



DESIGN GUIDELINES

Residential & landscape

JUNE 2018 - VERSION 1.4

These design guidelines apply to all contracts dated 13 June 2018 and beyond

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I. PURPOSE OF THE DESIGN GUIDELINES

The purpose of the Waterlea Residential and Landscape Design Guidelines is to outline design standards to assist purchasers, architects, designers and builders, and applies to all building work within Waterlea Residential Estate.

The Guidelines are necessary to ensure that all residential development:

- provides a high quality living environment that safeguards the interests of all residents;
- provides a high standard of design and construction that is maintained throughout the development; and
- reinforces the vision and key design principles of the Masterplan.

In this document, references to “the Developer” mean the Seller, as shown on the contract to which these Guidelines are attached, and includes its legal successors and assigns. “The Buyer” has contracted to purchase land for residential use at Waterlea Residential Estate.

Unless first approved in writing by the Developer, the Buyer must comply with the Design Guidelines set out below in relation to allotments within the Waterlea Residential Estate, Walloon, Queensland.

I.1 VISION FOR WATERLEA RESIDENTIAL ESTATE

The Vision for Waterlea is to provide a high quality, comfortable, convenient and liveable residential community in a natural landscape setting taking advantage of the region’s natural surroundings and views to nature.

The development of houses, public open spaces and community facilities in Waterlea should be responsive to the environment and sub-tropical climate of South East Queensland. Waterlea connects the community with a focus on outdoor living, life outdoors and connections with nature and the broader community. Waterlea provides a strong network of open spaces including a central linear creek corridor and feature lakes network as a strong community activity area, and as focal points to maximise visual amenity, privacy, recreation and the natural bushland setting of the development.

Open and legible street networks, combined with shaded ‘greenway’ links between lots and local destinations, provide safe and comfortable opportunities for an attractive and active outdoor lifestyle community. Located in close proximity to the existing transport infrastructure services and community facilities at Ipswich, Waterlea provide additional parks, sport and recreational and shopping facilities to the broader community.



I.2 HOW TO USE THE DESIGN GUIDELINES

These Guidelines have been written in the form of a Checklist (from page 7 to 18) and require the Buyer's signature/s at the end of the Checklist. Please tick each box in the Checklist to indicate that you have applied the guideline where appropriate to your lot.

These Guidelines provide design standards across all lots including specific requirements for corner or lane access lots.

These Guidelines will aid your discussions with your architect or builder and help to gain development approval for your home.

Although these Guidelines set a baseline standard for property design, your home must also meet Australian Standards,

requirements of the Building Code of Australia and requirements of the Building and Other Legislation Amendment Act 2009 (Act).

The Buyer should also keep in mind that there is other relevant legislation relating to homes and neighbouring properties that is not covered in the Guidelines, for example, the Neighbourhood Disputes (Dividing Fences and Trees) Act 2011.

If any term, requirement or condition in these design Guidelines (or any part of them) is invalid or unenforceable for any reason (including as a result of the application of any relevant Act) the remaining terms, requirements and conditions will continue to apply and will be valid and enforceable to the fullest extent permitted by law.

2. THE DESIGN PROCESS

STEP 1

- Once you have purchased your site, discuss the housing and landscaping design standards with sales staff and/or the Project Architect.
- Meet with your designer to commence concept design.

STEP 2

- Submission of Concept or Sketch Drawings to Project Architect for initial approval.
- Project Architect will give written feedback or may contact you to organise a meeting with you and your designer.
- Address any issues raised by the Project Architect and resubmit if required.

STEP 3

- After receiving written approval from Project Architect, commence Building Application documents including landscape plans.
- Submission of Building Application document to Project Architect for approval.
- Project Architect will give written feedback or may contact you to organise a meeting with you and your designer.
- Address any Issues raised by the Project Architect and resubmit if required.

STEP 4

- After receiving written approval from the Project Architect, commence your energy audit, engineering and other consultant documents as required to submit your Building Application to your private certifier.
- If design changes through this process you must resubmit to the Project Architect.
- Submit a copy of your stamped approved Building Application and energy rating assessment to Project Architect.

STEP 5

- Construction of approved home must be commenced within 12 months of purchase of the land and completed within a further 9 months.
- Landscaping is to be completed within the same time frame.
- Project Architect may inspect homes during or after completion to ensure its compliance with the approved drawings.

PROJECT ARCHITECT

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3. PLANNING YOUR LIFESTYLE ON YOUR LOT

A Guide to Sub-Tropical Living

A proactive approach toward environmentally responsive design and sub-tropical living is encouraged. Houses can be more comfortable and most cost effective by addressing the local climate and localised site characteristics.

Important characteristics to consider when planning the layout of your home include:

- orientation;
- breezes;
- solar gains and access;
- views;
- access; and
- relationship to adjoining properties.

The design of homes in a sub-tropical environment should consider:

- shading that allows solar access in winter and solar protection in summer and operable openings to control breezes;
- the siting and design of buildings to maximise the use of prevailing breezes for natural ventilation so that openings (windows and doors) are located in opposite and adjacent walls where possible to capture prevailing breezes and cross ventilation;
- building design that incorporates architectural features such as extended eaves, awnings, pergolas and verandahs to protect windows and doorways from summer sun, glare and rain, and to provide shelter to outdoor living areas;
- appropriate insulation and ventilation to the roof, ceilings, walls and floors to prevent heat gain in summer and heat loss in winter;
- building layout and materials chosen to facilitate energy conservation;
- maximising natural lighting to living areas and outdoor spaces by orientating the main living areas to between 30 degrees west to 90 degrees east of due north where possible; and
- the planning of internal areas so that the most used spaces have exposure to winter sun while being protected from the summer sun.

Table 1: Optimum combination of design features to achieve the best results in a sub-tropical climate

SUB-TROPICAL		QLD WIDE
Building Plan		
Building shape	Suited for climate	
Orientation		For solar gain
		For breezes
Ventilation	<i>Heat release</i>	
	<i>Cross ventilation</i>	
Solar access	<i>Vertical shading</i>	<i>Adjustable openings</i>
	<i>Horizontal shading / eaves</i>	
Building materials		
Construction	<i>Combination</i>	Heavyweight
		Lightweight
Colour and texture		Light or shiny
		Dark or rough
Insulation	<i>Reflective</i>	Mass
	<i>Bulk</i>	

Figure 1: Queensland Sun and Breeze Chart for a Sub-Tropical Climate



Adapted from the Queensland Government Department of Public Works 'Smart and Sustainable Homes - Designing for Queensland's Climate'.

4. YOUR HOUSE AS PART OF A GREAT STREET

and a Great Neighbourhood

There are a number of design standards and features that, when applied by all residents, will help to create an identifiable neighbourhood character within Waterlea as well as safeguarding the interests of all residents.

A HANDFUL OF DESIGN GUIDELINES HELP TO ENSURE THAT EACH HOME CREATES A NEIGHBOURHOOD AND SENSE OF COMMUNITY.

There are a number of things which contribute to a great neighbourhood, as each home creates a neighbourhood and a sense of community:

- casual surveillance of parks, streets and community facilities;
- an attractive and pleasant streetscape environment;
- residential amenity and privacy;
- a memorable sense of place and identity;
- a legible and easy to navigate neighbourhood;
- sustainability in the design and construction of homes including renewable energy and sustainable water usage and water sensitive design;
- an identifiable built form;
- a sense of community; and
- supporting an outdoor sub-tropical lifestyle.

The design of homes in a sub-tropical environment should consider:

- building envelope (including site coverage, building setbacks, location of built-to-boundary walls and building height);
- built form and street or park address (including building articulation, roofs, materials, privacy and requirements for lots overlooking more than one street or a park);
- vehicle access and accommodation (including requirements for garages); and
- hard and soft landscaping (including requirements for driveways, fences, letterboxes, private open space, front landscaping, water sensitive urban design, outdoor lighting and establishing a landscape planting design).

4.1 BUILDING ENVELOPE

The layout of your home incorporating setbacks helps to protect amenity and privacy and maintain appropriate residential character and visual bulk, while ensuring adequate daylight to dwellings and sunlight to private open space.

Please tick to confirm you have read and applied the design guideline

4.1.1 Site Coverage	<ul style="list-style-type: none"> Maximum 60% site coverage. 	
4.1.2 Building Setbacks	<ul style="list-style-type: none"> Front Boundary Setback to Garage - All homes to have a front boundary setback of a minimum 4.9m to the garage. This ensures any car on the driveway on your property is clear of the verge and pedestrian footpath. 	
	<ul style="list-style-type: none"> Front Boundary Setback to Front Building Line / dwelling wall is 4m. 	
	<ul style="list-style-type: none"> Front Setback to any Front Verandah/Patio - Homes on a collector or access street have a 4.0m setback to any front verandah, 3.0m for a house on an access place. 	
	<ul style="list-style-type: none"> The overall front setback requirements create a building articulation zone of up to 2m for lots located on a collector or access street. 	
	<ul style="list-style-type: none"> Rear Setback - A minimum 0.9m rear setback to all dwelling walls, with 1.5m side setback to the first level of the home. 	
	<ul style="list-style-type: none"> Side Setbacks - A minimum 0.9m side setback is required for a non-boundary wall, with 1.5m side setback to the first level of the home. 	
	<ul style="list-style-type: none"> Eaves should not encroach 450mm to side boundaries other than zero lot. 	
	<ul style="list-style-type: none"> Corner lot truncation to be reduced as much as possible subject to approval by Ipswich City Council. No building or structure over 2m high is to be built within a 9m by 9m truncation at the corner of the two road frontages. 	
4.1.3 Built to Boundary Walls	<ul style="list-style-type: none"> Built to boundary walls must be indicated on the Plan of Development. 	
	<ul style="list-style-type: none"> Built to boundary walls must not exceed 15m or 50% of the boundary length without approval of the project architect. 	
	<ul style="list-style-type: none"> It is preferred but optional that garages be built to boundary walls on one side of the lot, with the preferred side determined from engineering plans and the identified Plan of Development. 	
4.1.4 Building Height	<ul style="list-style-type: none"> Not more than 2 storeys 	

4.2 BUILT FORM AND STREET/PARK ADDRESS

To foster a sense of community and a sense of place, all houses are required to address their street and/or park frontage and contribute to the architectural character of the street and neighbourhood as a whole through the following design features. Variation in building form and roofs as well as responding to climate creates visual interest and an attractive and well designed streetscape.

Please tick to confirm you have read and applied the design guideline

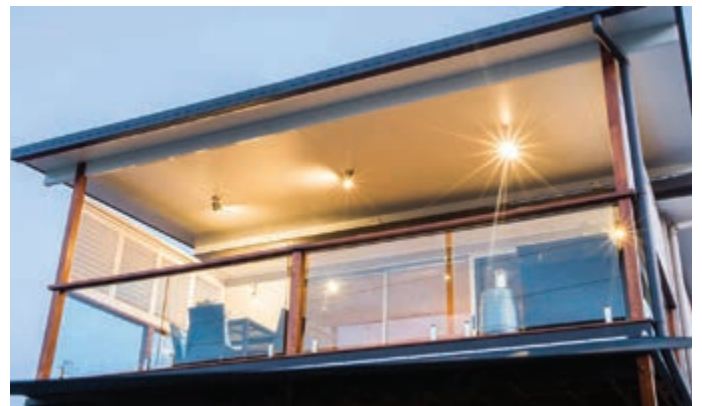
4.2.1 Building Articulation	All dwellings are to address the Street or Park Frontage by the following –	
	• A minimum of 20% Glazing to the Primary and Secondary facades	
	• Windows are to represent the vertical element of the design	
	• The Entry Roof is to be a minimum of 4m ²	
	• The Primary façade is to have a maximum wall length of 6m before articulation of the wall and roof is required by a minimum of 450mm	
	• The Secondary façade is to have a maximum wall length of 8m before articulation of the wall and roof is required by a minimum of 450mm	
	• Garages are to be setback a minimum of 500mm for the primary building wall	
4.2.2 Roof Form and Materials	• Hip roof is to have a minimum pitch of 20 degrees	
	• Skillion roof is to have a minimum pitch of 12.5 degrees	
	• Flat Profile Roof Tile or Custom Orb metal sheeting is only permitted	
	• Eaves are required to a minimum of 60% of the façade and have a minimum width of 450mm	
4.2.3 Materials and Finishes	• Façade materials and finishes are to extend to the side fence return – this includes the Secondary Façade	
	• Hardiplank or similar, Shingles, Corrugated metal sheeting, Double Height Bricks are not permitted to either the Primary or Secondary Façade	
	• Face Brick is to be viewed as a feature element and is limited to a maximum cover of 50% of the Primary and Secondary façade	
	• Any Face Brick to the Primary and Secondary façade is to be applied with a coloured mortar – natural/grey mortar is not acceptable to these areas	
	• A minimum of two materials and two complementary colours are required to the Primary and Secondary facades	
	• Bag and Paint is not permitted to the Primary or Secondary facade	



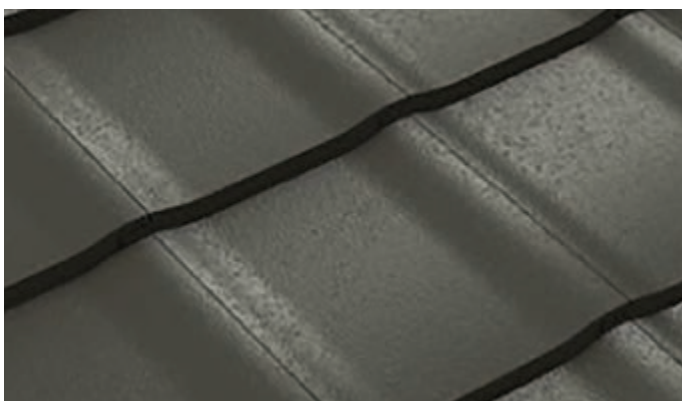
Example colour bond roofing, minimum two colour facade, building articulation and defined entry



Homes addressing the street



Balconies overlooking parkland areas providing casual surveillance, views and direct overlooking minimised with the use of screening devices



Example flat roof tile

<p>4.2.4 Privacy</p>	<ul style="list-style-type: none"> • Direct overlooking of main internal living areas of other dwellings is minimised by building layout, location of entrances, location and design of windows and balconies, screening devices and landscaping or by physical separation. A minimum 9m separation is required at ground level or 12m separation above the first floor level is provided between the windows of habitable rooms of facing dwellings, unless screening is provided. 	
	<ul style="list-style-type: none"> • Where screening is required, it is provided by solid opaque screens or perforated panels or trellises that are permanent and have a maximum of 50% openings or windows have a minimum sill height of 1.5m or opaque glass is used. 	
<p>4.2.5 Street and Park Address including lots overlooking more than one street</p>	<ul style="list-style-type: none"> • Lots overlooking dedicated open spaces and streets need to assist with community safety by enabling casual surveillance of the park by residents. This can be generally achieved, with as much as practical, the habitable parts of the building located toward the street. For example, habitable rooms of homes that are located near the street frontage or are oriented toward the street, have verandahs or balconies adjoining or oriented to the street. 	
	<ul style="list-style-type: none"> • Lots overlooking more than one street (corner lots) should ensure an attractive appearance that addresses both street frontages through the inclusion of for example, verandahs, porches, awning and shade structures, variation to roof and building lines, inclusion of window openings and use of varying building materials. 	
	<ul style="list-style-type: none"> • No blank walls are permitted along street frontages. 	
	<ul style="list-style-type: none"> • Building entries should enhance the street frontage by including any of the following: a well defined sense of entry, a highly visible front door, incorporation of front verandahs/balconies and porches and decorative front fences and entry gates, clearly defined elements such as a direct path, separate covered area and habitable room for passive surveillance. The size of an entrance should be of an appropriate scale and presence on the street with the use of high quality materials and high levels of detailing around the entrance. 	

4.3 VEHICLE ACCESS AND ACCOMMODATION

To foster a sense of community and a sense of place, all houses are required to address their street and/or park frontage and contribute to the architectural character of the street and neighbourhood as a whole through the following design features. Variation in building form and roofs as well as responding to climate creates visual interest and an attractive and well designed streetscape.

Please tick to confirm you have read and applied the design guideline

4.3.1 Number of vehicles to be accommodated	<ul style="list-style-type: none"> Adequate provision for the accommodation of at least two (2) motor vehicles that are attached to the dwelling is required. 	
	<ul style="list-style-type: none"> Each unit in a duplex / dual occupancy must provide accommodation for at least one motor vehicle. 	
4.3.2 Additional vehicles or trailers	<ul style="list-style-type: none"> Any caravan, boat, trailer or unregistered vehicle stored or parked on the Land or Street (if same is not housed in a garage or outbuilding) must be stored or parked at rear of the dwelling house or must be screened so that it is not visible from the street. 	
4.3.3 Carports and Garages	<ul style="list-style-type: none"> No carports are permitted. 	
	<ul style="list-style-type: none"> Garage setback to be a minimum 6m from front boundary. 	
	<ul style="list-style-type: none"> Garages may be built to boundary wall, on one side of the lot only, with the preferred side determined from engineering plans and the identified Plan of Development. 	
	<ul style="list-style-type: none"> Colour bond sheds are to be located at the rear of the dwelling. 	
	<ul style="list-style-type: none"> Garages are not to dominate the street and must complement the building design. 	
4.3.4 Triple Car Garages	<ul style="list-style-type: none"> 3rd garage is to articulate a minimum of 500mm behind the main garages Triple garages are not to be more than 50% of the width of the lot. 	

4.4 OTHER MATTERS		Please tick to confirm you have read and applied the design guideline
4.4.1 Restrictions on Relocated Homes	<ul style="list-style-type: none"> The Developer encourages the construction of new dwellings within the estate. No relocatable or factory built dwellings are permitted at Waterlea. No homes that have been previously erected, or attached to other land are to be erected, relocated or placed on land within the Estate. 	
4.4.2 Garbage and Wheelie Bins	<ul style="list-style-type: none"> Garbage and wheelie bins are to be stored behind front fences or screened from street view. 	
4.4.3 Pets	<ul style="list-style-type: none"> Animals, poultry or other livestock are not to be kept or maintained on the land except for domestic pets in accordance with the Ipswich City Council by-laws. 	
4.4.4 Natural Gas	<ul style="list-style-type: none"> Waterlea offers the convenience of natural gas to all homes within the estate. Highly efficient and versatile, Natural Gas is the ideal energy source for hot water, cooking, BBQ'ing and heating and even minimises your home's carbon footprint. Find out all the benefits connecting natural gas to your new home can offer by speaking with Waterlea sales centre staff. 	
4.4.5 Ancillary Items	<ul style="list-style-type: none"> Any ancillary items are to be screened where visible from the street or public space 	
4.4.6 Air Conditioner Units	<ul style="list-style-type: none"> Air Conditioner Units are to be located on Ground level and screened 	
4.4.7 Auxiliary Units and Dual Occupancy Dwellings	<ul style="list-style-type: none"> Unless approved by the Developer, the construction of Auxiliary Units or Dual Occupancy Dwellings are NOT permitted at Waterlea. 	

5. LANDSCAPING

A Guide to Sub-Tropical Living

5 HARD AND SOFT LANDSCAPING		Please tick to confirm you have read and applied the design guideline
5.1 Driveways	<ul style="list-style-type: none"> • Construction of Driveways and Crossovers are to be continuous in materials and colours 	
	<ul style="list-style-type: none"> • The Kerb and Footpath is to be cut out and removed and integrated with the Crossover 	
	<ul style="list-style-type: none"> • Driveways are to be a maximum of 5m in width 	
5.2 Fencing	<ul style="list-style-type: none"> • Fencing to the side and rear boundaries is to be a maximum of 1.8m in height, and is to be continuous and provide privacy between neighbours 	
	<ul style="list-style-type: none"> • Fencing to the Secondary Street is not to exceed 10m in length before a landscaped bay is provided and measures 3m wide x 500mm in depth and planted with natives 	
	<ul style="list-style-type: none"> • Fencing to the Secondary Street is to be constructed of good quality timber palings that are lapped and capped and stained in a suitable colour – painting is not permitted 	
	<ul style="list-style-type: none"> • Fence returns are to be constructed from Aluminium Slats with a minimum of 20% transparency 	
5.3 Letterboxes	<ul style="list-style-type: none"> • Pole letterboxes not permitted. 	
	<ul style="list-style-type: none"> • Letterboxes should complement the building and landscape design. Building identification and numbering is to be prominent so as to be easily identified. 	
5.4 Private Open Space	<ul style="list-style-type: none"> • Homes with private recreation space at ground level provide a principal area of 16sqm, a minimum dimension of 4m, an orientation between 30 degrees west to 90 degrees east of due north where possible. 	
	<ul style="list-style-type: none"> • Homes with the main private recreation space above ground level provide a minimum area of 8sqm, minimum dimension of 2.4m, an orientation between 30 degrees west or 90 degrees east of due north where possible, direct access from living area. 	

5.4 Private Open Space (continued)	<ul style="list-style-type: none"> Active recreation facilities including swimming pools, spas, barbeque areas, air conditioning which creates high noise levels, are located away from habitable rooms in nearby dwellings or are enclosed or otherwise acoustically treated. 	
	<ul style="list-style-type: none"> All ground level, private recreation space areas on the site are capable of receiving sunlight for a minimum of 4 hours on 21 June, where possible. 	
	<ul style="list-style-type: none"> Recreation space does not include area used for clothes drying, hot water systems, air conditioning units, water tanks, storage, carparking, driveways, refuse storage and the like. 	
5.5 Landscaping	<ul style="list-style-type: none"> A minimum of 500mm wide Landscape buffer is to be provided between the Driveway and the side boundary 	
	<ul style="list-style-type: none"> Garden Beds are provided along the front property boundary a minimum of 2m in width and planted with native species, turf is required to the remainder of the yard 	
	<ul style="list-style-type: none"> Garden Beds to any frontage are to be edged and mulched and kept free of weeds 	
	<ul style="list-style-type: none"> Artificial Turf or Grass is not permitted to any street frontage 	
	<ul style="list-style-type: none"> Island or Kidney Shaped Garden beds are not permitted 	
5.6 Outdoor lighting	<ul style="list-style-type: none"> Outdoor lighting is not to be directed onto nearby properties, is downward directed, appropriately placed to avoid shadows and glare, is provided for entry ways, includes point to point lighting for pedestrian walkways and is appropriately shielded at its source. 	
5.7 Establishing a landscape planting design	<ul style="list-style-type: none"> Establishing a landscape plan and/or planting design helps to reinforce the overall concept for your home layout, concerning its response to local climate, optimising shading, screening, ventilation, natural drainage and security, and of course, its overall attractiveness and reinforcement of the natural landscape setting of the Estate. Plant species are to express and capture the local environment and character. Establishing a plan for landscaping can assist in cost-effective maintenance and avoids damage to building foundations or underground utility services. 	
5.8 Sheds and Outbuildings	<ul style="list-style-type: none"> Sheds and outbuildings are to be constructed away from public view or adequately screened 	
	<ul style="list-style-type: none"> Must not be finished in highly reflective or unfinished materials 	
	<ul style="list-style-type: none"> Colours are to complement the main dwelling 	
	<ul style="list-style-type: none"> Are to satisfy the Local Authority in size and setbacks 	



Example complementary letterbox design



Your driveway can extend the aesthetic of your home to the street



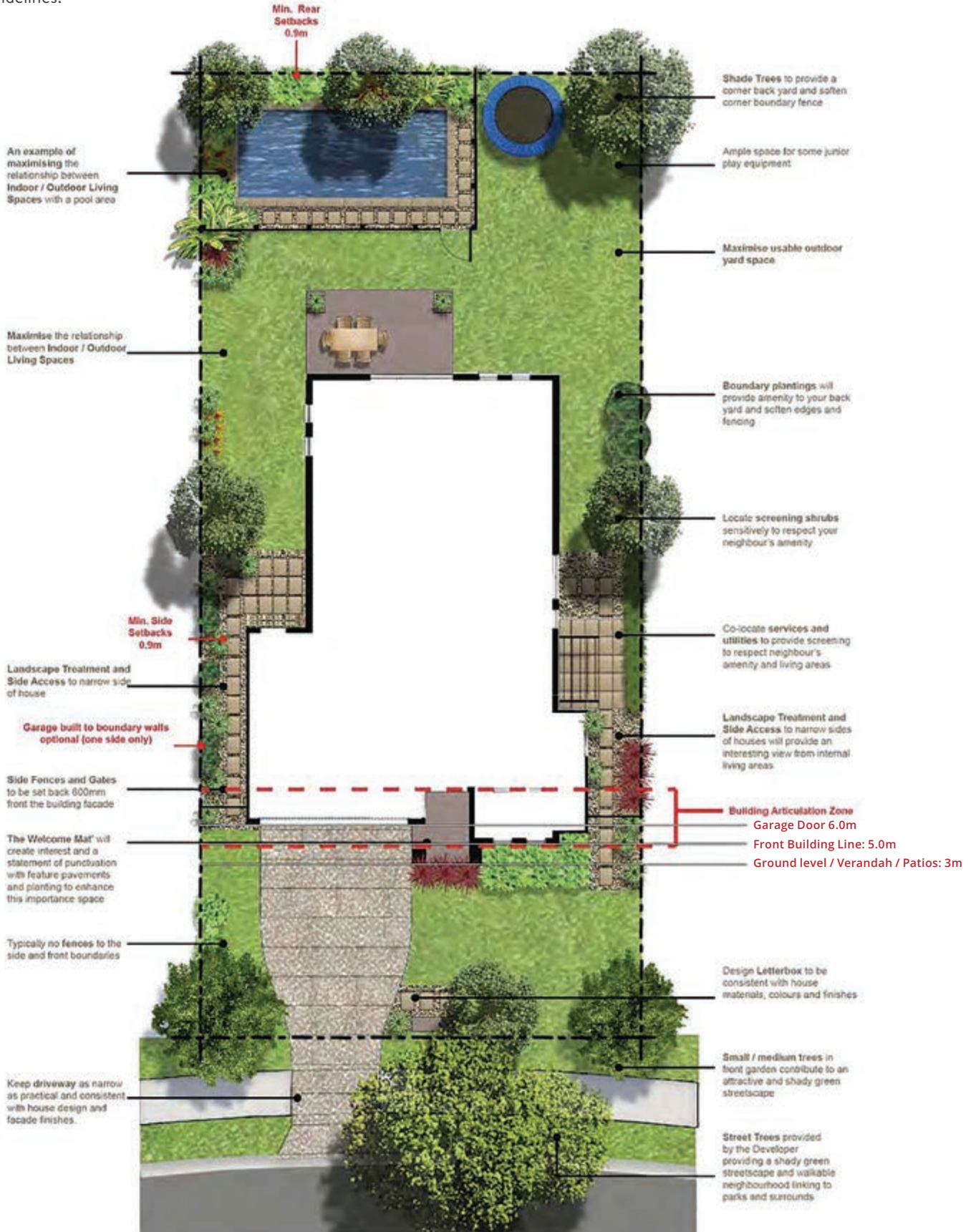
Living areas and private open space areas at ground level receive adequate sunlight



Example front fencing

Example Residential and Landscape Design

The diagram below summarises the key residential and landscape design guidelines.



6. GENERAL REQUIREMENTS

6 GENERAL REQUIREMENTS		Please tick to confirm you have read and applied the design guideline
6.1 Building commencement	• Construction is to commence within 6 months of plan registrations.	
	• As stated in Section 5.5, front landscaping must be completed within 3 months of completion.	
6.2 Bond requirements	• Subject to other paragraphs of this annexure, the Buyer must ensure that the dwelling house or other improvements are not left without substantial work being carried out for a period longer than 3 months at the time of construction.	
	• The Buyer must not allow rubbish (including site excavations and building materials) to accumulate on the lot or on adjoining land. If this occurs the Buyer is liable for the expense involved in the removal of that rubbish.	
	• The Buyer must pay to the Developer on demand the reasonable costs of removal of rubbish incurred by the Developer if the Buyer breaches this requirement.	
	• Builder's site bins are compulsory during any construction period.	
	• Builder's plans demonstrating adherence to the Design Guidelines must be approved by the Project Architect (Flex Design).	
	• Builder's construction must be in line with the plans approved by the Project Architect.	

7. DEVELOPER

7 DEVELOPER		Please tick to confirm you have read and applied the design guideline
<p>The Developer is developing a residential development, the objective of which is to create a well designed and constructed residential estate. It is desirable and in the interests of all persons who purchase land in the estate to control the quality of residential homes and to protect and maintain the surrounding environment.</p>		
7.1 Developer rights	<ul style="list-style-type: none"> The Developer has the right to vary, exclude or elect not to enforce any of these Design Guidelines in respect to any land within the estate. The Buyer specifically absolves the Developer from any liability whatsoever for any action taken in varying, electing not to enforce or excluding any design guidelines. 	
	<ul style="list-style-type: none"> The Buyer acknowledges that the Developer undertakes no legal obligation to enforce these Design Guidelines against any other buyer of land at Waterlea Residential Estate. 	
	<ul style="list-style-type: none"> The Buyer agrees that he/she/they will not take legal action against the Developer in respect of any alleged breach of any design guideline which appears in this document by any other person who owns land in the Waterlea Residential Estate. 	
7.2 Document intent	<ul style="list-style-type: none"> The Buyer acknowledges that these Design Guidelines are not intended to create any legal duty enforceable against the Developer or a third party pursuant to Section 55 of the Property Law Act 1974 (as amended). 	
	<ul style="list-style-type: none"> Unless first approved in writing by the Developer, an owner of a lot must comply with the Design Guidelines set out in relation to allotments within Waterlea Residential Estate. 	

I / We acknowledge that I/We have read and understand the Design Guidelines as set out in this document applying to all Stage Releases of the development.

Buyer(s) Signature

Buyer(s) Signature





waterlea.com.au
1800 99 67 52