



STRETTON
RESERVE



HOUSING DESIGN GUIDELINES

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1.0 DESIGN GUIDELINES

Stretton Reserve is a uniquely located low density housing estate nestled within close proximity to Karawatha Forest. The development of the estate has been guided by Fauna Management and Vegetation Rehabilitation plans. These elements play a key role in keeping a connection with the natural attributes associated with Karawatha Forest.

The purpose of these design guidelines is to provide basic design requirements within the estate to protect and preserve the aesthetics and sustainability of Stretton Reserve. Once owners and builders have considered all aspects of the design guidelines, this information is then sent to the Development Manager for assessment. This is an entirely separate process to the actual building approval which should be submitted by the relevant builder to the Brisbane City Council for formal building approval to conform with all relevant legislation.

The initial assessment to be sent to the Development Manager should include:

- **Site Plan** 1:200
- **Building Plans** 1:100
- **Building Elevations** 1:100
- **Landscaping Plans** 1:200
- **Building Specification**
- **External material and colour selection**

Prior to submission of these documents, proposed plans must meet the Brisbane City Council Residential Design Small Lot Code. The Code provides minimum setback requirements and general advice when building on lots under 600m². The Brisbane City Council Residential Small Lot Code can be downloaded at brisbane.qld.gov.au/planning-and-building

A submission checklist has been provided at the end this document. The intention of the checklist is to ensure all information is provided during the initial assessment to ensure that unnecessary delays are not incurred.

- Visit fact sheets about building a new home are available online at yourhome.gov.au, which is a joint initiative of the Australia Government and the design and construction industries.
- For information about planning and development, you can find important information at Council's offices or on their website at brisbane.qld.gov.au

Approval Process

Owner briefs builder of design requirements

Builder reviews the local planning requirements and the Housing Design Guidelines and Sales Contract

Submit final home designs via electronic copies with all relevant project information listed in the submission checklist. All queries should be directed to the Stretton Reserve Development Manager via info@strettonreserve.com.au or 07 5212 1000

Await confirmation of received plans

Please allow 10 business days for approval from the Development Manager

Builder can apply for a Building Approval

Start construction in accordance with Building Approval

2.0 SPECIFIC DOCUMENTATION

2.1 Site Plan

Site plans should be submitted as scaled 1:200 drawings. The minimum requirements are to accurately detail:

- building envelope including building ratio to land area expressed as a percentage
- building area (m²)
- outdoor areas (m²)
- pool area
- measurements of setbacks of dwelling from boundaries
- location of any retaining walls including material type and height
- driveway location, material and colour
- letterbox location
- bin enclosure/location
- ancillary fittings (hot water systems, gas bottles, air conditioners, clothes line, rainwater tanks)

2.2 Building Plans and Building Elevations

Building plans and elevations must be scaled drawings at 1:100 and include floor plans detailing each area and provide areas in m² to include:

- living areas (all internal areas)
- external areas (patios/undercover outdoor areas)
- garage area
- elevations to include natural ground level at each elevation
- external wall materials and colour selection
- architectural features/privacy screening details
- sustainable features – solar panels, solar hot water systems, water tanks
- floor heights and overall building height
- roof pitch and roof material

2.3 Landscaping Plan

Landscaping plans should be submitted at 1:200 and include:

- hard landscaping – driveways and paths including dimensions, colour and materials
- fencing location, height and type, distance to boundary, gates, any relevant entry statements
- all details of front yard areas including garden beds, plant types and size, letterbox type and location
- landscaping drainage
- natural ground levels
- retaining wall locations
- turf areas
- decked areas
- pool location and pool equipment areas

2.4 Building Specification and Colour Selection

Full building specification should be provided including:

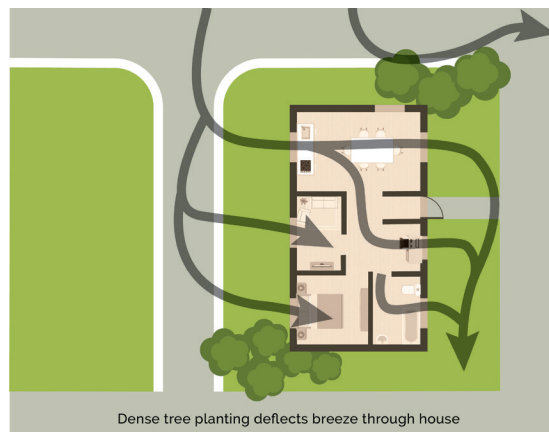
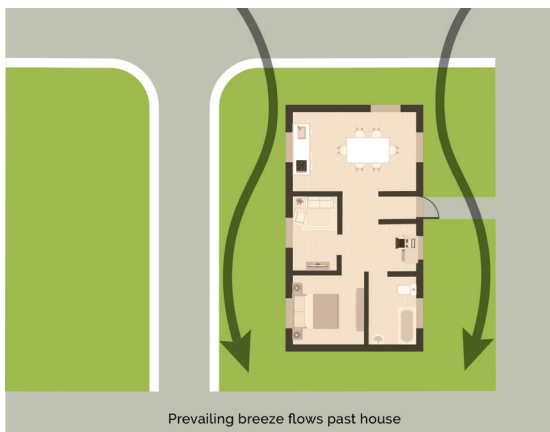
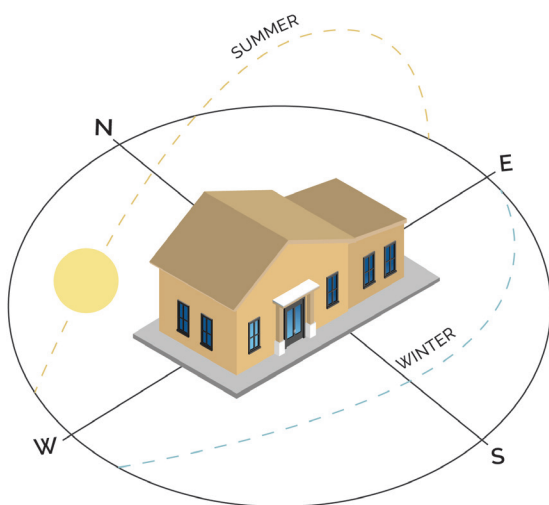
- details of all fixtures and fittings
- internal linings – walls, ceilings and floors
- colours – external and internal
- gutters and fascia colours and material
- balustrading details
- window frame colours
- roofing colours
- all external visible materials – type and colours



3.0 DWELLING ORIENTATION AND PRESENTATION

Sustainable development ensures your home design maximises the best orientation and presentation while taking account of the natural attributes of the site. Orientation of the dwelling should maximise the following:

- Capture breeze and encourage natural air flow throughout the dwelling to maximise ventilation and crossflow
- A living area must be positioned to adjoin the street area to maximise presentation
- Where practical and possible, orient utility areas towards the western boundary
- Orientate external outdoor living areas to maximise the best possible aspect towards the north and prevailing breezes
- Maximise privacy by either orientating windows away from neighbouring properties or where this is not possible, including external screening
- Where possible use solar panels and solar hot water systems without compromising the façade presentation of the dwelling



4.0 ARCHITECTURAL AND AESTHETIC VALUES

The architectural attributes that must be considered include:

- **Façade presentation** – roof design, eaves/overhangs, broken rooflines, roof pitch, proportion of windows to wall areas, garage entrance
- **Proportion** – the proportion of windows to wall space
- **Shutters/screening** – ensuring privacy between dwellings with openings towards neighbouring dwellings
- **Roof design** – pitched roof to a maximum pitch of 25 degrees, encourage articulated shapes by including hips, gables and skillion (minimum of 5 degrees and 2 panels). Any flat roof design must be well proportioned and appropriate
- **Eaves** – with the exception of zero lot design factors on side boundaries, eaves to a minimum width of 450mm and be of a consistent nature around the dwelling
- **Plumbing** – no external plumbing is permitted other than the roof downpipes which must be colour matched to the dwelling to minimise visual impact
- **Driveways** – the following materials may be used: exposed aggregate concrete; stamped concrete; coloured concrete and pavers



5.0 COLOURS, MATERIALS AND TEXTURES

Contemporary design is encouraged and will be assessed on an individual merit. External colours, materials and textures should be sympathetic and reflect the natural environment of Karawatha Forest. Colour schemes will be assessed on an individual basis in context with the architectural built form and must pay respects to the natural surroundings. Permissible external finishes include:

- Rendered masonry is preferred. However, bagged and painted masonry will be considered in the overall context
- Rendered fibre cement and painted texture finish
- Solid colour face brick (multicoloured bricks will not be permitted)
- Painted or stained weatherboard
- Natural finishes such as stone
- Colourbond roof finishes



5.1 PRE-APPROVED EXTERNAL COLOUR SCHEMES

The entire facade of your home should be a mixture of 2-3 contemporary modern colours that integrate the home to the natural landscape of Karawatha Forest.

A list below has been chosen to help inspire your colour selection as a pre-approved range. If you would like a colour scheme not included in the below it will be assessed depending on the overall house design.



6.0 BUILDING SITE COVERAGE AND SETBACKS

Dwellings must comply with Brisbane City Council Residential Design – Small Lot Code. This document determines minimum front side and rear setbacks, boundary clearances, front boundary setbacks, building heights and first level screening from neighbouring windows.

Consideration must be given to ensuring garage areas do not dominate the façade of the dwelling.

Overall site coverage of the dwelling must comply with the Brisbane City Council Residential Small Lot Code. This aspect will be assessed on an individual basis in context with architectural merit of the overall design.

Any structures separate to the main dwelling such as gazebos or pergolas must comply with Brisbane City Council regulations and not dominate the home.

Outdoor living areas increase the overall enjoyment of the property. Consideration to maximum privacy of these areas should be considered.

The Brisbane City Council Residential Small Lot Code can be search and downloaded at brisbane.qld.gov.au/planning-and-building

A copy of this code was provided to you when you contracted to purchase your land.

7.0 ANCILLARY IMPROVEMENTS

The positioning of ancillary improvements should be carefully considered to maximise privacy to all aspects. These improvements should not be visible from the street, indoor or outdoor areas. Where this is not possible adequate screening should be installed to minimise visual impact.

These improvements include:

- Positioning of bin storage/enclosures
- Clothes drying areas
- Air conditioners
- Hot water systems
- Pool plant and equipment

8.0 LANDSCAPING

Landscaping of your home impacts upon privacy, presentation, marketability and value.

Landscaping within the front garden area adjoining the street frontage should reflect Karawatha Forest. Planting of natural species is encouraged with a minimum of 70% native species. Landscaping should provide a cohesive link between the street and the home. Natural turfing with mulched garden beds is permitted. Artificial turfing is not permitted.

8.1 FENCING

Fencing of your home will impact on the airflow and privacy of your home.

- Front fencing is not permitted in Stretton Reserve
- Side Fencing is to be a maximum of 1.8 meters high and not be made out of unfinished materials including unpainted common bricks
- Please discuss your proposed side fencing with the adjoining owner prior to start of construction.

Boundary fences for Lots 1 – 3, 5 – 31, 49 – 51, 56 – 59, 64 – 69 and 72 – 74 shall have fencing constructed from:

- Non-combustible materials (e.g. sheet metal or masonry); or
- Treated hardwood, where the timber fence does not connect to a dwelling and has a minimum of 1 metre separation from a dwelling. Where a fence connects directly to or has less than 1 metre separation from a dwelling, it must be constructed from a non-combustible materials only.

Any fencing provided by the developer cannot be removed, altered or replaced under any circumstances.

9.0 SUBMISSION CHECKLIST

Please complete this checklist and submit all relevant documentation to the Stretton Reserve Development Manager in electronic copies as follows:

Stretton Reserve Development Manager

designreview@strettonreserve.com.au

Urbex Pty Ltd

1800 784 339

1 Sandpiper Avenue, Port of Brisbane, QLD 4178

Lot Number	
Street Address	
Builder's Details	
Name	
Address	
Phone Number	
Email	
Buyer's Details	
Name	
Address	
Phone Number	
Email	

Once plans have been received by the Stretton Reserve Development Manager, please allow up to 10 business days for an approval.

- | | |
|---|---|
| <input type="checkbox"/> Site Plan 1:200 (must include driveway location and colour, location of pool and pool equipment enclosure) | <input type="checkbox"/> Landscaping Plan 1:100 |
| <input type="checkbox"/> Building Plans & Elevations 1:100 (including exterior colour selection) | <input type="checkbox"/> Plans conforms to the Brisbane City Council Residential Small Lot code |



STRETTON
RESERVE

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info@strettonreserve.com.au



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