dawn.

WALLOON

PURCHASER INFORMATION GUIDELINES

contents

design guidelines

The Dawn Residential and Landscape Design Guidelines outline design standards for purchasers, architects, designers and builders. The Guidelines apply to all building work and ensure each residence in the Dawn community delivers a high quality living experience that safeguards the interests of everyone, showcases a high standard of design and construction, and captures the vision and key design principles of the Masterplan.

In this document, references to 'the Developer' mean the Vendor, as shown on the contract attached to the Guidelines and include its legal successors. 'The Buyer' is the person who has contracted to purchase land for residential use at Dawn.

The Buyer must comply with the following Design Guidelines in relation to lots within Dawn, Walloon, Queensland, unless otherwise approved in writing by the Developer.

using the design guidelines

These Guidelines provide design standards across all lots including specific requirements for corner or lane access lots. They will assist discussions between the Buyer and architect or builder and help achieve building approval for residences.

Although these Guidelines set a baseline standard for property design, your home must also meet Australian Standards, the requirements of the Building Code of Australia and the requirements of the Building and Other Legislation Amendment Act 2009.

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.

a brighter life from sunrise to sunset

The vision for Dawn is to provide the highest quality homes, abundant lifestyle opportunities and the greatest convenience in a community set in a naturally beautiful landscape. Dawn is a picturesque sanctuary with a vibrant heart that maximises privacy, recreation and connection to the region's established amenity.

The development of homes, public open spaces and community facilities in Dawn should reflect an environmentally responsive design to sub-tropical living in South-East Queensland. Dawn's meticulously designed neighbourhoods connect the community with nature and a great range of outdoor living opportunities. Set around a green spine of parkland, a network of open spaces and interconnecting pathways, Dawn is the thriving heartbeat of Walloon where immediate access to the broader community creates an enviable lifestyle and a brighter future for all residents.

Close to the existing transport infrastructure services and community facilities at Ipswich, Dawn provides additional parks, recreational, and shopping amenity to the broader community.

the design process

step 1 →

- Before purchasing, review the below Design Guidelines to check for any unique or special requirements for your potential house build.
- Discuss the housing and landscaping design standards with the sales staff when reviewing builders and house plans.

step 2 →

- Once you have purchased your lot, supply the Design Guidelines to your preferred builder for them to design your house in accordance with them.
- Following completion of your design, submit the design drawings to the Design Review Panel (DRP) for assessment.

step 3 →

- The below list of documents are to be submitted to the DRP:
  - Set of House Plans: Site Plan, Floor Plan, Front/Side/Rear Elevations.
  - External Colour Schedule: All brand and colour names to be listed.
  - Front Landscape Plan.

step 4 →

- The DRP will assess your design to ensure compliance with this document.
- Should there be any issues, the DRP will provide feedback and request an additional submission showing updated plans.
- Once the design meets the Covenants outlined in this document, the DRP will issue stamped approved drawings.

step 5 →

- Following approval from the DRP, commence your energy audit, engineering and other consultant documents as required to submit your Building Application to your private certifier.
- If design changes are made during this process, you must resubmit to the DRP.
- Once approved, provide a copy of the approved Building Application and energy rating assessment to the DRP.

step 6 →

- Construction of your approved home must commence within 12 months of Settlement, and much be completed within a further 12 months.
- The DRP may inspect your home during or after completion to ensure it complies with the approved drawings.

making the most of sub-tropical living

At Dawn, a proactive approach towards environmentally responsive design and sub-tropical living is encouraged. Houses can be more comfortable and cost effective when the local climate and site characteristics are taken into account.

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

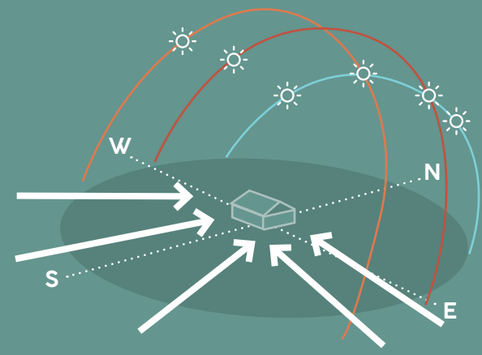
- shading that allows solar access in winter and solar protection in summer.
- operable openings to control breezes.
- orientation
- views
- access
- relationship to adjoining properties.

- positioning of windows and doors on opposite and adjacent walls to capture breezes for cross ventilation.
- a 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.
- a building layout and choice of materials that facilitate energy conservation.
- maximum natural light 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.
- the careful planning of living areas so that the most used spaces have exposure to winter sun, whilst 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	
Building Plan	
Building Shape	Suited for climate
Orientation	
Ventilation	Heat release
	Cross ventilation
Solar access	Vertical shading
	Horizontal shading / eaves
Building Materials	
Construction	Combination
Colour and texture	
Insulation	Reflective
	Bulk

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'.

come home to a beautiful street and neighbourhood

There are a number of design standards and features that will help create a neighbourhood personality that is attractive, family-friendly and a source of pride. High quality builds will also safeguard the interests of all residents in this like-minded community.

The following design guidelines will help ensure each Buyer enjoys living in a safe and unique community that showcases sustainability and a welcoming environment with:

- a shady green streetscape environment.
- residential amenity and privacy.
- sustainable design and construction of homes including renewable energy, sustainable water usage and water sensitive design.
- the casual surveillance of parks, streets and community facilities.

The design of homes in a sub-tropical environment should also take into account:

- the building envelope, including site coverage, building setbacks, location of built-to-boundary walls and building height.
- the 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 garage requirements.
- establishing a sensitive landscape planting design for hard and soft landscaping, including requirements for driveways, fences, letterboxes, private open space, front landscaping, water sensitive design, and outdoor lighting.

privacy and surveillance

privacy

- 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 between the windows of habitable rooms of facing dwellings, unless screening is provided.
- Where screening is required, it is to be provided by solid opaque screens, perforated panels or trellises that are permanent and have a maximum of 50% openings, or windows with a minimum sill height of 1.5m must be used or otherwise opaque glass.

street and park address including lots overlooking more than one street

- To enhance community safety, residents must to be able to survey the park from their home if it overlooks dedicated open spaces and streets. This can be generally achieved within the bounds of practicality when the habitable rooms of the house located toward the street have verandahs or balconies adjoining or oriented to the street.
- 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, articulation to roof and building lines, inclusion of window openings and use of varying building materials.
- No blank walls are permitted along street frontages and a window within 5m from the front wall return is to be provided to assist with passive surveillance of the street.

Building entries should enhance the street frontage by including any of the following:

- a well defined sense of entry.
- a highly visible front door.
- front verandahs/balconies and porches.
- 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. High quality materials and high levels of detailing should be used around the entrance.
- obscure/translucent glazing is not permitted to any street frontage to allow for casual surveillance of the street unless for a bathroom or water closet. To be assessed by the DRP.

building envelope

detached dwellings

Incorporating setbacks in the layout of your home helps protect amenity and privacy, and maintain appropriate residential character and visual form. Setbacks provide adequate natural light internally and sunlight to private outdoor spaces.

site coverage

- Maximum 60% site coverage.

building setback guidelines

- 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 footpath.
- Front Boundary Setback to Front Building Line / dwelling wall is 3.5m.
- Front Setback to any Front Verandah/Patio - Homes on local streets to be set back 3.0m, with homes on a collector street to be set back 4.0m.
- Rear Setback - A minimum 0.9m rear setback to all ground level dwelling walls, with 1.5m rear setback to the first level of the home.
- Side Setbacks - A minimum 0.9m side setback is required for a non-built-to-boundary, with 1.5m side setback to the first level of the home.

built-to-boundary walls

- Built-to-boundary walls are only permitted where indicated on the Plan of Development (POD) and consists of non-habitable rooms such as garages and laundries.
- Built-to-boundary walls must not exceed 15m or 50% of the boundary length without the Project Architect's approval.

building height

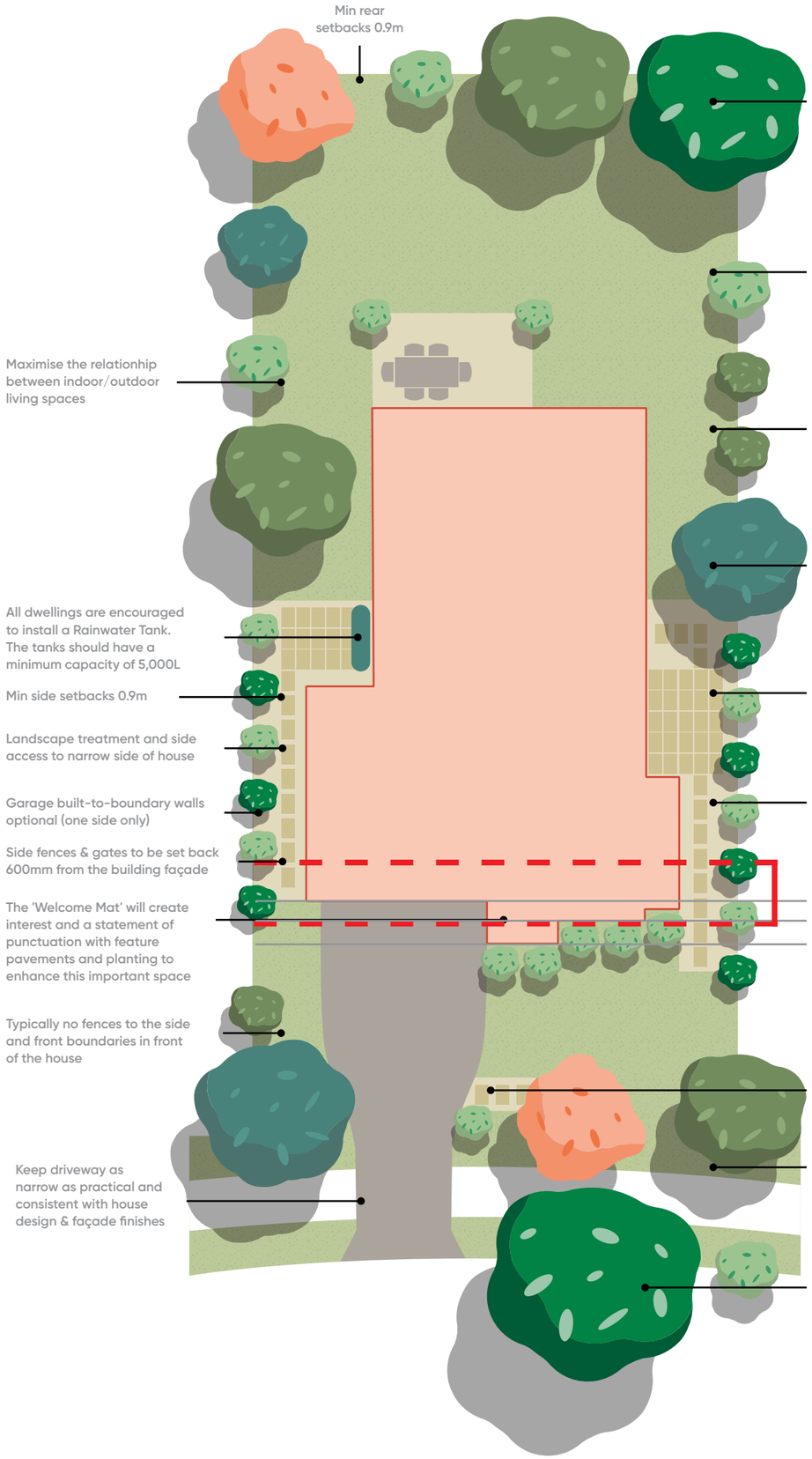
- The maximum building height for the estate is two (2) storeys or 7.5m.

building envelope detached dwellings

Allotments set		
Allotment type	Detached	
Typical area (m^2)	Lots >294m^2	
Building envelope		
Front setbacks		
Front setback (Primary frontage)	To front building line/dwelling wall To garage door Outermost projection	3.5m 4.9m 3.0m
Rear setbacks		
Rear setback to wall	Ground floor First floor (if applicable) above 4.5m	0.9m 1.5m
Side setbacks		
Side setback Built-to-boundary walls (optional)	Ground floor	0.0m
Side setback Non-built-to-boundary walls to Outermost Projection	Lots with Frontages < 12.5m - Ground floor Lots with Frontages > 12.5m - Ground floor First floor (if applicable) above 4.5m	0.55m 0.9m 1.5m
Garages, Site Cover, Pos, Height, Wall Lengths		
Preferred garage location	Along built-to-boundary wall or otherwise indicated on the Plan of Development	
Site cover	Max. 60%	
Private open space (POS)	Minimum 16m^2 at ground level (min. dimension 4m); min 8m^2 above ground (min. dimension 2.4m)	
Max length & height of built-to-boundary wall	15m long and max 3.5m high	
Street frontage	Buildings must address primary and (if applicable) secondaary street frontages. Where applicable, buildings must address parks/open spaces.	
Building design	For legibility, entries to buildings must be exposed to the main street frontage and be clearly delineated/ legible. Building design, detailing and finishes must provide an appropriate scale to the street and visual interest.	
Garages	Where a double garage is proposed, the dwelling must have a habitable room facing the street. Garages, carports and other parking structures are sited such that they are located behind the front building setback and designed so as not to dominate the street frontage.	
Fencing	**Primary** - 1200mm or 1800mm with 50% transparency; front facing fencing must be located 600mm behind the façade of the side the fence is on. **Secondary** - Max 1800mm with 50% transparency above 1200mm **Side & Rear** - Max 1800mm; No transparency	
Eaves	Eaves must be constructed on dwellings, except on a built to boundary wall, and must provide a minimum eave of 450mm, unless not building to the Minimum OMP allowable.	

Please refer to Figure.1 on page 13 for Corner Lot Building Envelope Truncation Diagram

RESIDENTIAL AND LANDSCAPE DESIGN EXAMPLE



built form and street/ park address

To foster a sense of community and place, all houses are required to address their street and/or park frontage in terms of their contribution to the architectural character of the street and neighbourhood as a whole. Climate-responsive design, variation in building form, and roofs create visual interest and a seamless and well-designed streetscape.

building articulation

All homes are to address the following Street or Park Frontage guidelines:

- For lots with frontages larger than 11m, a minimum of 20% glazing to the Primary Façades.
- For lots with frontages less than 11m, the Primary Façade is to include one prominent window.
- All lots with a secondary frontage are to provide 20% glazing to the Secondary Façade.
- A Porch, Portico, or Verandah is required with a minimum area of 4m^2 including eaves and must articulate forward of the front room of the house by a minimum of 350mm.
- 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 façade width should be a minimum 80% of the width of the frontage.
- The Secondary Façade is to have a maximum wall length of 10m before articulation of the wall and roof is required by a minimum of 450mm.
- Garages are to be setback a minimum of 500mm from the front building wall.

roof form and materials

- Hip roofs are to have a minimum pitch of 20 degrees.
- Skillion roofs are to have a minimum pitch of 12.5 degrees.
- Only Flat Profile Roof Tile, Colorbond® Roof Sheeting or Custom Orb Metal Sheeting is permitted.
- Eaves are required to a minimum of 60% of the façade and have a minimum depth of 450mm.
- All solar panels are to be at the same pitch as the roof.

materials and finishes

Façade materials and finishes have been carefully considered and are required to to extend to the side fence return.

Permitted finishes are:

- single height face brick
- textured cladding
- rendered brick
- natural stone
- feature tile
- feature timber

Non-permitted finishes are:

- double height and one and a half height face brick
- bagged and painted brick
- shingles
- metal sheeting of any kind
- Hardie™ Plank or similar
- Polystyrene Wall Panel

Please note a minimum of two (2) materials/finishes and two (2) complementary colours are required to the Primary and Secondary Façades with no more than 70% of any one material/finish or colour.

Example Colorbond® roofing, minimum two colour façade, building articulation and defined entry

Homes addressing the street

Homes addressing the street

Example of a flat roof tile

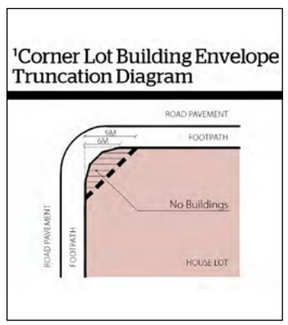


Figure.1

vehicle access and accommodation

number of vehicles to be accommodated

- Adequate provision for the accommodation of at least two (2) motor vehicles that belong to the residents is required.

additional vehicles or trailers

- Any caravan, boat, trailer or unregistered vehicle stored or parked on your lot or street (if same is not housed in a garage or outbuilding) must be stored or parked at rear of the residence or must be screened so that it is not visible from the street.

carports and garages

- No carports, shade sails or demountable coverings are permitted.
- Garage setbacks to be a minimum 4.9m from front boundary.
- Garages may be built-to-boundary wall on one side of the lot only. Engineering plans and the POD determine the preferred side.
- Colorbond® sheds are to be located at the rear of the dwelling and not within view of any street or public space. Sheds must be in the same colours as the main dwelling.
- Garages are not to dominate the street and must complement the building design.

triple car garages

- The third 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.

hard and soft landscaping

A Guide to Sub-Tropical Living

driveway

- Construction of Driveways and Crossovers are to be continuous in materials and colours , with either coloured concrete or exposed aggregate.
- The Kerb and Footpath is to be cut out and removed and integrated with the Crossover.
- Driveways are to be a maximum of 5m in width and located a minimum of 500mm from the side boundary to allow for screen planting between neighbours.
- The driveway should be located as per POD preferred location. Where an alternative location is used, it is the owner/builder's responsibility to confirm the location of all services. Any costs associated with the relocation of services will be the owner's responsibility.
- Driveways or car spaces must not extend in front of the portico or façade.
- Secondary frontage Driveways are not permitted.

fencing

- 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.
- Side fence returns are to align with the façade finishes and return a minimum of 600mm behind the front wall.
- Fencing to any Council open space areas or for Secondary Frontages is to be 1800mm high timber lapped and capped fence, with the top 600mm to have 50% transparency. Fence to be stained with a complementary colour.
- Colorbond® or metal sheet panel fencing is not permitted.
- Front fencing to be a maximum of 1200mm high, to be of pool fencing or powered coated aluminum.

Please refer to images on page 19 for fencing examples

private open space

- Homes with private recreation space at Ground Level should provide an area of 16m², a minimum dimension of 4m and an orientation of North East where possible.
- Homes with the main private recreation space above Ground Level should provide a minimum area of 8sqm, minimum dimension of 2.4m and an orientation of North East where possible, and direct access from living area.
- Active recreation facilities that create high noise levels such as swimming pools, spas, barbeque areas and air conditioner units should be located away from habitable rooms in nearby residences, or be enclosed or otherwise acoustically treated.
- All ground level private recreation space areas on the site should be capable of receiving sunlight for a minimum of four (4) hours on 21 June, where possible.
- Recreation space must not include area used for clothes drying, hot water systems, air conditioning units, water tanks, storage, car parking, driveways, refuse storage or similar.

external finishes

landscaping

- A minimum of 500mm wide Landscape buffer is to be provided between the Driveway and the side boundary.
- Pole letterboxes are not permitted.
- Garden Beds are to be 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.
- Garden Beds to any frontage are to be edged and mulched and kept free of weeds.
- Artificial turf or grass is not permitted to any street frontage.
- Island or kidney shaped Garden Beds are not permitted.

the finishing touch to your home

- A Landscaping Plan is to be provided at the time of DRP approval. Creating a landscape plan and/ or planting design helps you to conceptualise your home layout, its overall attractiveness and the ways in which it can take full advantage of Dawn's stunning natural setting. The plants you choose should express and capture the local environment and character. The plan also outlines the landscapes response to the local climate, optimal shading options, screening, ventilation, natural drainage and security.
- Having a Landscape Plan can assist in cost-effective maintenance and avoid damage to building foundations or underground utility services.

outdoor lighting

- Outdoor lighting is to be provided for entry ways, including point to point lighting for pedestrian walkways and is to be appropriately shielded at its source. It is not to be directed onto nearby properties, must be downward directed and appropriately placed to avoid shadows and glare.

sheds and outbuildings

The following guidelines apply:

- Sheds and outbuildings are to be constructed away from public view or adequately screened. They must not be located within view of any street or public space.
- They must not be finished in highly reflective or unfinished materials.
- Colours must complement the main residence.
- The size and setbacks must satisfy the Local Authority.
- The maximum shed size is 6m x 6m.
- If building a 3m x 6m shed, the 3m dimension is to run parallel to the street.
- Shed/pergola/verandah/pool/outbuilding that has not been given DRP approval in the initial assessment is required to be submitted for DRP approval.

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 of Pool Fencing

Example of Lapped and Capped Fencing

Example of secondary frontage or park facing fencing with 50% transparency above 1200mm

other matters

restrictions on relocated homes

- The Developer encourages the construction of new dwellings within the community. No relocatable or factory built dwellings are permitted at Dawn. No homes that have been previously erected, or attached to other land are to be erected, relocated or placed on land within the community.

garbage and wheelie bins

- Garbage and wheelie bins are to be stored behind front fences or screened from street view.

pets

- Animals, poultry or other livestock are not to be kept or maintained on your lot except for domestic pets in accordance with the Ipswich City Council by-laws.

established connections

- Dawn is connected to NBN and Natural Gas through the Australian Gas Infrastructure Group. To arrange your connection, please contact your service provider directly.

ancillary items

- Any ancillary items are to be screened if visible from the street or public space and are not permitted on the Primary or Secondary Street Frontages.

air conditioner units

- Air Conditioning units are to be located on Ground Level and where possible, screened. Units are not permitted forward of the return fence, or on the primary frontage.
- Evaporative cooling units are to be positioned towards the rear half of the roof below the roof ridge line and colour matched.

auxiliary units and dual occupancy dwellings

- Unless approved by the Developer, the construction of Auxiliary Units or Dual Occupancy Dwellings is not permitted at Dawn.

general requirements

building commencement

- Construction is to commence within 12 months of settlement, with completion a further 12 months from commencement.
- Front landscaping must be completed within three (3) months of completion of your home.

after settlement/during construction

- Subject to other paragraphs of this annexure, the Buyer must ensure that the house or other improvements are not left without substantial work being carried out for a period longer than three (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.
- The DRP must approve builder's plans demonstrating adherence to the Design Guidelines.
- Builder's construction must be in line with the plans approved by the DRP.
- The Builder is responsible for sediment / erosion control and preventing dirt from washing from site or being driven onto the road.
- Owner / builder is responsible after settlement to ensure rubbish is not left on their lot.
- Lots should be regularly mowed /weed controlled prior to commencement of construction. The site must be kept in a tidy condition at all times.
- The Developer is not responsible for any costs associated with the maintenance of the lot or removal of rubbish after settlement.
- Owner is responsible for maintenance of their front verge after settlement.

the developer

ID_Land is proud to deliver this quality community set against a stunning natural backdrop where residents can embrace abundant opportunities for a brilliant life now and into the future. It is in everyone's interests that the residents of Dawn safeguard the quality of their homes and respect the beauty of the surrounding environment.

developer rights

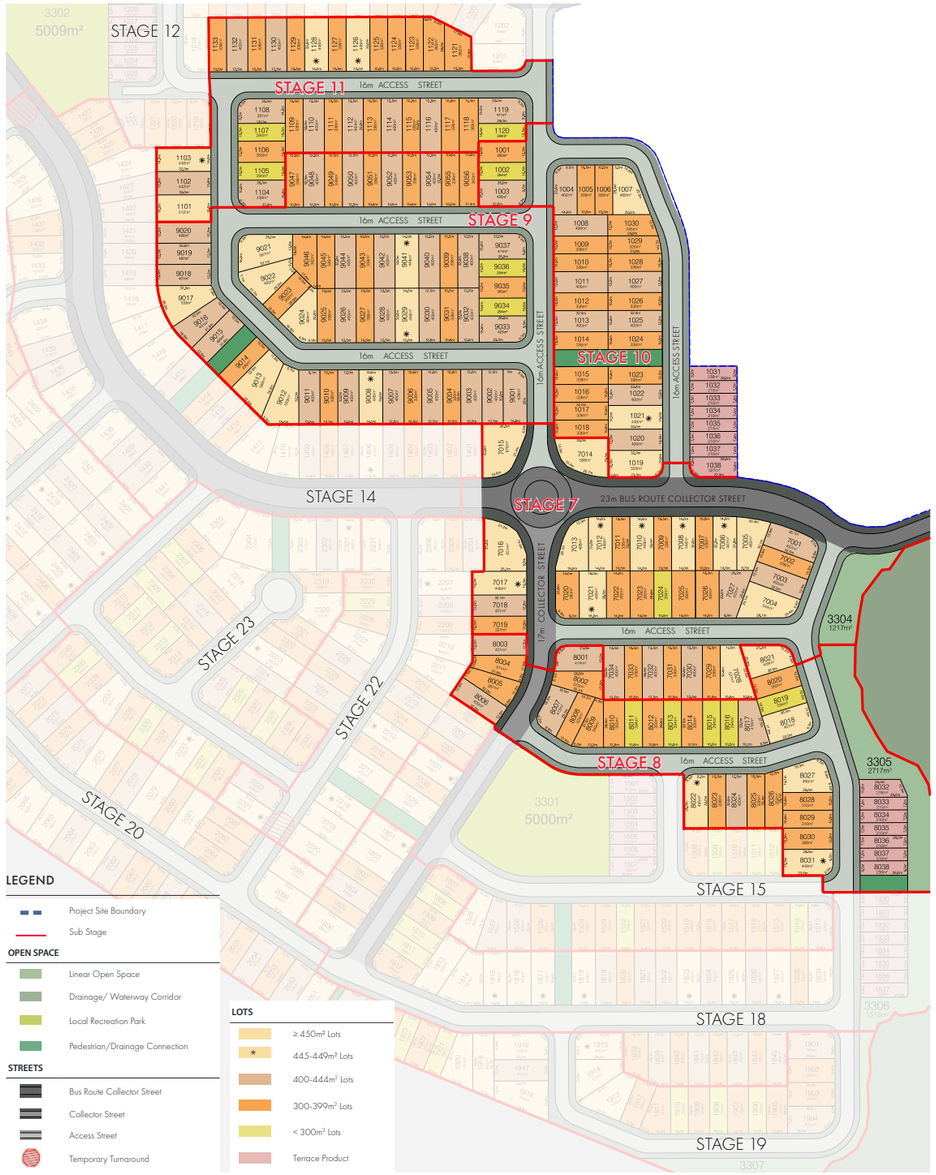
- The Developer has the right to vary, exclude or elect not to enforce any of these Design Guidelines in respect to any land within the community. The Buyer specifically absolves the Developer from any liability whatsoever for any action taken in varying, electing not to enforce or excluding any Design Guidelines.
- The Buyer acknowledges that the Developer undertakes no legal obligation to enforce these Design Guidelines against any other buyer of land at Dawn.
- 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 that appears in this document by any other person who owns land at Dawn.

developer rights

- 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).
- 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 Dawn.
- If the buyer does not comply with the building covenants, they will be responsible to meet the costs of any rectification works.

covenant plan

stage 7-11 covenant plan



rainwater tanks

Water is our most precious natural resource and something that most of us take for granted. Rainwater Tanks can provide a renewable supply of natural, soft, clear and odorless water that offers so many benefits.

common household water uses

Ipswich City Council and Dawn Walloon encourage the installation of Rain Water Tanks on your property. The tanks can be installed economically and the rainwater used for washing machines, toilets and in the garden to reduce water bills and provide an alternative supply during water restrictions.

Action	Water Used
Toilet Flush Dual – single cistern	5 – 10 Litres
Bath	100 Litres
Shower (10 mins)	200 Litres
Dishwasher Load	50 Litres
Washing Machine Load	150 Litres
Drinking, cooking, cleaning 1 person per day	10 Litres
Hand Basin per use	5 Litres
Garden Sprinkler per hour	1000 Litres
Garden Dripper per hour	4 Litres
Car Washing with hose	200 Litres
Brushing Teeth with tap running	5 Litres

benefits of a water tank

Enjoy the simple benefits like washing your car, doing the laundry, washing the dishes etc. whilst saving on your water bills.

Internally plumbed Rainwater Tanks provide an average mains water saving of 40 to 58 kilolitres per household per year, which is 30 to 35 percent of average household water use.

your tank & installation

All dwellings are encouraged to install a Rainwater Tank. The tanks should have a minimum capacity of 5,000L, be installed in accordance with the Queensland Development Code and connected to the cistern(s) and external irrigation. The provision of the rainwater tank should be part of the plumbing application in conjunction with any building approval.

For more information, ask your builder how you can include a 5,000-litre tank on your property.

water management

FAQ's

what is Dawn's water management strategy?

Dawn has worked with local authorities to develop a water management strategy which will manage flooding in the new Dawn community and create a unique and safe rehabilitated waterway for residents to enjoy. Dawn will develop the natural waterway that has degraded over time by creating a waterway corridor 100m wide, 2.3km long through the centre of the master planned community. This will allow stormwater to flow safely through the waterway and into a detention basin downstream of the estate.

As part of the development, Dawn will also be replacing the existing undersized pipes beneath Karrabin Rosewood Road with larger pipes to convey more water under the road.

what is a detention basin?

A detention basin is a surface water storage area built with the purpose to protect against flooding and downstream erosion by detaining large volumes of water for a period of time. The detention basin is designed to control the release of flood water such that the downstream peak water levels are reduced. As the basin's outlet pipes are positioned at the base, the area will not permanently hold water and will be dry between storm events.

will land within Dawn flood?

Through the development of the waterway, the land on either side of the waterway will be above flood level ensuring the housing precincts are above the required flood levels.

what is 1% Annual Exceedance Probability (AEP) flood?

A 1% AEP flood is a statistical flood event that will occur, on average, once in 100 years.

how does this affect the local area?

Once the water management works are complete, the risk of flooding in the Walloon township, in particular the Karrabin Rosewood Road, Rohl Road and Walloon State School, will be significantly reduced.

Dawn is pleased to be able to work with local authorities to achieve an outcome that not only enhances the development in aesthetic and recreational aspects but also help flood mitigation for the wider community in a way that is sustainable in the long term.

soil testing

FAQ's

what is a soil test?

The soil test commonly refers to the analysis of a soil sample to determine the content of the soil and how reactive the soil is. Soil reactivity is graded by class and refers to how much the soil on the site is likely to move, expand and contract normally as a result of changing moisture content.

A geotechnical engineer will use special equipment to drill down into the ground and take soil samples from the site, subject them to varying tests and then specify the correct site classification according to the Australian Standard AS 2870/2011 – Residential slab and footings.

what are soil classifications?

There are various classifications of soil. The primary purpose of soil classifications is simply to help the builder's structural engineers determine what type of footing is required for the type of soil and the size and shape of your home.

how do soil classifications affect a house?

The different soil classifications will determine what type of footing and slab is required to build your home. For example, some soil classifications require a 300mm waffle pod slab on ground and others may require a 375mm waffle pod slab on ground. The soil classification will help the builder ensure the correct foundations are designed to best suit your lot and home.

what soil classifications are common at Dawn?

At Dawn, the soil classifications are typically H1, H2 or E Class. Currently all builders who package at Dawn are required to include a minimum of a H2 soil classification, however some builders include E class foundations as standard. We have a list of builders you can liaise with. The typical and most cost-effective foundation designs for these soil classes are:

Site Classification	Typical Slab Design
H1 & H2	300mm waffle pod slab on ground
E1 (low E site)	375mm waffle pod slab on ground
E2 (high E site)	PolyVoid slab with screw piers

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