Setback Plans</i>	17 - 19
----------------------	---------

APPENDIX 2

<i>Building Envelope Plans</i>	20 - 21
--------------------------------	---------

APPENDIX 3

<i>Driveway Crossover Plans</i>	22 - 25
---------------------------------	---------

DESIGN REVIEW

<i>Application Form</i>	26 - 27
-------------------------	---------

INTRODUCTION

design principles

Minnippi is a very special place to live, made more so by the natural attractions of its location. Residents in Minnippi are nestled amongst passive open space, natural bushland, environmental habitat corridors, active sport and recreational nodes and choose to live in an environment that is enhanced by modern residential housing with strong architectural appeal.

To ensure the unique character of Minnippi is enhanced and that quality housing is constructed, comprehensive Minnippi Housing Design Guidelines (Guidelines) have been developed to ensure that a high standard of housing and landscaping is achieved.

Design Principles

The vision for Minnippi is to achieve a contemporary community set in a natural environment, enhanced by modern housing that add, positively to the residents of Minnippi's quality of life.

The Guidelines have been developed to promote:

- A consistent architectural design theme and high standards of quality across all homes constructed in Minnippi.
- Energy savings through the implementation of smart design principles.
- Landscaping which is complimentary to the overall appeal of Minnippi.

These Guidelines should be considered in conjunction with the Brisbane City Councils building requirements, while some elements may need to be approved by the Developer. Planning and Building approvals will still be required from a building certifier.



MINNIPPI HOUSE DESIGN

the design review process

On purchasing an allotment both the owner, designer and builder of the proposed home should become fully acquainted with these Guidelines, together with the current Local Authority and Queensland Development Code statutory requirements.

On selecting a suitable house package or design, the builder's or designer's preliminary proposal must be submitted to Minnippi's Design Review Team (MDRT) for approval. The proposal must include the following as a minimum requirement:

- Earthworks and Drainage plan (at a scale of 1:200).
- 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 (at a scale of 1:200).
- Preliminary colour and material selection.

A preliminary design review will be undertaken by the MDRT and approval and/or comments regarding the suitability of the proposal will be forwarded to the applicant. 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.

The drawings and associated documents noted in the checklist at the end of this document should be electronically submitted for assessment to:

The Minnippi Design Review Team
c/o Urbex Pty. Ltd.
info@minnippi.com.au

In order for a final assessment to occur the submitted drawings and documents must include the following as a minimum:

- (1) Earthworks and Drainage plan (drawn to 1:200 scale) indicating:
 - Depth and area of any cut/fill across the lot.
 - Location of any retaining walls to be constructed. Height, materials and engineering certification of walls to be separately shown.
 - Location and dimensions of any cut off drains, swales and/or mounds to be constructed.
 - Finished surface levels at 100mm contours.
 - Drainage of the land upon completion of all Works. Flow direction, pits, pipes, etc.
- (2) Site plan (drawn to 1:200 scale) indicating:
 - Distances from all boundaries to face of wall of all parts of the dwelling.
 - Driveway position, width and materials.
 - Site coverage of the dwelling.
 - Fence locations, types, heights and finishes.
 - Air Conditioning plant location.
 - Water Tank location (if included in design).
 - Drainage of the land upon completion of all Works. Flow direction, pits, pipes, etc.
- (3) Floor plans of all floors of the proposed dwelling (drawn to 1:100 scale) indicating:
 - Floor areas in m².
 - Floor levels.
 - Proposed internal space use (kitchen, living, study, bedroom, bathroom, etc).
 - Decks and terraces adjoining the dwelling.

MINNIPPI HOUSE DESIGN

the design review process

- (4) Elevations of all sides of the proposed dwelling (drawn to 1:100 scale) also indicating:
 - Roof or eave overhang dimensions.
 - Exterior materials noted on drawings.
 - Overall height of the dwelling above natural ground level.
 - Roof pitch.
 - Any external window treatments noted, i.e. privacy screens and security screens.
 - Ground level shown accurately.
- (5) Landscape plan (drawn to 1:200 scale), indicating:
 - Turf areas.
 - Planted areas, including plant types and density.
 - Paved areas, including materials.
 - Decks or terraces.
 - Ponds, pools or other water features.
 - For pool pumps – location and details of housing (visual amenity/operational noise reduction).
- (6) Ancillary Structures. Provide notes or details on appropriate drawings:
 - Gazebo or other separate buildings.
 - Wheelie Bin storage.
 - Any other structures or features separate from main building including rainwater tanks, swimming pools and equipment.
- (7) Fencing details. Provide plans and elevations of street boundary fencing and retaining walls, where permitted, indicating:
 - Materials.
 - Height.
 - Finishes.
 - Distance to boundary.
 - Planting associated with fence.
 - Gates.
 - Gate Houses or any other entry statement (where permitted).
- (8) Colour Scheme. Provide details of all exterior colours including:
 - Wall finish materials and colours.
 - Windows.
 - Roofing.
 - Fascias.
 - 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.

MINNIPPI HOUSE DESIGN

orientation of your home

The Design Review Application Form included in these Guidelines must be completed and included with the submitted drawings and other information.

An assessment of the proposal will be carried out against the requirements and objectives of the Guidelines and the applicant will be advised of compliance or otherwise by the MDRT.

Once approved, the MDRT will stamp each page of the documentation and return to the applicant. The applicant may then submit drawings and documentation to their Building Certifier for Building Approval.

Some conditions or minor additional requirements may be imposed on approval.

Plans stamped as compliant by the MDRT 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 compliance approval has been issued by the MDRT.

The MDRT may agree to issue a house design approval for proposals that do not conform completely with the Guidelines & Covenants, where in the assessment of the proposal the variation is considered to be minor and does not adversely impact the environmental or aesthetic quality of the development.

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

Please note that in the event of any discrepancy between these Guidelines and the requirements of the relevant local authorities statutory approval, then the requirements of the relevant local authorities statutory approval prevails.

Orientation of the Dwelling on the Allotment

All homes should be positioned on the Lot and oriented to ensure the maximum possible benefit for passive solar gain, to improve energy efficiency and create a more pleasant living environment. The orientation of a home to provide an outlook to the street and areas of private open space are also important.

Requirements

- Orientate the dwelling to locate internal and external living areas to the north where possible.
- Orientate and design the dwelling to capture breezes and maximise ventilation.
- Design the dwelling so that living rooms and bedrooms are located to avoid the western side of the dwelling.
- Dwellings must be designed to have either a living room, dining room or bedroom window or balcony overlooking the street.
- Dwellings on allotments that are visible from the open space, parks and the golf course must present an attractive appearance to the open space, park and golf course. Design features shall be incorporated to ensure a high quality presentation to open space, park and golf course areas. Dwellings must also integrate design treatments to enable casual surveillance over open spaces parks and golf courses to facilitate security of the neighbourhood.

MINNIPPI HOUSE DESIGN

general architectural attributes

General Architectural Attributes

It is expected that proposed dwellings within Minnippi will meet a reasonable and defined set of Architectural Attributes to maintain consistent quality and appropriate streetscape presentation and variety throughout the development.

Requirements

- Design the primary frontage façade to incorporate elements that provide interest to the façade including:
 - recessed or projecting balconies, porches or verandahs.
 - broken rooflines.
 - eaves/overhangs.
 - pergolas or canopies.
 - well-proportioned windows.
 - timber shutters and sunshades where appropriate.
 - fenestration including timber feature panels, louvres and trims.
- Building massing and voids are to be used to draw attention away from the garage.
- Dwellings that have a frontage to more than one street must present an interesting and attractive façade to all frontages by replicating the design features of the primary frontage façade. Integrated feature fencing and landscape treatments are also key elements of the appearance of the street frontage.
- Dwellings with open space, park and golf course frontage must present to the open space, park and golf course and include an interesting and attractive façade by replicating the design features of the primary frontage façade. In combination with fencing treatments park frontages must be designed to provide an attractive extension of the outdoor living area. Dwellings must also integrate design treatments to enable casual surveillance over parks adding to security of the neighbourhood.

Roof Form

Dwellings at Minnippi must have attractive roof designs to create visual interest while also addressing the functional aspects of roofing.

Requirements

- Design roof forms to complement the dwelling design and reflect the contemporary style of the area. Roof designs will be assessed on architectural merit.
- Use roof forms that provide articulated shapes with hips, gables, and other more contemporary forms including skillion roofs, ‘butterfly’ forms or curved roofs.
- Pitched roofs must have a minimum pitch of 25 degrees for the main roof.
- A roof pitch of 22.5 degrees will be considered and assessed on architectural merit on secondary roof elements or where the allotment is wider than 18m.
- Skillion roofs should have a minimum pitch of 5 degrees and consist of a minimum of two roof planes.
- Provide eaves overhangs with a minimum width of 450mm.
- The maximum length of under eave extensions to the dwelling is 4m.
- Roof pitch must be consistent throughout the roof form.
- Eave overhangs must be of a consistent width around the entire perimeter of the roof unless under-eave extensions are used.
- Roof materials are limited to corrugated prefinished and coloured metal sheeting or clay, concrete or slate roof tiles.

Advisory

- Design roof form where possible to incorporate a northern facing area, preferably not visible from the primary frontage, of a size and pitch suitable for the location of solar hot water and photovoltaic collectors.
- Where flat roof planes may be used, the roof pitch must be appropriate for the size and location of the roof plane.

MINNIPPI HOUSE DESIGN

general architectural attributes

Entry Point

Requirements

- Dwellings must have a clearly defined and visible entry point, visible from the street.

Advisory

- Strong entry statements such as porticos with a minimum area of 4m² and minimum depth of 1.5m, canopies etc. that express the entry point are encouraged.

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/carports 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 5.4m.
- Garages and carports must be setback a minimum of 500mm behind the main building line.

Colours, Materials and Textures

Dwellings must be finished in a mixture of contemporary exterior materials, colours and textures that are compatible with the immediate environment and the intention of the architectural form. Colour schemes or material choices will be assessed on merit and if deemed appropriate may be approved. Primary colours are discouraged and are unlikely to be approved unless the MDRT in its absolute discretion agrees that there is architectural merit.

Applicants must provide details of all exterior materials, colours and textures for assessment.

External wall finishes are to be one or a combination of the following:

- Rendered painted masonry or bagged and painted masonry.
- Fibre cement with rendered and painted texture finish.
- Facebrick of consistent solid colour.
- Painted or stained weatherboard.
- Stone or prefinished materials provided they have a natural appearance.
- Front façade materials are to return at least 2 metres behind the front building line.

Facebrick schemes incorporating numerous colours (mottled) or double height brick will not be approved.

MINNIPPI HOUSE DESIGN

building envelope & construction

Building Envelope

All dwellings will be checked against the following general criteria.

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

Setbacks

Dwellings must comply with the Boundary Setback Plan attached as Appendix 1 and must not deviate from these requirements unless specifically provided for on the approved plan of development provided by the developer.

Requirements

- Garage wall must be set back from the main façade of the house a minimum of 500mm.
- 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.
- Sun shades 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 as to their suitability.

Maximum Height

Dwellings shall be no more than two storeys with overall height 9.5m above natural ground level. No part of the dwelling including any feature or building component may exceed 9.5m above natural ground.

Site Coverage

To ensure an 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, must not exceed:

- 50% of the site area.

Bushfire – BAL 12.5 Lots

Residential Lots 1 through 34 inclusive, 36 to 38 inclusive, 76 to 79 inclusive and 124 to 126 inclusive have been assessed as having a Building Attach Level (BAL) rating of 12.5 under AS3959-2009. Purchasers of these lots should advise their architect/builder/landscaper of this assessment and ensure their dwelling and associated landscaping is appropriately designed and complies with the recommendations of the Bushfire Management Plan annexed to the Contract of Sale for the purchase of their lot.

Noise Affected Lots

Residential Lots 1 and 3 through 32 inclusive have been assessed as being impacted by noise from Creek Road. Dwellings upon these lots are required to be constructed to meet QDC MP4.4.

Purchasers of these lots are required to ensure their dwelling is constructed to meet the requirements of MP4.4.

Purchasers should advise their architect/builder of this requirement prior to commencing design.

MINNIPPI HOUSE DESIGN

site layout

Private Open Space

Private Open Space is required to ensure that there is adequate on-site outdoor space for living, entertaining and enjoyment of the property. Minimum Private Open Space requirements are:

Requirements

- Minimum area of 80m².
- All dimensions of the private open space area are to be 2.5m or greater.
- The space is to be able to fully contain a circle of 5.0m diameter.

Advisory

- Balconies, roof patios, etc. can comprise part of the private open space area in certain circumstances.

Driveways

- Driveway width must not exceed 4.5m at the street boundary for double garages and 3.5m for single garages, and must be separated from the side boundary by a minimum 500mm wide planting margin.
- Driveways and crossovers are to be coloured patterned concrete, clay or concrete pavers or exposed aggregate concrete. Plain grey concrete is not permitted.
- Driveways and crossovers must be completed prior to occupation of the dwelling.
- Driveway locations and car accommodation must align with the nominated locations on the approved plans. Reference is made to the approved plans contained in Appendix for further detail.
- Where a footpath has been constructed in front of the lot, the driveway must abut and not cut through the footpath. The balance of the driveway between the footpath and the kerb may be plain concrete to match the footpath.
- Plans are provided at Annexure 2, showing in Green appropriate locations within which driveway crossovers may be located for each lot.



MINNIPPI HOUSE DESIGN

ancillary structures & services

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.

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.

Wheelie Bin Storage

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

Satellite Dishes

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

Air Conditioners

Window mounted air conditioning units are not permitted.

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.

Pool, Plant & Equipment

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

External Plumbing & Stormwater

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.

All stormwater management must be contained within the site boundary including gutters, downpipes and rainwater heads. Stormwater should be collected in a rainwater tank of not less than 5,000 litres within the property. Overflow discharge pipes to internal gutters and rainwater heads should discharge to the rainwater tank. Overflow discharge from a rainwater tank must be directed to the external stormwater network. All surface water is to be directed to the external stormwater network and there is to be no cross boundary sheet flow of water.

Solar Water Heating Systems

Solar water heating 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 solar water heating systems must be submitted with, or indicated on documents submitted for Design Review.

MINNIPPI HOUSE DESIGN

fencing

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.

Side and Rear Boundary Fencing

Fencing to side and rear boundaries must be of a consistent type and compatible with the dwelling within the site. Fencing must be 1.8m in height and may be constructed in the following materials:

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

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.

Fences on a Common Boundary with a Park

Fencing along the common park, golf course or open space boundaries are to be:

- A maximum of 1.8m height.
- Constructed of face brickwork or Rendered and painted masonry piers (with or without masonry base).
- 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.

Developer Fencing Works

Where the developer has constructed a fence, entry statement or retaining wall on a lot, it is to be maintained by the owner to the standard to which it was constructed.

MINNIPPI HOUSE DESIGN

privacy

Privacy

Privacy is important to maintain with the close proximity of neighbours. Views and outlook should be maintained and concentrated toward outlook areas and not over neighbouring properties.

Screening & Limiting Overlooking of Neighbours

Dwellings should provide the best possible outlook and view from the internal spaces, however, this must not be at the cost of compromising the privacy of neighbours.

Windows, balconies and decks of upper floors of two storey houses must be located in positions that limit overlooking or direct view of indoor and outdoor spaces of neighbouring properties.

Where overlooking or direct view does, or may potentially occur, windows must be fitted with appropriate screening or sill heights raised to an appropriate level.

Balconies and decks that potentially overlook neighbouring spaces should be screened to limit overlooking.

Privacy Screening means a translucent, perforated or slatted barrier, constructed of a durable material and having:

If perforated; a maximum 25% openings and each opening no more than 50mm square.

If slatted or louvered; a maximum of 25% opening with clear vision at 90 degrees to the plane of the window, and each opening not more than 50mm clear vision at 90 degrees to the plane of the window.

MINNIPPI HOUSE DESIGN

landscaping

Landscaping

Planting will play an important role in establishing a setting with a distinctive sense of community. The plant species selection should take into consideration the specific climate and soil conditions of the site. In addition, planting locations are to be determined with solar access and prevailing wind direction in mind. Aspect, views and vistas will also act to guide the specific flavour of planting to be featured as well as reduce the visual presence of the housing.

Requirements

- Landscape planting designs must consider the neighbouring lots in terms of privacy, the specific climatic conditions of the site, particularly the solar access and the prevailing winds, and the aspect of the lot in terms of views and vistas.
- The selected species must be in context with the surrounding landscape.
- 50% of plants are to be drought tolerant native species.
- Turf is to be a drought tolerant variety.
- Landscape the front garden of the dwelling (between the building line and the front boundary) using a variety of plants of different sizes and types, including trees, shrubs and ground covers to create an attractive setting for the home in accordance with the following schedule.
- The front and external side garden (for corner lots) must include the following as a minimum at the time of occupation:
 - 3 plants, each at a minimum of 2m in height.
 - 5 plants, each at a minimum of 1m in height.
 - Garden beds mulched 100mm deep and edged.
 - Turf to the remainder of the front garden area.
- These minimum landscape requirements are to be retained and maintained to an acceptable standard.



MINNIPPI HOUSE DESIGN

letterboxes & retaining walls

Letterboxes

Letterboxes are to be masonry or metal and located adjacent to the driveway and integrated into the overall landscape composition.

Retaining Walls

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

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 lot.

APPENDIX 1

setback plan



Design Guidelines for a Standard Lot

Site Setbacks help your home establish a positive relationship to the street and your neighbours.

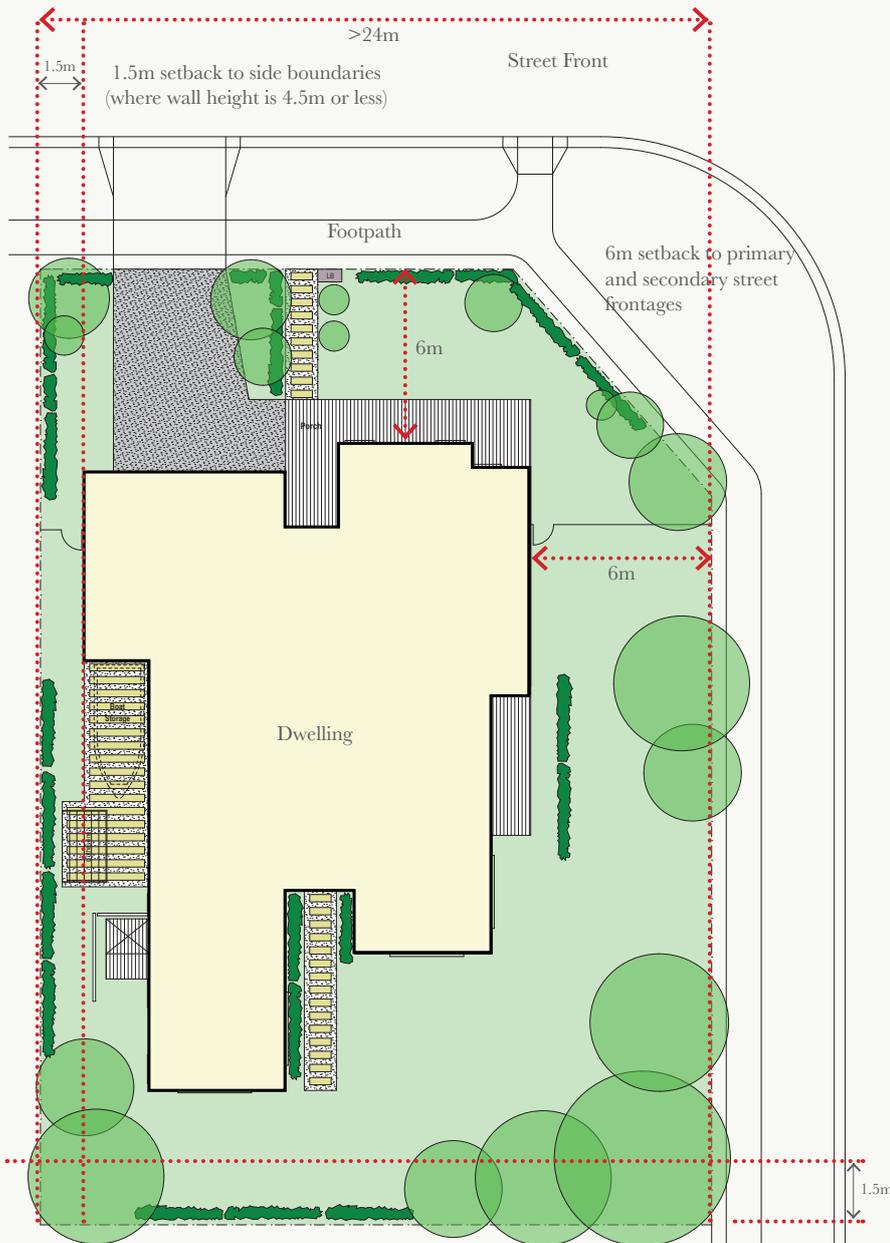
- Maximum site cover is 50% of the site area
- Structures allowed within the front boundary setback:
 - Screens, fences, retaining walls or a combination, where no more than 2m in height.
 - Roofed gatehouse where area does not exceed 4m²; no more than 2m wide; and no more than 3m in height.
 - Swimming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

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

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

APPENDIX 1

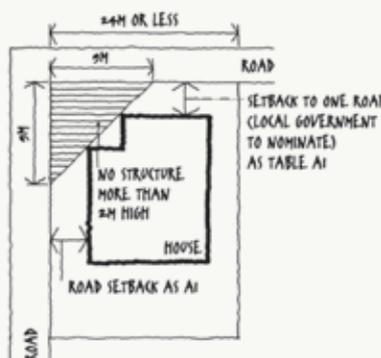
setback plan



Illustrative plan indicating fencing requirements for a corner lot

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

Figure 3



1.5m setback to rear boundary (where wall height is 4.5m or less)

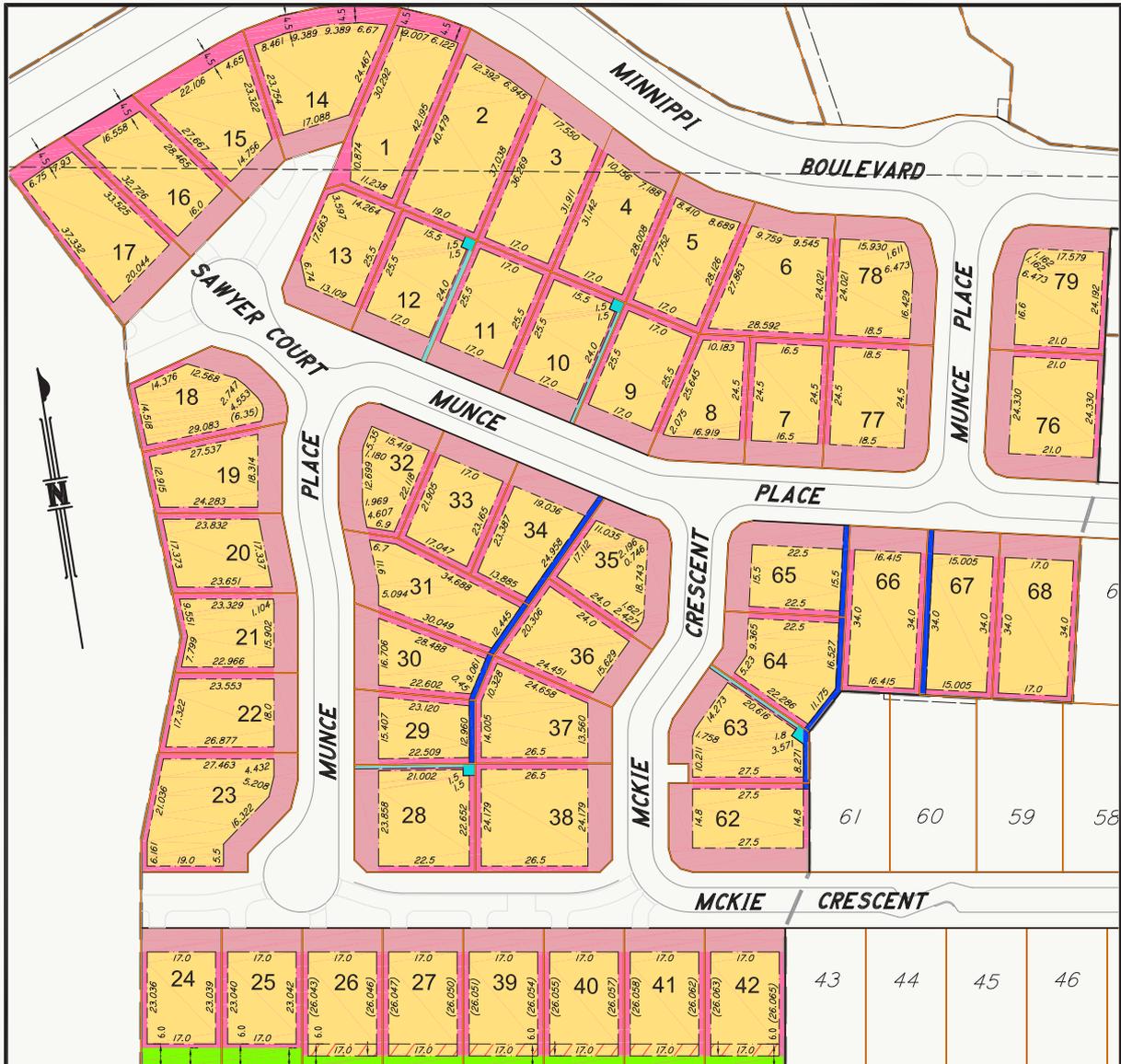
Design guidelines for a corner lot where lot depth is more than 24m

- Lot depth is determined using Figure 3 below
- Maximum site cover is 50% of the site area
- Structures allowed within the front boundary setback:
 - Screens, fences, retaining walls or a combination, where no more than 2m in height.
 - Roofed gatehouse where area does not exceed 4m²; no more than 2m wide; and no more than 3m in height.
 - Swimming pools where the coping of the pool is no more than 1.2m above finished ground level and setback 1.5m from the front boundary; or a solid wall or fence at 1.8m high above finished ground level is constructed between the water and the road frontage and the top of the wall or fence is at least 1m above the coping of the pool.
- Structures allowed within the rear and side boundary setbacks:
 - Screens, fences, retaining walls or a combination, where no more than 2m in height.
 - A rainwater tank that is not more than 2.4m high.
 - A pergola or structure not for entertainment/recreational purposes that is not enclosed by walls or roofed; not more than 2.4m in height; and primarily ornamental or for horticultural purposes
 - Class 10a buildings or parts where the height does not exceed 4.5m and has a mean height of not more than 3.5m; the total length of the building does not exceed 9m; and is no closer than 1.5m to a window of a habitable room of an adjoining dwelling.
- Landscaping allowed within all boundary setbacks.

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

APPENDIX 2

building envelopes



NOTES:-

- The boundaries and design and siting parameters shown hereon are subject to detailed engineering design, final survey and approval of subsequent development applications by the relevant authorities.
- Setbacks for maximum building envelope are 6.0m to the front of the dwelling from the principle road frontage and 6.0m to secondary road frontage where lot depth is greater than 24 metres. For lots less than 24 metres in average depth the secondary road frontage can be between 1.5 to 6 metres for walls less than 3.5 metre high and 2.0m to 6 metres for walls greater than 3.5 metres high.
- Minimum side and rear boundary setbacks are to comply with the Queensland Development Code (MP1.2 Design and Siting Standard for Single Detached House on lots 450m2 and over) as follows:
 - Where the wall height is 4.5m or less - 1.5m
 - Where the wall height is greater than 4.5m but not more than 7.5m - 2m
 - Where the wall height is greater than 7.5m - 2m plus 0.5m for every 3m or part exceeding 7.5m
- For a lot with a 15m or less frontage the minimum side and rear setback may be reduced in accordance with the Queensland Development Code (MP1.2 Design and Siting Standard for Single Detached House on lots 450m2 and over). Dependent on Lot width, setbacks will be between
 - 0.75 to 1.425m where the wall height is 4.5m or less
 - 1.0 to 1.9metres where the wall height is 4.5 to 7.5 metres.
- Building envelopes not to encroach in landscape buffers.
- On corner lots building not to encroach within 9m by 9m from the corner if the lot width is less than 24 metres.
- Built to the Boundary walls are to be built with a maximum length of 9m and a maximum average height of 3.5m.
- The maximum height of buildings is not to exceed 9.5m in height and 2 storeys, measured from ground level as defined at any point.
- The maximum site cover is 50% for areas covered by buildings and structures.
- An easement for the purpose of wastewater drainage is required over all new and existing sewer and sewerage infrastructure as determined by QUU. Any easement will override the proposed building envelope.
- An easement for the purpose of stormwater/roofwater drainage is required over all lines greater than 150mm diameter. The easement shall be position and of standard width/s as approved at the operation works stage and will override the proposed building envelope.
- A minimum of 2 car parking spaces are to be provided for each dwelling house.

	BUILDING ENVELOPE		SERVICE EASEMENT 1.5m wide
	LANDSCAPE BUFFER 3 & 5 metre		SERVICE EASEMENT 1.0m wide
	6m Frontage Setback		SERVICE EASEMENT 3.0m square
	1.5m Side and Rear Setback unless dimensioned for walls less than 4.5 metres high See notes for walls over 4.5 metres		STAGE BOUNDARY
	Additional Envelope - Single Storey Dwelling		

C	Amended Layout	8/9/2016
A	ORIGINAL ISSUE	6/4/2016
ISSUE	AMENDMENTS	DATE

Scale 1:1000 - Lengths are in Metres.

BUILDING ENVELOPES - STAGE 2

Description
CANNON HILL COMMUNITY LINKS
CREEK ROAD
CANNON HILL

Scale in Metres **1:1,000 at A3**

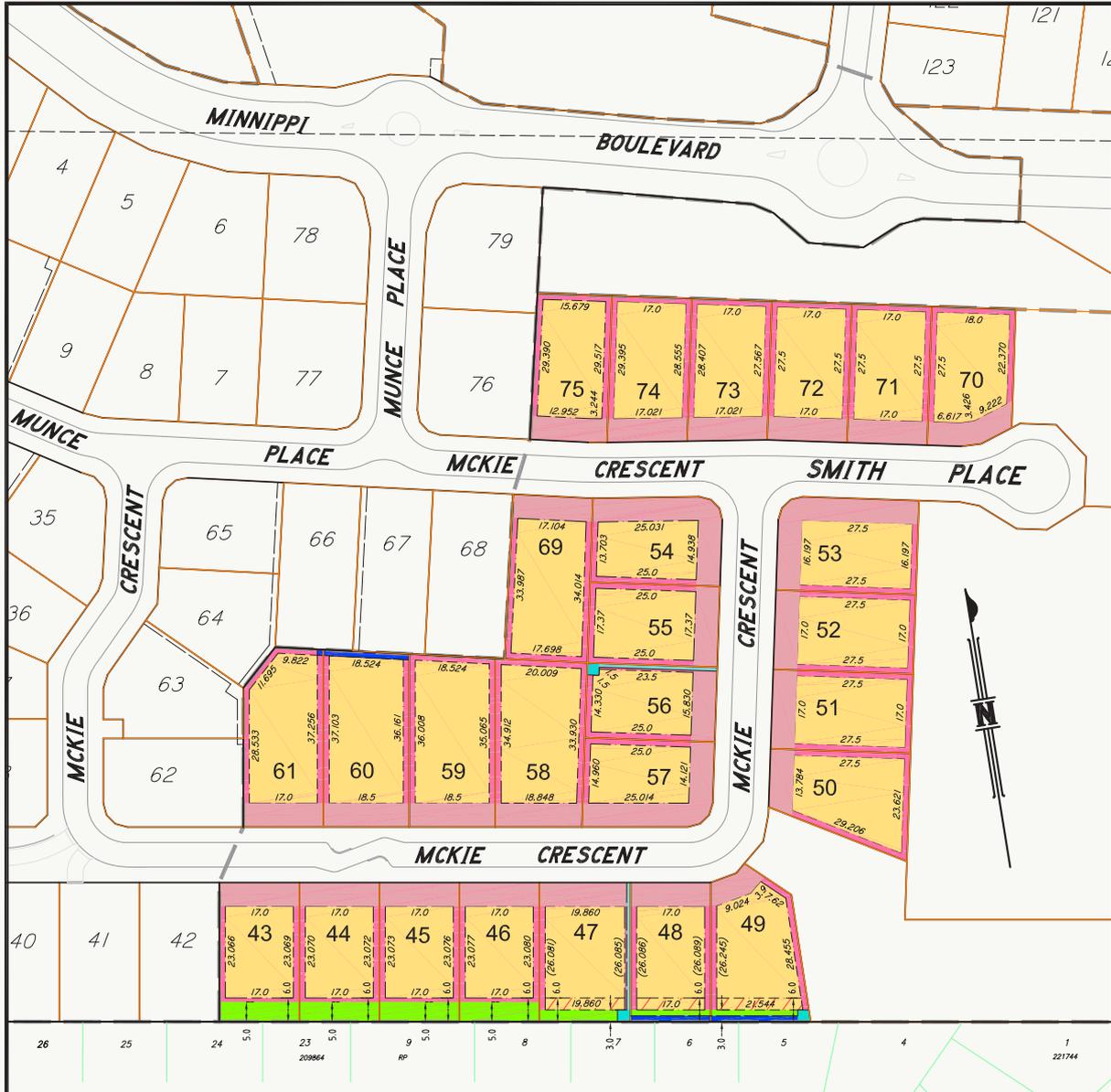
Norris Clarke & O'Brien Pty Ltd
Licensed Surveyors
Town Planners
Development Consultants

Level 1 - Aldi Centre, 12 Bishop Street
Kelvin Grove QLD 4059
ph: 07 3012 0000 fax: 07 3012 0099
email: info@ncob.com.au
ACN 056 870 770 ABN 15 056 870 770

Date 6/04/2016 Dwg. 6622LC-C-BE.DWG
Ref. 6622BE2 Issue C

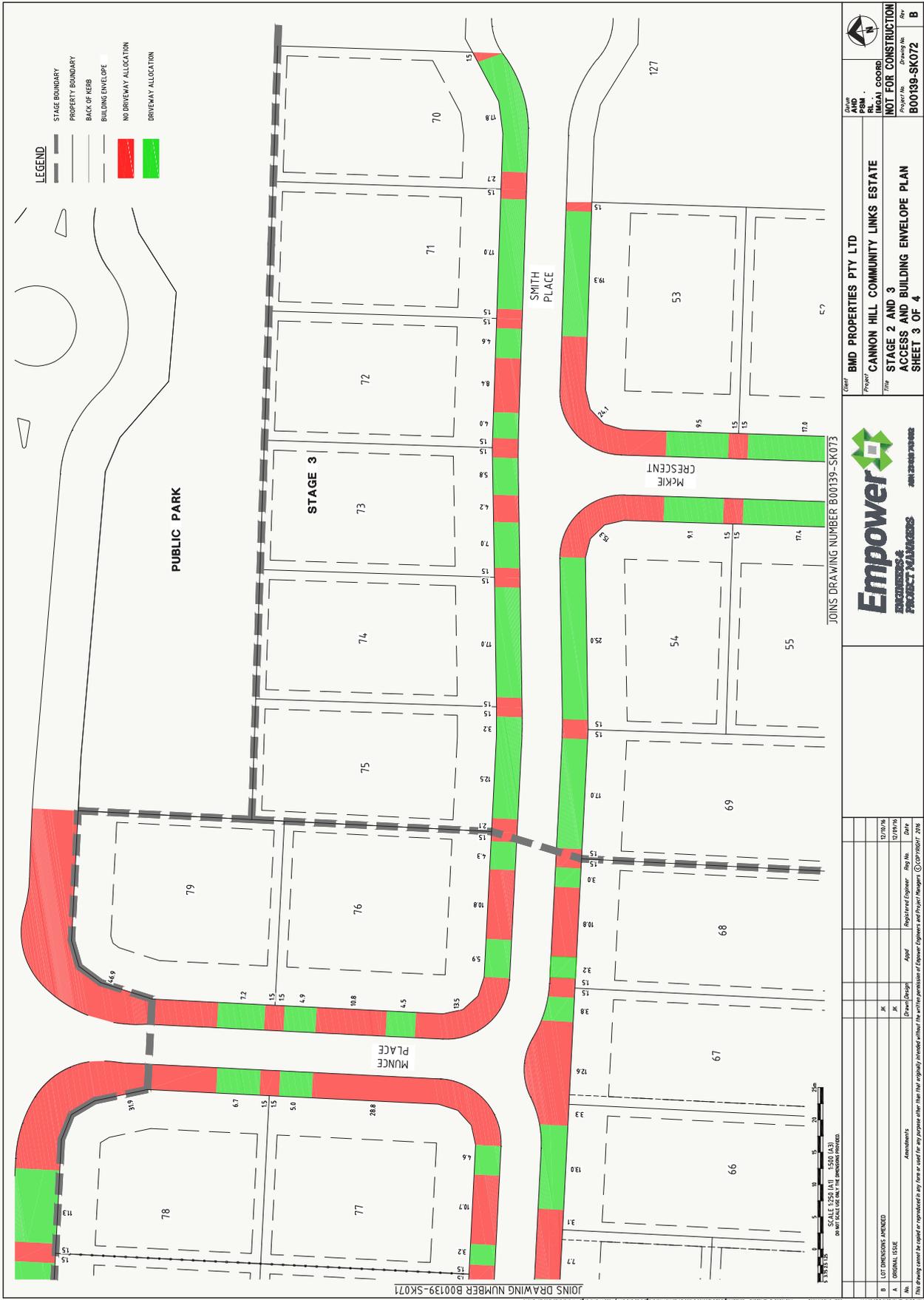
APPENDIX 2

building envelopes



APPENDIX 3

driveway crossover plans



DESIGN REVIEW

application form

Design Review Application Form

Lot Number _____ Street _____

Date Submitted _____

Owners Details

Name _____

Address _____

Postcode: _____

Contact Numbers

Home () _____ Mobile _____

Business () _____ Fax () _____

Email _____

Builder/Architect Details (Plan provided by)

Name _____

Address _____

Postcode: _____

Contact Numbers

Home () _____ Mobile _____

Business () _____ Fax () _____

Email _____

Landscape Architect/Designer Details (Plans provided by)

Name _____

Address _____

Postcode: _____

Contact Numbers

Home () _____ Mobile _____

Business () _____ Fax () _____

Email _____

DESIGN REVIEW

application form

Shown/Provided
Circle Y for Yes,
N for No

Shown/Provided
Circle Y for Yes,
N for No

Please ensure that the following are included in your submission:

(1) Earthworks and Drainage plan (drawn to 1:200 scale)

- Depth and area of any cut/fill across the lot. Y/N
- Location of any retaining walls to be constructed. Height, materials and engineering certification of walls to be separately shown. Y/N
- Location and dimensions of any cut off drains, swales and/or mounds to be constructed. Y/N
- Finished surface levels at 100mm contours. Y/N
- Drainage of the land upon completion of all Works. Flow direction, pits, pipes, etc. Y/N

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

- Distances from all boundaries to face of wall of all parts of the dwelling. Y/N
- Driveway position, width and materials. Y/N
- Site coverage of the dwelling. Y/N
- Fence locations, types, heights and finishes. Y/N
- Air Conditioning plant location. Y/N
- Water tank location (if included in design). Y/N
- Drainage of the land upon completion of all Works. Flow direction, pits, pipes, etc. Y/N

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

- Floor areas in m². Y/N
- Floor levels. Y/N
- Proposed internal space use (kitchen, living, study, bedroom, bathroom, etc). Y/N
- Decks and terraces adjoining the dwelling. Y/N

(4) Elevations of all sides of the proposed dwelling (drawn to 1:100 scale) also indicating:

- Roof or eave overhang dimensions. Y/N
- Exterior materials noted on drawings. Y/N
- Overall height of the dwelling above natural ground level. Y/N
- Roof pitch. Y/N
- Any external window treatments noted, i.e. privacy screens and security screens. Y/N
- Ground level shown accurately. Y/N

(5) Landscape plan (drawn to 1:200 scale), indicating:

- Turf areas. Y/N
- Planted areas, including plant types and density. Y/N
- Paved areas, including materials. Y/N
- Decks or terraces. Y/N
- Ponds, pools or other water features. Y/N
- For pool pumps – location and details of housing (visual amenity/operational noise reduction). Y/N

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

- Gazebo or other separate buildings. Y/N
- Wheelie Bin storage. Y/N
- Any other structures or features separate from main building including rainwater tanks, swimming pools and equipment. Y/N

(7) Fencing details. Provide plans and elevations of street boundary fencing and retaining walls, where permitted, indicating:

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

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

- Wall finish materials and colours. Y/N
- Windows. Y/N
- Roofing. Y/N
- Fascias. Y/N
- Gutters. Y/N
- Balustrades. Y/N
- Any other materials visible to the exterior of the dwelling. Y/N
- Colours and their locations must be clearly identified on a copy of elevations. Y/N

MINNIPPI DESIGN REVIEW TEAM

1 Sandpiper Avenue, Port of Brisbane Qld 4178
PO Box 197, Wynnum QLD 4178

T: 1300 369 446

E: info@minnippi.com.au

W: minnippi.com.au

Please note: Illustrations in the brochure are intended to be a visual aid only and do not necessarily depict the actual development. BMD and Urbex gives no warranty and makes no representation as to the accuracy or sufficiency of any description, photography, illustration, dimension or statement contained in this brochure and accepts no liability for any loss which may be suffered by any person who relies either wholly or in part upon the information presented. All information provided is subject to change without notice. Amenity displayed in the masterplan is proposed only and is subject to change without notice. October 2016

urbex
a BMD company