



Capestone

lakeside living the way
it should be

**HOUSING DESIGN GUIDELINES
FRONT LOADED, BUILT-TO-BOUNDARY**

Stage 12 – March 2020
DA/30479/2015/VCHG/4 (XA/4)

1.0 Vision

Capestone, a master planned residential community located in Mango Hill, 25km North of Brisbane, is an emerging highly desirable residential community where, from the initial master planning, the amenity of all residents has been carefully considered.

With extensive parkland and open space corridors planned though out the development, the lakeside precinct and neighbouring retail centre, and the convenience of the new railway station and line to the CBD – residents enjoy a high standard of amenity which compliment the residential opportunities available ranging from freehold lots through to higher density apartment style living.

2.0 Design Guidelines for Front-Loaded, Built-to-Boundary Residential Product

This Design Guideline documents has been prepared to regulate development of the Front-Loaded, Built-To-Boundary Residential product within Capestone and outlines factors, in addition to Australian Standard, Building Code of Australia and local authority regulation, which require consideration during the design, construction and ongoing maintenance of Attached Residences in Capestone.

3.0 Built-to-Boundary Residential Product

The master plan for Capestone has carefully considered the scale and density of residential development to offer a gradual transition from the lower density detached residential precincts to the higher density attached residential and apartment precincts, located closer to the Centre Activities and Transport Node (railway station).

4.0 The Design Review Process

On purchasing a site at Capestone, 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 package or design, the builder's or designer's preliminary proposal must be submitted to the Capestone 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

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 shall be submitted for approval to:

designreview@capestone.com.au

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

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

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 calculation of the dwelling
 - Fence locations, types and finishes
 - Air Conditioning plant location
 - Water tank location
 - Bin 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
 - Weight of boundary walls
- (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's
 - 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

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.

Some conditions or minor 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 and 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 Developer early in the assessment process.

If there is any discrepancy between the provisions of this Housing Design Guideline and the Council approved plans, the Council approved plans prevail.

5.0 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.

6.0 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

7.0 Residential Site Planning Considerations

The planning and design of each dwelling is required to consider and appropriately respond to the following guidelines which have been introduced to ensure all Capestone residents enjoy the benefits and amenity of a well planned community.

7.1 General

Planning and construction of all dwellings shall comply with (unless otherwise noted within this document or other Development Approval documents) the requirements of:

- Relevant Australian Standards (AS)
- Building Code of Australia (BCA)
- Queensland Development Code (QDC)
- Standard Building By-Laws
- Local Authority Regulations

7.2 Site Cover

The maximum site cover (excluding eaves, sun shading devices, porticos, verandahs and balconies) shall be in accordance with Appendix 1- ***“Stage 11 and 12 Setback Plan and Development Requirements 30105-BLE 15 rev Q sheet 1 of 2 and 2 of 2”***.

7.3 Building Height

Building height for Attached Residential Product shall be in accordance with Appendix 1- ***“Stage 11 and 12 Setback Plan and Development Requirements 30105-BLE 15 rev Q sheet 1 of 2 and 2 of 2”***.

7.4 Setbacks

Dwellings must comply with the Boundary Setback requirements below and outlined in Appendix 1 - ***“Stage 11 and 12 Setback Plan and Development Requirements 30105-BLE 15 rev Q sheet 1 of 2 and 2 of 2”***. Setbacks must not deviate from these requirements unless specifically approved by Council and the developer.

7.4.1 Primary Road Frontage

Building setback to the Primary Road Frontage shall be:

- minimum of 5.4m for the garage (or covered carport)
- minimum of 1.0m OMP for the dwelling

7.4.2 Secondary Road Frontage

Building setback to the Secondary Road Frontage shall be:

- garage (or covered carport) will not be supported from secondary street.
- minimum of 1.0m OMP for the dwelling
- In addition to the setbacks nominated, 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.

7.4.3 Lane Frontage

Building setback to the Lane Frontage shall be a minimum of 0.5m.

7.4.4 Side and Rear Boundary

Side and rear boundary setbacks shall be in accordance with setback plan (as shown in Appendix 1).

7.4.5 Notes

- Eaves (excluding gutters) and sun shading devices may encroach within the setback up to 0.3m from the wall of the dwelling or line of the portico, verandah and upper level balcony.
- For corner lots, the Primary Road Frontage shall be considered the narrow frontage addressing a road (not Lane).

7.5 Built to Boundary Walls

The location and scale of Built-to-Boundary Residential Product is determined by the master plan and development approval for each stage of Capestone and includes nominating boundaries that require mandatory attached dwellings with built to boundary walls.

7.5.1 Built to Boundary walls

The construction of built to boundary walls shall comply with BCA requirements for fire and acoustic separation.

7.5.2 High Density Easement

High density easements may be considered for built to boundary walls where attached dwellings are constructed simultaneously.

7.5.3 Height and Length of Built to Boundary Wall

As per Appendix 1- ***“Stage 11 and 12 Setback Plan and Development Requirements 30105-BLE 15 rev Q sheet 1 of 2 and 2 of 2”***.

7.5.4 Entry Portico

Built to boundary walls are permitted, subject to Council approval, to non-mandatory 'built to boundary' side boundaries for covered, unenclosed residential entry porticos.

- The maximum height of the built to boundary wall for an entry portico is 3.5m above Existing Ground Level.
- The maximum length of the built to boundary wall for an entry portico shall be 15% of the total length of the boundary.

The location of built to boundary walls for individual allotments are indicated on the approved plans. Reference is made to the approved plans contained in Appendix 1 for further detail.

7.6 Activated Streetscape

To benefit the sense of community, enhance passive surveillance (and CPTED principles) and articulate the streetscape, the planning of all dwellings should encourage activity along the street edge. This shall be achieved by one or more of the following:

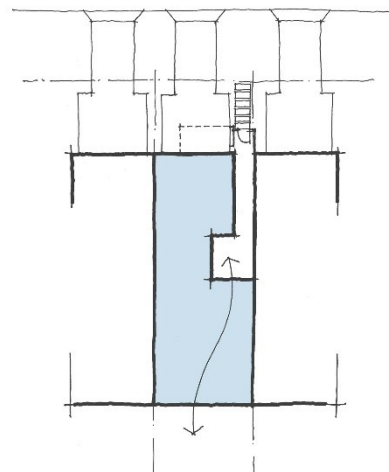
- clear identity of dwelling entrance (or arrival experience)
- active courtyard and living spaces addressing the street – privacy is maintained through the careful screening of these spaces
- introduction of upper level habitable spaces and balconies overlooking the street.

7.7 Dwelling Entrance for Residence along Primary Road Frontage

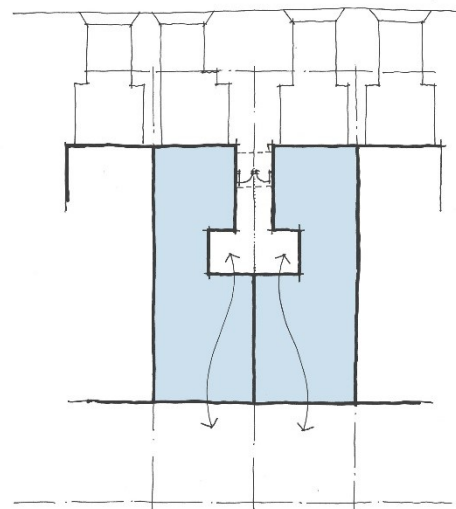
For dwellings with an address only to a primary road frontage, the entrance for the dwelling and location of the front door shall be clearly defined from the frontage.

- i. For dwellings with built to boundary walls along both side boundaries, the location of the front door may be recessed behind the car accommodation and shall include:

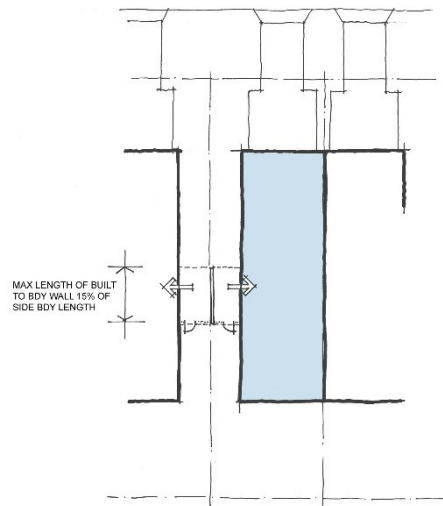
- an entry gatehouse, arbour or other such structure as part of the building envelope along the primary road frontage.
- An entry court of minimum dimension of 3.0m x 3.0m adjacent the front door (it is desirable for a habitable space on ground level to address this entry court).



Where two dwellings with built to boundary walls along both side boundaries are adjoining, it is desirable for the entry spaces to share a common side boundary to increase the opportunity for natural light and ventilation.

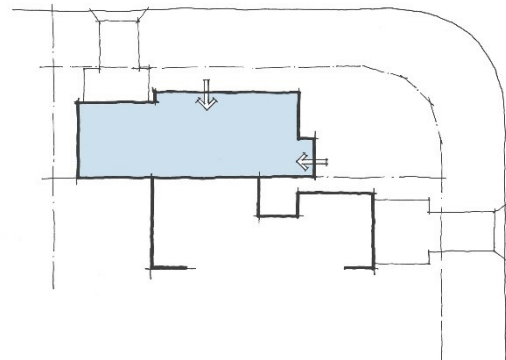


- ii. For dwellings with one built to boundary wall and a frontage less than 10.0m, the location of the front door may be located along the side boundary elevation and shall include a single story, covered, unenclosed residential entry portico, arbour or other such structure as part of the building envelope.
- iii. For dwellings with dual street frontage (ie: vehicle access off Lane), the location of the front door shall be addressing the Primary Road Frontage.



7.8 Dwelling Entrance for Residence on Corner Lots

For dwellings on corner lots, the entrance for the dwelling and location for the front door shall be clearly defined from either Primary or Secondary Road Frontage.

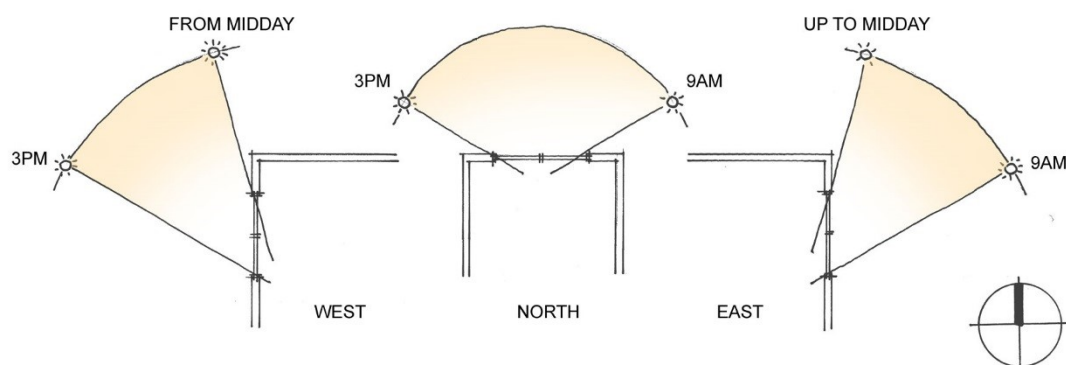


7.9 Environmental Influences

To achieve an appropriate environmentally responsive building outcome, each dwelling is required to achieve certain minimum planning requirements intended to enhance the liveability and amenity for residents.

7.9.1 Orientation of Primary Living Spaces

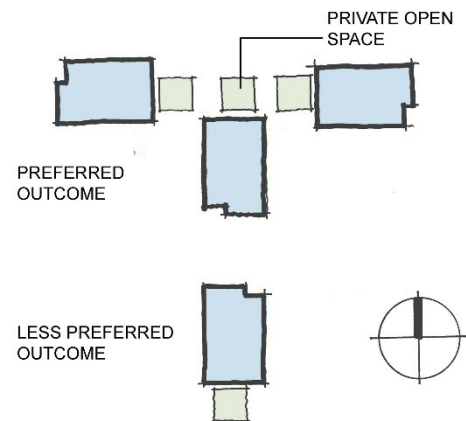
Primary living spaces shall be orientated with glazing to achieve a minimum of 2 hours direct sunlight between 9am and 3 pm on 21 June.



7.9.2 Dimension and Orientation of 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: Private Open Space, either covered or uncovered, shall:

- be planned adjacent a primary living space
- have a minimum area of 16sqm
- have a minimum dimension of 4.0m
- Preferably be orientated towards North or East.



7.10 Privacy

It is important for all residents to maintain privacy within primary living spaces and private open spaces. The planning of each dwelling requires consideration to avoid overlooking of adjoining lots.

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.

7.11 Car Accommodation

Residential car accommodation, generally garages or carports, shall be planned as an integral element within the streetscape form of the dwelling without dominating the frontage.

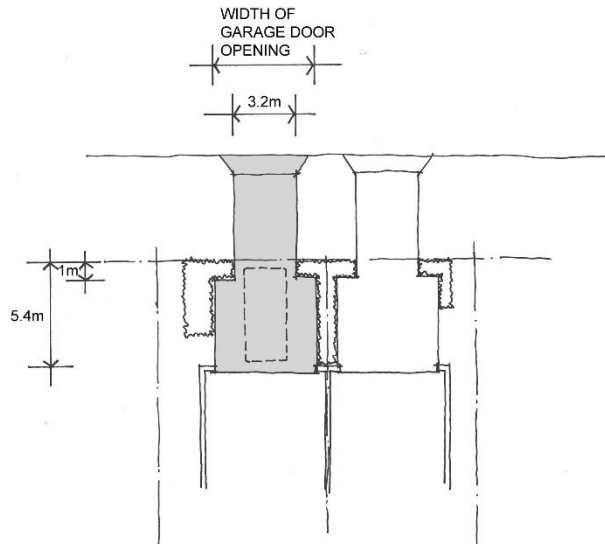
Car accommodation shall be situated as per the location and dimensions outlined with Appendix 1- ***“Stage 11 and 12 Setback Plan and Development Requirements 30105-BLE 15 rev Q sheet 1 of 2 and 2 of 2”***.

7.12 Driveways

The location of each driveway must be in accordance with the approved plan, as shown in Appendix 1, unless written authorisation for an alternative location is provided by the Capestone Development Manager.

The location of driveways crossovers for the residential product has been determined as part of the master planning process to assure a coordinated approach balancing site infrastructure requirements and landscape intent for the streetscape.

- i. One driveway crossover shall be permitted per residential lot.
- ii. Driveways within the road reserve (excluding the Lanes) shall be generally 3.2m wide – unless a shared crossover is required where the width may increase to 5.0m.
- iii. Driveways within the road reserve shall not include a reversing bay, manoeuvring bay or visitor parking space.
- iv. To accommodate landscape features along the primary and secondary road frontages, including letter boxes, fencing and vegetation, along the frontage (excluding Lanes), driveways within the residential lot shall extend 1.0m into the lot at the minimum width before increasing in width to suit the garage or carport opening.
- v. Driveways shall not be constructed wider than the garage or carport opening.
- vi. Driveways and crossovers are to be coloured patterned concrete, clay or concrete pavers or exposed aggregate concrete. Plain grey concrete is not permitted.
- vii. Driveways and crossover must be completed prior to occupation of the dwelling.



7.13 Servicing

The planning for each dwelling shall consider the appropriate location of services and other functional utilities to ensure the streetscape and amenity of neighbouring residents is not adversely impacted.

7.13.1 Refuse

Each dwelling shall provide adequate area, with a minimum dimension of 1.0m x 2.0m, for the storage of refuse and recycling bins. The nominated area shall be screened from public areas and not located within a primary or secondary road frontage. The nominated area may include a garage or carport provided it does not impede on the minimum car parking dimensions, is adequately screened and naturally ventilated.

7.13.2 Clothes Lines

Each dwelling shall provide adequate area for a clothes line. The nominated location shall be screened from public areas and not located within a primary or secondary road frontage. The nominated area may include a garage or carport provided it does not impede on the minimum car parking dimensions, is adequately screened and naturally ventilated.

7.13.3 Air Conditioning Units

The location for air conditioning units shall be screened from public areas and not located within a primary or secondary road frontage. 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.

8.0 Satellite Dishes

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

9.0 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.

10.0 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.

11.0 Built Form Considerations

The design and detailing of all dwellings are to consider and appropriately respond to the following guidelines which have been introduced to ensure that the built form outcomes result in a diversified and articulate contemporary residential community which reflects the South East Queensland environment and lifestyle.

11.1 Streetscape Diversity

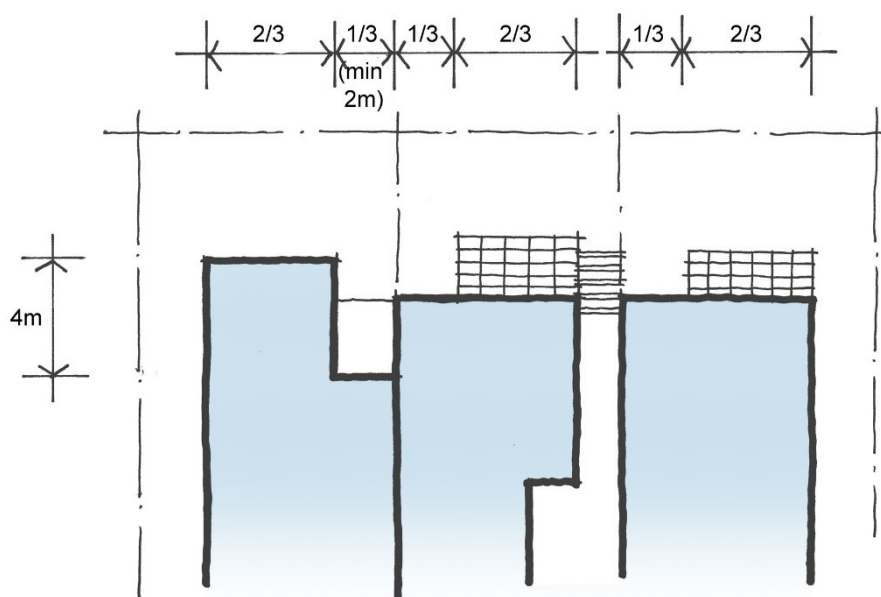
The streetscape and built form solutions for **Capestone** require diversity to avoid a sense of repetition and similarity. To achieve this, dwellings within duplex, triplex and quadplex arrangements shall consider:

- varying housing models within an attached residential arrangement
- introduction of a mix of roof forms and expression
- varied form and detail of portico, verandah and upper level balcony elements
- utilising landscape treatment to offer visual interest and scale along the streetscape.

11.2 Articulation in Streetscape Built Form

- i. For neighbouring dwellings with a common Built to Boundary Wall alignment, the upper level of at least one dwelling shall not have an adjoining wall for the first 4.0m of the building envelope addressing the primary road frontage (measured back from the primary road frontage setback along the side boundary). Standard side and rear setbacks shall apply within this area.

- ii. All attached dwellings shall achieve an articulated building form addressing the primary road frontage with the upper level requiring a stepped plan arrangement with no greater than two thirds of the elevation width being within the same plane.



11.3 Roof Form

The roof is an integral element influencing built form and character and the design and detailing of all dwellings shall consider the following guidelines:

- i. Design roof forms to complement the dwelling design and reflect the contemporary style of the area. Roof designs will be assessed on architectural merit.
- ii. Expressed roof forms which may include hipped, gable or skillion profiles are considered appropriate as the primary roof form. These expressed roof forms shall be significant part of the built form and not a minor addition to the streetscape façade.
- iii. Parapet wall elements may be introduced in conjunction with a primary expressed roof form however shall be no greater than 40% of the street scape elevation.
- iv. Acceptable roof pitches shall include:
 - minimum pitch of 20 degrees for hipped or gable roofs
 - minimum pitch of 7.5 degrees and maximum pitch of 15 degrees for skillion roofs
 - roof pitch below 7.5 degrees shall be generally concealed by a parapet wall.
- v. Where lower pitch roof forms are concealed by a parapet elevation treatment, consideration shall be given to the articulation of portico, verandah and covered balcony elements to articulate the streetscape.
- vi. 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.
- vii. Where flat roof planes may be used, the roof pitch must be appropriate for the size and location of the roof plane.

11.4 Built Form Proportion

A consistent proportion of building elements is encouraged to express a 'clean line' contemporary aesthetic with appropriate built form proportions. This may include:

- Layering of materials to articulate scale and express building elements
- Alignment of window openings

- Proportion of window openings – preference is towards elongated rectilinear proportions (vertically or horizontally) or square format as opposed to the conventional standardised window dimensions.

11.5 Environmental Controls

Environmental controls include elements incorporated into the external building fabric which address privacy and climatic conditions.

11.5.1 Eave overhang

- Eaves are encouraged as an extension of the roof forms and provide necessary weather and solar protection to walls and openings.
- Where eaves are visible from the road frontage, raking soffits are desirable to enhance the built form character.
- Eaves shall be a minimum of 300mm to outside of fascia (excluding gutters and flashings).

11.5.2 Window Hoods

- Horizontal hoods are encouraged to provide weather and solar protection to windows and doors – primarily along the North and West elevations.

11.5.3 Privacy and Solar Screens

- Aluminium batten or louvre screens are encouraged to provide shading, privacy and minimise overlooking to upper level openings – primarily along the North and West elevations.
- Where screens are introduced for overlooking privacy, a maximum of 25% of the screen area shall be transparent.

11.5.4 Balustrade Treatment

- Balustrades to upper level balconies should provide a balance between maintaining privacy and visual connection to public spaces.
- Solid infill is permitted for up to 40% of the balustrade length.

11.6 Street Edge Treatment

The interface between the dwelling and the street is important within a master planned residential community to define privacy, provide a sense of arrival, offer a layering of continuity, articulate the scale of the streetscape and define important edges. The master plan for the Attached Residential Product has considered a desirable street edge treatment for inclusion in the delivery of the duplex, triplex and quadplex arrangements.

11.6.1 Letter box Detail

- The letter box shall be incorporated into a solid masonry element located along the primary or secondary road frontages to define the dwelling entrance and shall include lot / street numbering and lighting. Necessary utility meters may be concealed by the masonry element.

11.6.2 Mandatory Fence Treatment

- i. Fences (or landscaped hedging) are required to front and secondary street boundaries prior to occupation of the dwelling.
- ii. Fences to primary or secondary road frontages shall generally be timber, powdercoat aluminium batten or masonry open fencing in surround frame.
- iii. No steel fencing is permitted forward of the building line.
- iv. Fences and screens along to primary or secondary road frontages shall be between 1.2m and 1.5 m.
- v. Hedges and other forms of 'soft' landscaped edges are encouraged as an alternative to structural fencing.
- vi. Street boundary fencing proposals are subject to review.

11.6.3 Landscape Buffer

It is intended that the interface between the residential lots and the street edge shall incorporate a generous landscape buffer. This buffer, generally within 1.0m from the frontage boundary, shall include hedge planting for privacy and canopy trees for scale.

12.0 Materials and Finishes

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.

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

The selection of materials and finishes should reflect the contemporary character intended for **Capestone** and respond to the regional and environmental influences.

12.1 Roofing

Acceptable roofing materials shall include:

- Metal deck roof sheeting with pre-coloured finish (colourbond) – custom orb profile (or equal) for expressed roofs (hipped, gable or skillion) and spandek (or equal) for low pitch roofs concealed behind parapet.
- Low profile concrete roof tile with seamless ridge and barge capping.

12.2 Fascias, Gutters and Downpipes

Acceptable materials and profiles shall include:

- Fascia: pre-coloured press metal (or similar)
- Gutters: pre-coloured half round or quad profile
- Downpipes: expressed circular downpipes to the streetscape elevation(s).

12.3 Masonry Walls

Acceptable masonry wall selections and finishes shall include:

- Smooth rendered and painted masonry walls
- Face clay bricks – monochromatic tones selected from contemporary 'designer' ranges
- Face coloured concrete blocks - honed finish.

12.4 Lightweight Wall Cladding

Lightweight cladding including board cladding and sheet cladding (with expressed joints) is considered an appropriate complimentary wall cladding and a contemporary reference to regional influences offering diversity, texture and articulation to the built form.

To ensure diversity of materials, a portion of lightweight wall cladding shall be required on all dwellings as follows:

- i. Single Storey Dwelling: lightweight cladding shall be introduced for no less than 20% and no more than 50% of the wall surfaces – evenly distributed to non built to boundary walls.
- ii. Two Storey Dwelling: lightweight cladding shall be introduced for no less than 30% of the upper wall surfaces – evenly distributed to non built to boundary walls.

12.5 Trims and Details

Preferred details and trims shall include:

- i. Expressed capping detail required to junction between different materials (eg: masonry wall to lightweight cladding).
- ii. Expressed stopping beads to external corners of lightweight cladding.
- iii. Expressed capping to top of parapet walls.
- iv. Aluminium framed glazing suites.
- v. Entry doors and frame shall be timber with clear finish.
- vi. Generally aluminium framed balustrades (with aluminium batten infill, glazing or painted fc panel) or solid rendered and painted upstands.

12.6 Boundary Fencing between lots

Boundary fencing between lots shall be generally 1.8m high timber paling fence with continuous top capping.

13.0 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;

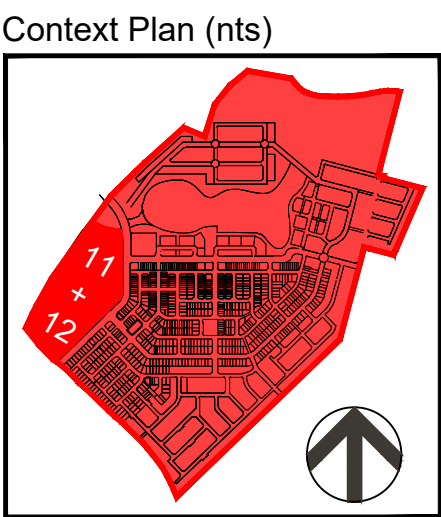
- 5 plants, each at a minimum of 1m in height.
- All lots are to include the following:
 - Garden beds mulched 100mm deep and edged;
 - Turf to the remainder of the front garden area.

These minimum landscape requirements are to be retained and maintained to an acceptable standard.

APPENDIX 1

- 30105-LP15 – Q, STAGE 11 and 12 RECONFIGURATION LOT PLAN
- 30105-BLE15 – Q, STAGE 11 and 12 SETABCK PLAN AND DEVELOPMENT REQUIREMENTS FOR ATTACHED PRODUCT – Sheet 1 of 2
- 30105-BLE15 – Q, STAGE 11 and 12 SETABCK PLAN AND DEVELOPMENT REQUIREMENTS FOR ATTACHED PRODUCT– Sheet 2 of 2

Legend table with 2 columns: Feature and Color/Pattern. Features include Stage 11 + Stage 12 Boundary, Rear Loaded Product, Front Loaded Product, Multiple Dwelling Unit Sites, Park, Community Use, Drainage Corridor/Retention, and Driveways Locations.

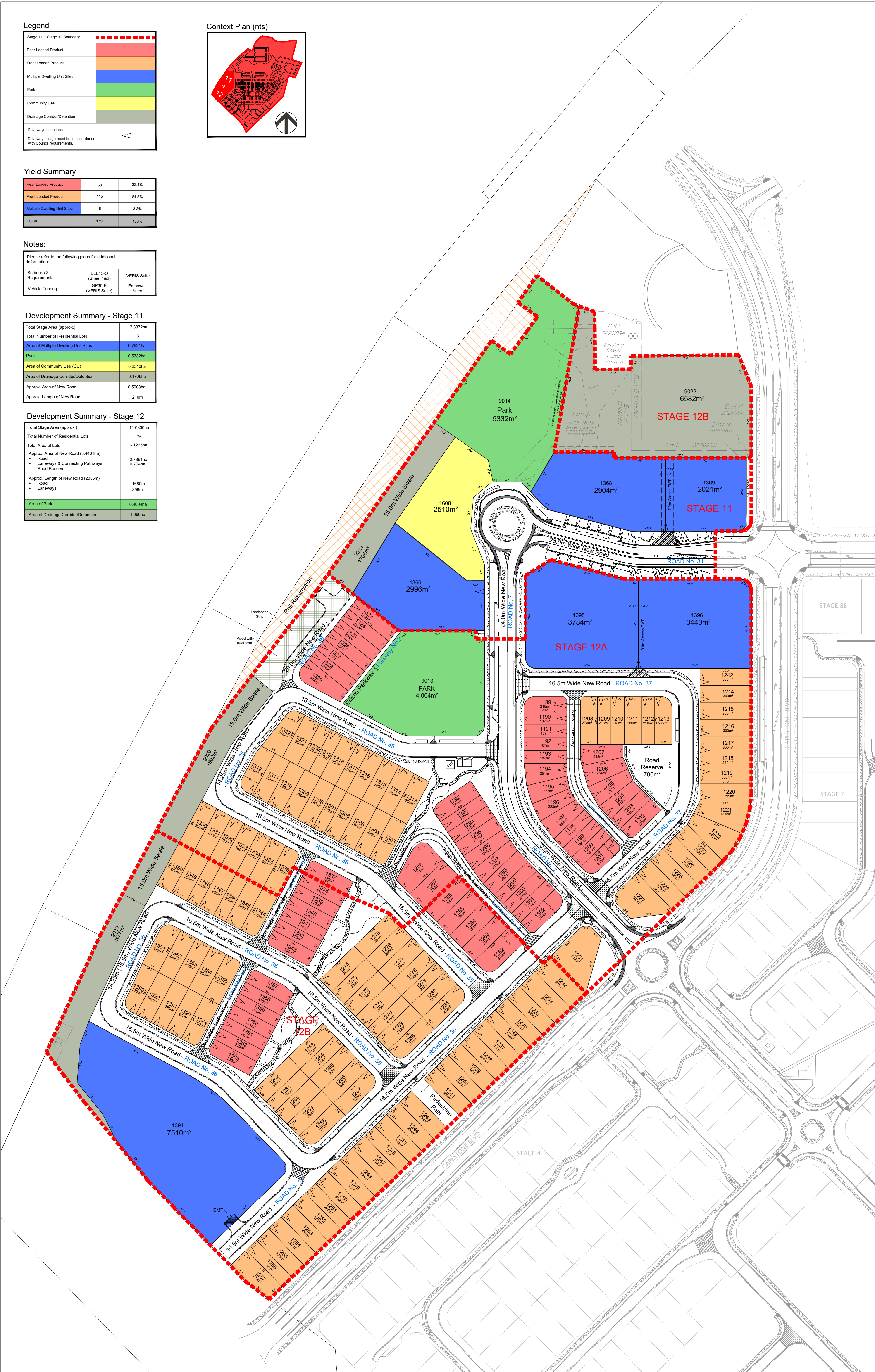


Yield Summary table with 3 columns: Product Type, Quantity, and Yield Percentage. Rows include Rear Loaded Product, Front Loaded Product, Multiple Dwelling Unit Sites, and TOTAL.

Notes section containing a paragraph of text and a table with 2 columns: Item and Reference. Items include Setbacks & Requirements and Vehicle Turning.

Development Summary - Stage 11 table with 2 columns: Item and Value. Rows include Total Stage Area, Total Number of Residential Lots, Area of Multiple Dwelling Unit Sites, Park, Area of Community Use (CU), Area of Drainage Corridor/Retention, Approx. Area of New Road, and Approx. Length of New Road.

Development Summary - Stage 12 table with 2 columns: Item and Value. Rows include Total Stage Area, Total Number of Residential Lots, Total Area of Lots, Approx. Area of New Road, Area of Park, and Area of Drainage Corridor/Retention.



Project title: Capestone For Urbex

IMPORTANT NOTES: This plan was prepared to support a reconfiguration of lot application for the land shown at Stage 11. The Contours, boundaries, easels, the road layout, building footprints have all been scaled and should not have any reliance based on them as they are only intended as a general guide. The configuration of boundaries shown on this plan is subject to Local Authority (and relevant State Government Authority) approvals, detailed design, final survey, and registration of survey plans. Any comments contained on the plan should be confirmed by the relevant authorities. The dimensions, areas and lot numbers of the subject parcels are subject to final survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.

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Data Sources: Cadastre Sources: 30105-LP15-N.dwg

Rev	Revisions	Date	Drawn
1	Original	14.07.2018	KS

Scale: 1:1,000@A1
Designed: KS
Drawn: SI
Checked: GC
Plot Date: 14 Nov, 2019
Computer File Ref: 30105-LP15-D.dwg

CAPESTONE Stage 11 and Stage 12 Reconfiguration of a Lot Plan

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GENERAL

- Maximum Building Location Envelopes shown are subject to future proposed easements and/or underground services.

SITE COVER

- Site cover (excluding eaves, sun shading devices, patios, balconies and other unclosed structures) for lots less than 300m² does not exceed in accordance with the table below:

Building height	Lot Size				
	300m ² or less	301-400m ²	401-500m ²	501-1000m ²	Greater than 1000m ²
8.5m or less	75%	70%	60%	60%	60%
8.6m – 12.0m	50%	50%	60%	50%	50%
Greater than 12.1m	N/A	N/A	N/A	50%	40%

CARPARKING SPACES

- Car parking spaces are provided 2 per dwelling.

GARAGE

- Garage and carport openings are in accordance with the table below:

Primary or Secondary Frontage	Covered car space opening (s) per street frontage
12.5m or greater	6.0m wide maximum
Less than 12.5*	<p>Single Level:</p> <ul style="list-style-type: none"> a. maximum 50% of the frontage width (being the frontage vehicle access is from); b. recessed: <ul style="list-style-type: none"> i. at least 2.0m behind the main building line; or ii. at least 1.5m behind the main building line where the covered car space has an eave of at least 0.450m directly above it. <p>Double Level: 6.0m wide maximum and recessed 1.0m behind the front wall or balcony of upper level OR for a laneway lot (Single or Double level): no maximum</p>

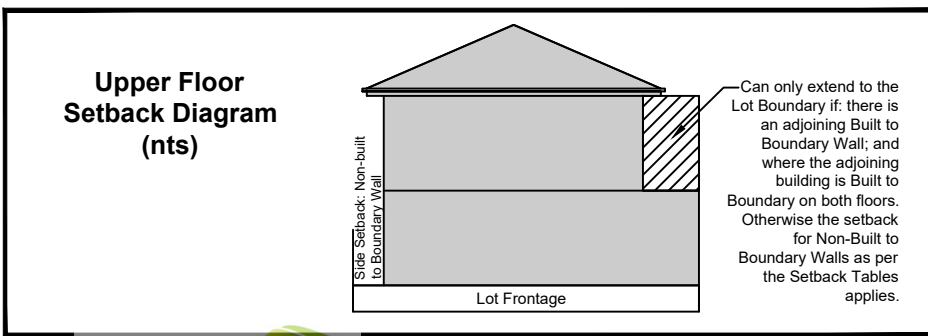
Note - *for a laneway lot, vehicle access and parking must be provided via the laneway.

DRIVEWAYS

- Driveway crossovers are located in accordance the Setbacks & Requirements for Attached Product Plan - 30105-BLE15-Q (sheet 1 of 2).
- Driveways do not include a reversing bay, manoeuvring area or visitor parking spaces (other than tandem spaces) in the front setback.

LANEWAYS

- The Dwelling house (or the primary dwelling where including a secondary dwelling):
 - faces the non-laneway frontage;
 - its main pedestrian entrance (front door) from the non-laneway frontage.
- All vehicle access must be via the laneway.



9. Each REAR loaded dwelling includes a bin storage area that:
 - is not visible from public areas or screened from public areas;
 - is not located in the primary frontage setback setback (refer GP30-K for mandatory bin storage areas);
 - is not located in an enclosed garage;
 - has a minimum area of 1.0m x 2.0m;
 - has access to the collection point without going through a dwelling (excluding a garage).
10. Each FRONT loaded dwelling includes a bin storage area that:
 - is not visible from public areas or screened from public areas;
 - has a minimum area of 1.0m x 2.0m;
 - if located within the garage the area must be ventilated;
 - if located within the front setback must be stored in a small enclosure.

11. Fences to primary or secondary road frontages shall be generally powdercoat aluminium batten open fencing in surround frame. Solid masonry wall element are proposed to define corners and provide screening to nominated Private Open Space. Fences and screens along to primary or secondary road frontages shall be between 1.2m and 1.5m.
12. Fencing adjacent a laneway does not exceed 1.8m in height.

CASUAL SURVEILLANCE

13. Dwellings generally must address primary frontages with a minimum of a window and either a front door or pedestrian entrance. Dwellings on corner lots may have a front door addressing the secondary frontage but must still address the primary frontage with a window on each level.
14. A minimum of one habitable room window of at least 1.0m² overlooks each adjoining public space (street, public open space or laneway);

CORNER LOTS

15. For corner lots, the Primary Road Frontage shall be considered the narrow frontage addressing a road (not Lane).

Lot Frontage Width	Mandatory/Optional	Length and Height of Built to Boundary Wall
7.5m or less	Mandatory - both sides unless a corner lot	Max. length: 80% of the length of the boundary Max. height: 8.5m
More than 7.5m to 12.5m	* Mandatory - one side	Max. length: 70% of the length of the boundary Max. height: 10.5m

Note - Excludes pools and class 10 buildings and structures (other than retaining walls and structures). For requirements for pools and class 10 buildings and structures (other than retaining walls and structures) refer to QDC.

HEIGHT OF WALL	FRONTAGE			FRONTAGE			FRONTAGE	SIDE	REAR
	Primary			Secondary to Street			Secondary to Lane	Non-Built to boundary wall	
	To Wall	To OMP**	To Covered car parking space	To Wall	To OMP**	To Covered car parking space	To OMP**, wall and covered car parking space	To Wall	To OMP** and Wall
Less than 4.5m	n/a	Min 1.0m	Min 5.4m*	n/a	Min 1.0m	Min 5.4m*	Min 0.5m	min 1.0m***	as per QDC
4.5m to 8.5m	n/a	Min 1.0m	n/a	n/a	Min 1.0m	n/a	Min 0.5m	#min 1.0m***	
Greater than 8.5m	n/a	Min 3.0m	n/a	n/a	Min 1.0m	n/a	Min 0.5m	as per QDC	

**For Dwelling Houses and Dual Occupancies Only. For setbacks for covered car parking spaces on secondary to street refer to plan 30105-BLE15-Q (Sheet 1 of 2).*

***OMP includes architectural features such as piers, pylons, eaves, etc.*

****Eaves may encroach to a maximum of 450mm.*

#One side must be setback a min. of 1.5m to the wall (excludes lots with: built to boundary walls both sides; and lots that share a boundary with a lot that has built to boundary walls both sides).

Note - This is a quantifiable standard that is an alternative provision to the QDC, part MP1.1, A1 (a), (b) and (c), A2 (a), (b) and (d) and part MP1.2, A1 (a), (b) and (c), A2 (a), (b) and (d). Non-compliance with this provision for a Dwelling house requires a concurrence agency response from Council.

For
Urbex

This plan was prepared to support a Reconfiguration of Lot application for the land situated at Mango Hill. The Contours, boundaries, creek line, flood lines, building locations have all been scaled and should not have any reliance based on them as they are only intended to provide a general guide. The only information shown on this plan is subject to Local Authority (and relevant State Government Authority) approvals, detailed design, final survey, and registration of survey plans. Any comments contained on this plan should be confirmed by the relevant authorities. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority with jurisdiction to make rules under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.

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Cadastral Boundaries 30105-BLE15-P.dwg (sheet 2 of 2)

Q	Amend References	14.11.2019	SI
P	Amend References	30.10.2019	SI
O	Amend References	14.09.2018	KS
A	Original	14.07.2015	KS
Issue	Revisions	Date	Drawn

Designed: KS
 Drawn: KS
 Checked: KS
 Plot Date: 14 Nov, 2019
 Computer File Ref:
 30105-BLE15-Q.dwg

CAPESTONE Stage 11 and Stage 12 Setback Plan & Development Requirements



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Drawing No 30105-BLE15 (sheet 2 of 2)	Issue Q
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