



Capestone

lakeside living the way
it should be

**HOUSING DESIGN GUIDELINES
DETACHED HOUSING**

Stage 12A – March 2018

urbex *designed for life*

1.0 The Design Review Process

Congratulations on purchasing a site at Capestone.

Both you, as the owner, and the builder/designer of new home should become fully acquainted with these Design Guidelines and Standards which should be read in conjunction with the current Moreton Bay Regional Council Dwelling House Code requirements and the relevant Development Approval including approved drawings for your stage.

On selecting a suitable house package or design, the builder's or designer's preliminary proposal must be submitted to the Capestone Development Manager for approval. The proposal must include the following as a minimum requirement:

- Site plan (1:200)
- Floor plans (1:100)
- Elevations (1:100)
- Landscape and siteworks plan (1:200)
- Preliminary colour and material selection

A design review will be undertaken 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 can only be submitted for approval to:

designreview@capestone.com.au

The drawings and documents must include the following as a minimum requirement:

- (1) 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 and finishes
 - Air Conditioning plant location
 - Water tank location
- (2) Floor plans of all floors of the proposed dwelling (drawn to 1:100 scale) indicating:
 - Floor areas in m²
 - Floor levels
 - Decks and terraces adjoining the dwelling
- (3) 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
 - Ground level shown accurately
 -
- (4) Landscape plan, scaled and dimensioned, indicating:
 - Turf areas
 - Planted areas, including plant types and density
 - Paved areas, including materials
 - Decks or terraces
 - Ponds, pools or other water features

- (5) 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 swimming pools and equipment
- (6) Fencing details. Provide plans and elevations of street boundary fencing, where permitted, indicating:
- Materials
 - Height
 - Finishes
 - Distance to boundary*
 - Planting associated with fence
 - Gates
 - Gate Houses or any other entry statement (where permitted)
- (7) Colour Scheme. Provide details of all exterior colours including:
- Wall finish materials and colours
 - Windows
 - Roofing
 - Fascia
 - Gutters
 - Balustrades
 - Driveway
 - Any other materials visible to the exterior of the dwelling
 - Colours and their locations must be clearly identified on a copy of elevations

The Design Review Application Form included in these Design 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 Capestone Design Guidelines and the applicant will be advised of compliance or otherwise by the Capestone Design Review Team (CDRT).

Once approved, the CDRT 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.

Conditions and/or additional requirements may be imposed on approval.

Plans stamped 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 CDRT.

The Developer may agree to issue a house design approval for proposals that do not conform completely with the Housing Design Guidelines & covenants, where, in 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 Developer early in the Assessment process.

Please note that in the event of any discrepancy between these guidelines and the requirements of the relevant Development Approval, then the requirements of the relevant Development Approval takes precedence.

2.0 Orientation of the Dwelling on the Allotment

At Capestone homes should be positioned on the site 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.

Requirement

- ❑ 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 park must present an attractive appearance to the park. Design features shall be incorporated to ensure a high quality presentation to open space areas. Dwellings must also integrate design treatments to enable casual surveillance over parks to facilitate security of the neighbourhood.

3.0 General Architectural Attributes

It is expected that proposed dwellings within Capestone 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 facade to incorporate elements that provide interest to the façade including:
 - recessed or projecting balconies, porches or verandas
 - 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.
- ❑ Houses 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 facade. Integrated feature fencing and landscape treatments are also key elements of the appearance of the street frontage.
- ❑ Dwellings with park frontage must present to the park and include an interesting and attractive façade by replicating the design features of the primary frontage facade. 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.

4.0 Roof Form

Dwellings at Capestone must have attractive roof designs to create visual interest while also addressing the functional aspects 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° for the main roof
- ❑ A roof pitch of 22.5° will be considered and assessed on architectural merit on secondary roof elements or where the allotment is wider than 18 metres.
- ❑ Skillion roofs should have a minimum pitch of 5° 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.

5.0 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.

6.0 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.

7.0 Colours, Materials and Textures

Dwellings must be finished in 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.

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.

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

8.0 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
- Built-to-boundary provisions
- Outdoor space
- Access
- Privacy of/for neighbours
- Services such as water tanks, air conditioning etc.

9.0 Setbacks

Dwellings must comply with the Boundary Setback Table requirements below, and must not deviate from these requirements unless specifically provided for on the approved plan of development provided by the developer.

General Requirements

- ☐ Garage wall must be set back from the main facade 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.

10.0 Corner Lot Setbacks

In addition to the setbacks nominated in the Boundary Setback Table, boundary setbacks to corner lots are to be a minimum of 1.0m OMP along the secondary road frontage to the wall of any dwelling.

11.0 Boundary Setback Table

Minimum Building Setbacks (Refer to notes below)								
WALL HEIGHT	FRONTAGE Primary		FRONTAGE Secondary (crn)		FRONTAGE Secondary (lane)	SIDE Non Built to Boundary	REAR	Other Requirements
	OMP** (m)	To Covered Car Parking Space (m)	OMP** (m)	To Covered Car Parking Space (m)	OMP** (m)	OMP** (m)	OMP** (m)	
< 4.5m high	1.0	5.4	1.0	5.4	0.5	As per QDC	As per QDC	
4.5-8.5m	1.0		1.0		0.5			
> 8.5m	3.0		1.0		0.5			
1 Refer to plan 30105-BLE15 rev H sheets 1 and 2 for further detail.								

12.0 Built to Boundary Wall Requirements

On certain allotments houses may be built to a pre-nominated side boundary (zero lot line) in accordance with the applicable Building Envelope Plan prepared for the site.

Requirements

- ❑ The maximum single wall section length of built-to-boundary wall shall not exceed table requirements stated on 30105-BLE rev H sheet 2 of 2
- ❑ All stormwater management must be contained within the site boundary including gutters, downpipes and rainwater heads. Overflow discharge pipes to internal gutters and rainwater heads must discharge within the site boundary.
- ❑ Where the built to boundary wall is not designed as a parapet wall, the built to boundary shall be setback a minimum of 200mm to allow for the provision of fixed guttering to the dwelling fascia which shall be connected to a piped underground stormwater drainage system to the street frontage.
- ❑ Services including but not limited to air-conditioning units, fixed clothes line, hot water system, gas cylinders and fuel storage systems are not permitted on the built to boundary setback.
- ❑ Maximum height of built-to-boundary wall shall not exceed table requirements stated on 30105-BLE rev H sheet 2 of 2
- ❑ No truncated or removed eaves and their associated raking fascias at the built-to-boundary wall will be approved.
- ❑ The location of built to boundary walls for individual allotments are indicated on the approved plans 30105-BLE rev H sheet 1 of 2

13.0 Maximum Height

Dwellings shall be no more than stated on two storeys with overall height 8.5m above natural ground level. No part of the dwelling including any feature or building component may exceed 8.5 metres above natural ground.

14.0 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 be as follows:

Requirement

- ❑ shall not exceed table requirements stated on 30105-BLE rev H sheet 2 of 2

15.0 Private Open Space

Private open space of appropriate areas is required to ensure that there is adequate on-site outdoor space for living, entertaining and enjoyment of the property. Minimum private open space areas of the following sizes are required to be provided:

Requirement

- ❑ Minimum area of 40m²
- ❑ 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.

16.0 Driveways, Kerbs and Crossovers

- ❑ Driveway width must not exceed 4.5m in width 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 or patterned concrete, clay or concrete pavers or exposed aggregate concrete.
- ❑ Plain grey concrete is not permitted. Painted concrete is not permitted.
- ❑ Driveways and crossovers must be completed prior to occupation of the dwelling.
- ❑ Driveway locations and car accommodation must align with built to boundary wall locations or to the nominated locations on the approved plans. Reference is made to the approved plans contained in Appendix A for further detail.
- ❑ Where a footpath has been constructed in front of the lot, it is required that the driveway to cut through the footpath.
- ❑ Any damage to footpaths and kerbs in line with the affected lots boundaries during construction may be on charged to the owner if rectification is required.

17.0 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.

18.0 Clothes Drying Areas

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

19.0 Bin Storage

Bin storage or other rubbish storage must not be visible from the street.

20.0 Satellite Dishes

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

21.0 Air Conditioners

Window mounted air-conditioning units are not permitted at Capestone.

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.

22.0 Pool, Plant and 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 audible operation noise on neighbouring properties.

23.0 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.

24.0 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.

25.0 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.

26.0 Side 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.
- Where a zero lot line boundary is utilised, fencing is not permitted to be constructed along the boundary adjacent to this length of external wall.

27.0 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.

28.0 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 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.

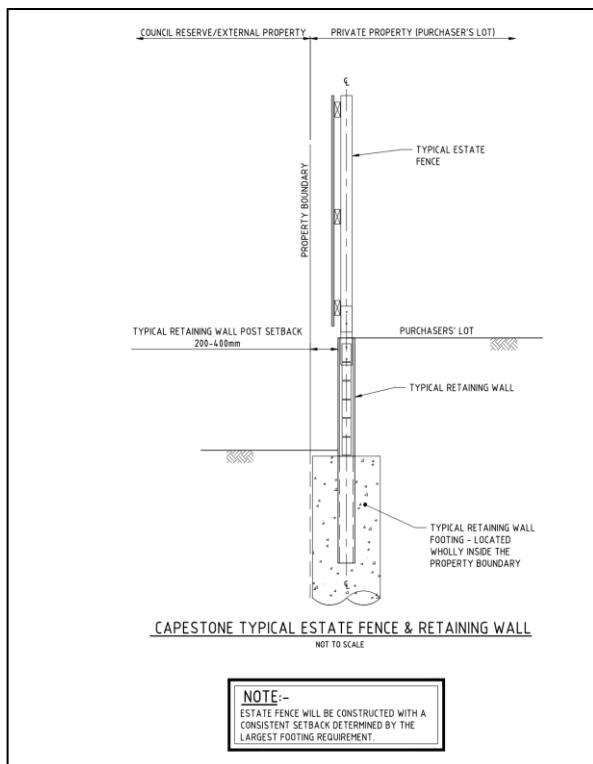
Please discuss your proposed fencing with the adjoining owner prior to construction and refer to the relevant 'The Dividing Fences' legislation and guidelines in your State and Local Government area.

29.0 Developer Fencing and Retaining

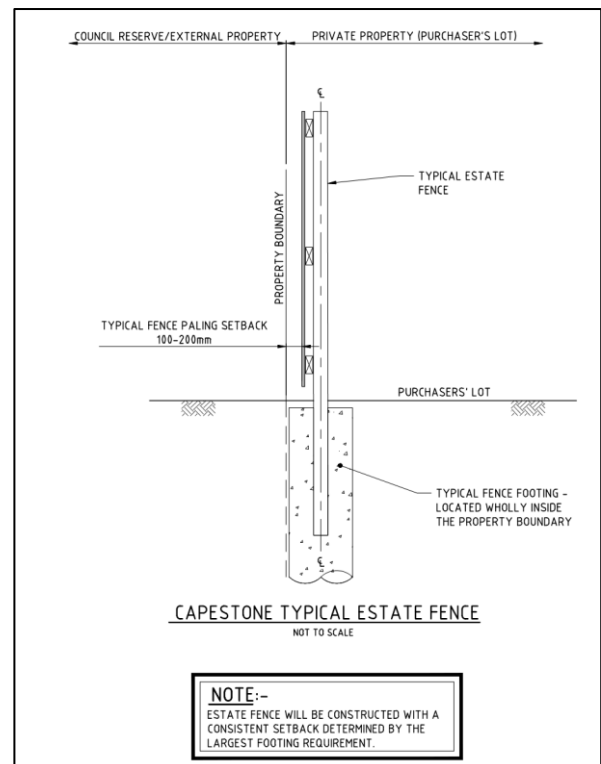
Where the developer has constructed a fence, entry statement or retaining wall, it is to be maintained by the owner to the standard to which it was constructed.

Boundary fences and/or retaining walls constructed by the developer will be positioned within the property boundary at a consistent setback determined by the largest footing requirement.

Typical developer installed retaining wall and fence



Typical developer installed fence:



30.0 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.

31.0 Screening and Limiting Overlooking of Neighbours

Dwellings at Capestone 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

32.0 Landscaping

Planting within Capestone 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;
- For lots less than 15.0m wide, the front and external side garden (for corner lots) must include the following as a minimum at the time of occupation:
 - 1 plant at a minimum of 2m in height;
 - 5 plants, each at a minimum of 1m in height;
- For lots 15.0m and wider, 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.
- All lots are to include the following:
 - 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.

33.0 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 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.

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.

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, and submitted with the drawings to be assessed by the seller in accordance with the Capestone Housing Design Guidelines. 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.

STAGE 12A 30105-LP15-H RECONFIGURATION LOT PLAN



[illegible]

CAPESTONE DESIGN REVIEW APPLICATION FORM

Lot Number: _____ Street: _____

Date Submitted: _____

OWNERS DETAILS

Name: _____

Address: _____

Post Code: _____

Contact Numbers:

Home () _____ Mobile _____

Business () _____ Fax () _____

Email _____

BUILDER / ARCHITECT DETAILS (PLANS PROVIDED BY)

Name: _____

Address: _____

Post Code: _____

Contact Numbers:

Home () _____ Mobile _____

Business () _____ Fax () _____

Email _____

LANDSCAPE ARCHITECT/DESIGNER DETAILS (PLANS PROVIDED BY)

Name: _____

Address: _____

Post Code: _____

Contact Numbers:

Home () _____ Mobile _____

Business () _____ Fax () _____

Email _____