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Allura | Brought to you by Tierra

Design *Guidelines*

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1.0 Welcome

These Design Guidelines have been prepared to assist Allura purchasers and their builders/designers to create sustainable, well-designed, high-quality homes. This will help create a premium community that is consistent in its vision and welcoming to its residents.



A great design will help you add value to your home, increase sustainability, improve your quality of life, and foster a high standard of presentation to be enjoyed by all members of the Allura community. These guidelines are not intended to limit design but help ensure that Allura presents with harmonious streetscapes and creates a community that all residents can be proud of.

The key design elements that purchasers and home builders should address include:

- Siting and orientation
- Architectural style and built form
- Fencing and landscaping
- Sustainability

By purchasing an allotment at Allura, you are making a promise to your neighbours and the community that you will uphold this vision by complying with these design standards. By signing a contract of sale for your allotment, you commit to complying with these standards during and after the construction of your house.

It is important that you discuss these Design Guidelines with your builder, architect, or home designer before commencing your home design to ensure compliance. This collaboration will help you create a home that not only meets your personal needs and preferences but also enhances the collective character and appeal of Allura.

Additionally, these guidelines are designed to streamline the approval process, making your journey to building your dream home smoother and more efficient. Embrace the opportunity to be part of a thoughtfully-planned community that prioritises sustainability, safety, and aesthetic excellence.

2.0 Developer Approvals

All homes built at Allura must be approved by the Design Assessment Panel (DAP) prior to lodging for any Building Permit or commencing any construction of works. The DAP is appointed by The Developer to oversee and implement the objectives of the Design Guidelines.

2.1 Developer Approval Process

The following steps detail the design approval process at Allura.

STEP 1 DESIGN YOUR HOME

Your architect, builder and/or designer will work with you to design your home to comply with the Allura Design Guidelines. You should also ensure that you have complied with any applicable building codes, council by-laws and other local authority requirements.

STEP 2 PREPARE YOUR APPLICATION

Prepare your Design Application – include our Design Approval checklist to be sure you've supplied all the correct information for your home to be assessed.

STEP 3 SUBMIT YOUR PLANS FOR APPROVAL

When you are ready to make your submission for Developer Approval, you can lodge it on the Developer Approval Portal at www.ngdd.com.au

STEP 4 ASSESSMENT

Generally, we will review and respond to you within 10 working days of your submission, but this time may vary depending on the nature and completeness of your submission.

Complying submissions will be approved and can move on to the next step.

Non-complying submissions will receive detailed feedback of the issues that need to be addressed to achieve compliance and must be re-submitted once these issues have been amended.

STEP 5 BUILDING PERMIT APPLICATION BY YOUR BUILDER

Once you've received your design approval, a Building Permit must be obtained from a Building Certifier and any plumbing or drainage approvals from Ipswich City Council.

If any further design modifications are made, you will be required to re-submit plans to the DAP for reassessment.

STEP 6 CONSTRUCTION

Once received, a Building Permit allows you to commence construction.

2.0 Developer Approvals

2.2 Submission Checklist

Avoid unnecessary delays by ensuring ALL information has been submitted, including the information required to fill out the application form on the portal.

Incomplete submissions are the single greatest cause of delays in obtaining Developer Approval. Check that your submission includes all the required information before lodging it. Complete and thorough submissions take the least time to process, review and approve.

All submissions must include:

1 APPLICATION FORM

- The lot number and street address;
- The lot owner's full name and contact number; and
- The builder's business name and contact number.

2 SITE PLAN (A3, 1:200 SCALE)

- Lot boundaries, lot dimensions, lot area.
- Dimensions of the proposed dwelling.
- Dimensions of setbacks from dwelling to boundaries.
- Secluded Private Open Space dimensions and hatched area.
- Original and proposed finished ground levels, including changes in level.
- Driveway and all hardscapes (concrete, paving and tiling, etc).
- Location of services equipment (meter box, hot-water system, rainwater tank, bin area, etc).
- Location and details of boundary fencing and return fences.

3 FLOOR PLANS (A3, 1:100 SCALE)

- Internal layout including rooms, balconies, verandah, decks, windows, openings and dimensions.
- Location of services equipment (meter box, hot-water system, rainwater tank, bin area, etc).

4 ROOF PLAN (A3, 1:100 SCALE)

- Roof form, including eaves, and pitch detail.

5 ELEVATIONS (A3, 1:100 SCALE)

- Elevations showing extent of materials and finishes and proposed building height.
- Location of services equipment (photovoltaic cells, heating and cooling units, satellite dishes, antennae, etc).

6 LANDSCAPE PLAN (A3, 1:200 SCALE)

- Lot boundaries, lot dimensions, lot area.
- Extent of all hardscape and softscape in the front garden.
- Planting schedule that lists all proposed species referenced on landscape plan.

7 EXTERNAL MATERIALS, COLOUR AND FINISHES

- Printed samples or images (swatches, colour photos, paint chips, etc.) of all proposed external materials and colour selections for external walls, roof, driveways and fencing.

2.0 Developer Approvals

2.3 Re-Submissions

Should a re-submission be required, please ensure that any alterations or changes are suitably highlighted on the plans or in any accompanying communication. This will help to speed up the processing and assessment.

2.4 Excessive Submissions

Allowance has been made for two submissions for each Developer Approval application. Each additional submission may incur an administration fee, at the sole discretion of the DAP. New submissions for a lot that has already had an application approved may also incur an administration fee.

2.5 Design Guidelines Updates

The Design Guidelines may be changed from time to time at the DAP's discretion. Applications will be assessed against the current version of the Design Guidelines.

Interpretation and application of these Design Guidelines is at the sole discretion of the DAP. The DAP's decisions are final. No claims shall be made to the Developer, DAP or their representatives with respect to the decisions made.

2.6 Alternative Design Solutions

Alternative design solutions may therefore be presented to the DAP and will be assessed on individual architectural merit.

You can contact the Design Assessment Panel at any time via email at **info@ngdd.com.au**

2.7 Other Approvals

The requirements detailed in this document are in addition to, and not in lieu of, any other legal requirements. Approval by the DAP does not exempt the plans from any building or statutory regulations, nor infer compliance with the building regulations or other applicable statutory legislation. Separate approval must be obtained from the relevant authorities. It is the responsibility of the owner to ensure any other approvals, authorisation permits or other requirements are obtained and satisfied.

3.0 Lot Planning

With careful and appropriate consideration of how your house sits and fits on your lot, you can improve the value and quality of not only your home, but of your neighbour's too.

3.1 Setbacks

All detached houses must be designed in accordance with the Plan of Development (POD) as shown in Appendix A.

3.1.1 Built to Boundary Walls

The location of Built to Boundary walls are identified on the Plan of Development in Appendix A. Built to Boundary walls are optional and where they are not adopted, side setbacks shall be in accordance with the Plan of Development.

Built to Boundary walls are to be in accordance with the City of Ipswich Planning Scheme requirements.

3.1.2 Eaves

Eaves cannot encroach (other than where dwellings are built to boundary) closer than 450mm to the lot boundary.

3.2 Site Coverage

Site cover can be a maximum of 60%.

3.3 Private Open Space

Private open space must be useable and functional with a recommended minimum area of 16m² with a minimum dimension of 4m.

Private open space can be a combination of covered and uncovered area.

Private open space must be directly accessible from a living area and be located to the rear or side of the dwelling behind the main building line.

3.4 Dwelling Density

3.4.1 Only one dwelling is permitted per lot, unless otherwise approved by Ipswich City Council in the POD.

3.4.2 Auxiliary Lots

Selected lots have approval to incorporate an Auxiliary Unit i.e. granny flat or the like, in addition to the primary dwelling.

"Auxiliary Unit" means a building or part of a building used as a secondary residence not exceeding 50m² gross floor area with a maximum of one bedroom which is attached to or associated with a dwelling on the same lot. These lots are subject to requirements under the ICC Planning Scheme on size and location.

At the time of writing, these lots include:

Lot 1

Lot 21

Lot 83

Lot 84

Please refer to the Approved Plan of Development in Appendix A for confirmation of the location of Auxiliary lots.

4.0 Home Design


Metricon

The physical form of your home, together with the materials and finishes that define it, should be thought of in terms of being a component of the street it is in, as well as your own individual home.

The home should read as the dominant form on the lot, with ancillary elements of secondary but integral importance to the visual feel of the street.

4.0 Home Design

4.1 Façade Design

4.1.1 Dwellings must have a feature front entry point that provides a strong sense of entry to the front (primary) façade and is readily identifiable from the street.

4.1.2 **The front entry point must incorporate either:**

a. Nominal 1200mm wide door with a minimum 20% glazing; or

b. Nominal 1000mm wide door combined with a minimum 200mm wide sidelight.

4.1.3 The dwelling must also have at least one habitable room window that addresses the primary street frontage. A habitable room is a living room or a bedroom.

4.1.4 **The front façade must also incorporate articulation through design features including:**

- Balconies, porches or verandahs;
- Recessed windows;
- Articulated roof lines;
- The use of multiple materials/finishes/colours.

4.1.5 Uninterrupted lengths of wall greater than 8m are not permitted on the front façade. Articulation of the wall through the use of windows, change in materials, and/or stepping in the wall will be required.

4.1.6 Obscure glazing is not permitted to the primary façade.

4.2 Corner Lots

4.2.1 **Dwellings on corner lots and/or with secondary frontages to public open space must:**

a. Continue the material/finish at the intersection of the primary and secondary façades for a minimum of 3m along the secondary façade; and

b. Provide at least one window on the secondary façade that is forward of the return fence and has a matching head height to the closest primary façade window.

4.2.2 Uninterrupted lengths of wall greater than 8m are not permitted on the secondary façade. Articulation of the wall through the use of windows, change in materials, and/or stepping in the wall will be required.

Secondary frontages must be articulated through the use of:

- Feature windows; and/or
- Wrap around balconies; and/or
- Varied wall materials; and/or
- Recessed and protruding elements in the built form; and/or
- Articulated roof forms.

4.2.3 Pool equipment, clothes lines, air conditioning units and the like must not be readily visible from the public realm.

4.0 Home Design


Bold Living

4.3 Streetscape Variety

Each front façade must be noticeably different from each façade within 3 lots on either side and opposite side of the street. Noticeably different means that there must be a considerable variation of materials and colour finishes and at least 2 design elements.

4.4 External Materials, Finishes

An appropriate mix of textures and tones on the elevations of your home will give character and form to the dwelling and provide visual interest to the street.

4.4.1 **Front façades must consist of at least two contrasting materials/colours**

a. One material must not account for more than 70% of the front façade. (not including openings such as the garage door, front door or windows);

b. Face brickwork must not comprise more than 20% of the front façade.

4.4.2 **Allowable materials and finishes include:**

- Rendered brick;
- Rendered block work;
- Face brickwork as a minor feature element on the front or secondary façade;
- Stone;
- Lightweight cladding;
- Painted timber;
- Feature Tiles.

4.4.3 **Unacceptable materials and finishes include:**

- Imitation finishes, such as vinyl brick sheeting;
- Bagged and painted brickwork/blockwork;
- Double or 1.5 height face brick;
- Raw zincalume or hand painted garage doors.

4.4.4 Materials used on the front façade must extend to the side elevation for a minimum of 1m and 3m for corner allotments as per clause 4.2.1 (a).

4.4.5 Roofs must be finished using roof tiles or corrugated profile, pre-finished metal sheeting, such as Colorbond or similar.

4.5 Colour Palette

4.5.1 The colour scheme of your home's exterior must be in muted neutral tones. It must have moderate tonal contrast, avoiding being very light, very dark or with a strong black and white contrast.

Bright colours and highly reflective surfaces will not be supported. Examples of acceptable façade colours include:

LIGHT	MEDIUM	DARK
Lexicon Quarter	Grand Piano Half	Wallaby
Dover White	Southerly	Basalt
Surfmist	Shale Grey	Monument

4.5.2 Roof colours

Roof colours should incorporate colour choices with a high Solar Reflective Index (SRI) to assist in reducing urban heat island effect and cooling energy demand. Roof colours must comply with the following SRI values:

Roof Pitch	3 year SRI minimum	Only where the three-year Solar Reflectance Index (SRI) for products are not available, the following initial SRI minimums apply:
<15°	64	82
>15°	34	39

4.5.3 Gutters and downpipes must be pre-finished or painted to match the residence unless they form part of an architectural theme.



4.0 Home Design

4.6 Roof Form

4.6.1 Gable and hipped roofs must be pitched between 22.5 and 40 degrees.

4.6.2 Skillion roofs should be pitched between 10 and 15 degrees.

4.6.3 Single storey homes with a gable, hip or skillion roof must have a minimum 450mm eave.

4.6.4 Double storey homes with a gable, hip or skillion roof must have a minimum 450mm eave to all façades.

4.6.5 Flat roofs must be screened from the street by a parapet wall. A flat roof is a roof with a pitch of less than 5 degrees.

4.6.6 Where parapets are used on the front façade, they must be extended along the side elevation for a minimum of 0.5 metres.

4.7 Garages and Car Accommodation

On-site car parking is to be provided in accordance with the Plan of Development (POD) in Appendix A.

4.7.1 All lots must incorporate one roofed garage under the main roofline of the house and be able to accommodate at least 2 cars parked off-street. Lots with a 12.5m frontage or above must accommodate a minimum of 2 cars in a side-by-side configuration. For lots with a 10.5m frontage or less, single level dwellings must have a single enclosed garage, and double storey dwellings must have a 2 car side by side enclosed garage.

Any trucks, commercial vehicles, trailers, caravans, boats, horse floats or other like vehicles must not be parked on the road nor be readily visible from the public realm when parked or stored on the lot.

4.7.2 Garages must be designed as an integral component of the dwelling and roof form.

4.7.3 Carports and unenclosed garages are not permitted.

4.7.4 Garages with openings perpendicular to the street are not permitted.

4.7.5 Garages must be setback a minimum 1m from the front dwelling line or any upper level balcony.

4.7.6 Triple garages are not supported.

4.7.7 **Lots at least 12.5m wide**
All homes must have a garage door opening that is no more than 6m wide.

4.7.8 **Lots less than 12.5 wide**
Single storey homes must have a garage door opening that is no more than 50% of the lot width unless it is a double storey dwelling.

4.7.9 Double storey homes must have a garage door opening that is no more than 6m wide.

5.0 Landscape Elements

5.1 Driveways

To minimise the impact of driveways on the streetscape, the following requirements must be met.

5.1.1 Driveways must be located as per the POD. Any alternative location must be approved by the DAP in writing.

5.1.2 A maximum of one driveway is allowed per lot.

5.1.3 For double garages, the driveway must not be wider than 4.8m where it meets the front boundary.

5.1.4 For single garages, the driveway must not be wider than 3.5m where it meets the front boundary.

5.1.5 A minimum 500mm landscape strip must be provided between the driveway and the closest side boundary.

5.1.6 Driveways must be constructed prior to occupancy.

5.1.7 Car parking is only to be accommodated within a garage or on a driveway. Caravans, boats and trailers of any kind must not be parked in the front yard, driveway or verge.

Driveway Finishes

5.1.8 **The driveway must be constructed using:**

- Coloured concrete;
- Exposed aggregate concrete;
- Pavers on a concrete base slab;
- Stencilled concrete; or
- Painted concrete.

5.1.9 Plain (uncoloured) concrete or bright coloured driveways are not permitted.

5.1.10 The driveway must complement the external colour scheme of your home.

The type and colour of the driveway finish must be specified in the colour samples with your submission for Developer Approval to confirm that the driveway will harmonise with the overall colour scheme of the dwelling.

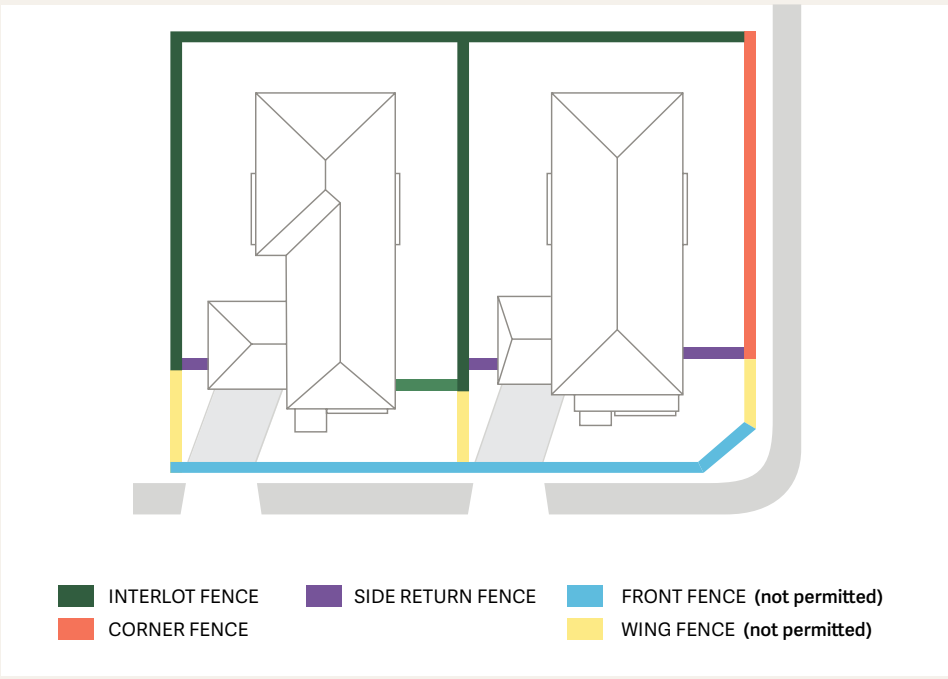

Brighton Homes

5.0 Landscape Elements

5.2 Fencing

Fencing Types

The type of fencing installed will be determined by the location of the lot and the type of dwelling it can accommodate. Any side or rear fencing that is erected by the Developer must not be altered, modified or removed without written approval from the Developer.



5.2.1 Interlot Fencing

Fencing behind the building line and between neighbouring lots.

a. The fence must be a Good Neighbour type fence.

b. The fence must not be greater than 1.8m in height.

c. The fence should be set back at least 1m behind the closest front wall.

d. The fence must not protrude forward of the closest front wall.

5.2.2 Corner Fencing

Fencing on the secondary boundary adjacent to the public realm.

a. The fence must be a timber paling fence.

b. The fence must not be greater than 1.8m in height.

c. The fence must be stained or painted to match the predominant colour of the dwelling.

d. The fence must be set back at least 3m from the closest front wall.

5.2.3 Side Return Fencing

Fencing between the dwelling and the interlot fence or corner fence.

a. Installation of a return fence is mandatory.

b. The fence must not be greater than 1.8m in height.

c. The fence must be set back 1m behind the closest front wall when connecting to an interlot fence.

5.0 Landscape Elements

5.2.4 "Pool" Fencing

Ipswich City Council has conditioned the Developer to install 1.5m high pool style fencing on the common boundary of any lot that is adjacent to open space areas.

This is a standard requirement imposed by Ipswich City Council to promote the houses articulation and passive surveillance over open space areas. Any fencing installed by the Developer must not be altered or removed without written approval from the Developer.

5.2.5 Front Fencing

Fencing along the front boundary and along the side boundaries, forward of the garage and return fencing is not permitted unless approved in writing by the DAP.

General

Alternative high-quality fence and gate designs may be approved by the DRC as long as they are complementary to the overall dwelling design.

No fence shall be constructed of corrugated iron (e.g. Colorbond or similar) or concrete blocks.

Fences visible from the public realm must be maintained on an ongoing basis including re-coating with timber treatment if detailed as part of the fence type.

In highly visible locations within the development, there may be specific additional fencing requirements that apply to your home which will be installed by the Developer Group. These fences cannot be removed or altered without written permission from the Developer. Any damage to these fences must be repaired to the original standard by the land owner(s).

5.3 Retaining Walls

Readily Visible from the Public Realm

5.3.1 **Where visible from the public realm, retaining walls must be:**

- 1m max high; and
- of a stone or masonry finish.

Not Readily Visible from the Public Realm

5.3.2 **Where not readily visible from the public realm, retaining walls must be:**

- 1m max. high

These walls may be constructed with treated timber sleeper.

5.3.3 Where not readily visible from the public realm, if a higher wall is required, more than one wall must be used in conjunction with a minimum 500mm terrace between walls to soften the appearance of the change in levels.

General

Retaining walls must be certified by a Registered Professional Engineer and must meet the Local Authorities' requirements.

5.0 Landscape Elements

5.4 Front Garden

Front garden landscape treatments should be creative, low-maintenance and feature native plants suitable for their location. The garden should be functional, to suit your lifestyle, and provide opportunities for shade trees and screening of windows.

The front garden of your home includes the whole area between the front boundary and the dwelling, garage & return fence. This includes the area that abuts the secondary frontage on corner lots.

It is made up of impermeable hardscape areas (driveway, entry path, entry portico, etc) and permeable softscape areas (garden beds, turf, etc).

Landscape Plan

5.4.1 A landscape plan of the front garden must be submitted as part of the application, showing:

- The species of plants to be used;
- Where they are to be planted;
- The total number of each species;
- Location of all non-permeable surfaces (driveway, entry path etc.);
- Letterbox location.


Metricon

5.0 Landscape Elements

Entry Path

5.4.2 The front entrance includes the footpath, driveway,
portico and path.

5.4.3 The entry path must complement or match the driveway finish.

Allowable materials include:

- Coloured concrete;
- Exposed aggregate concrete;
- Pavers on a concrete base slab;
- Stencilled concrete;
- Painted concrete.

5.4.4 The following materials are not permitted:

- Plain (uncoloured) grey concrete;
- Gravel;
- Bright coloured paths in any material.

Softscape

5.4.5 At least 40% of the softscape area of the front yard must consist of garden beds with shrubs and ground cover plants.

This includes the landscape strip between the driveway and the side boundary.

The garden beds must contain:

- A balanced 50/50 ratio of shrubs to ground covers will provide suitable variety and form for your front yard.
- A minimum of two advanced trees (at least 45L stock and 1.8m tall at the time of planting) must be included in the landscape areas between your house and the verge.

5.4.6 The remaining softscape area must be made up of high quality turf. Seeded grass and artificial turf is not permitted in the front garden.

5.4.7 All garden beds must be edged using timber or steel edging and should be densely planted to ensure good coverage of growth.

- Empty spaces between species should be avoided.
- Garden edges exceeding 200mm in height are considered retaining walls and must be constructed according to retaining wall design requirements.

5.4.8 All garden beds must be mulched to help keep the soil moist. Use pine bark or other organic matter, or decorative pebbles.



5.0 Landscape Elements

Letterbox

5.4.9 Letterboxes must be free-standing pillars made of rendered masonry or timber panels, designed to complement your home façade by using matching materials and colours.

5.4.10 Your house number must be clearly visible from the street and crafted from stainless steel, brass, or black powder-coated materials.

5.4.11 Single post letterboxes are not permitted.

5.4.12 Self-adhesive or stick-on letterbox numbers are not permitted.

Maintenance and Timing

5.4.13 Landscaping to the front garden, including the letterbox, must be completed within 3 months of the issue of the Certificate of Occupancy.

5.4.14 The DAP may choose to do an audit of the front landscaping to ensure that the Purchasers have complied with the requirements set out in the Design Guidelines.

5.4.15 The owner is responsible for maintaining their front yard, verge, and street planting.

5.4.16 Nature strips must be managed so that:

a. Any damage caused during construction of the dwelling is rectified; and

b. They are finished with turf or seeded grass such that they achieve, or will achieve, a neat and even grass coverage.



6.0 Ancillary Items

6.1 Relocated Homes

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

6.2 Screens

Insect Screens

Whilst insect screens are a necessity for homes in South East Queensland, they can detract from the overall appearance of your home, especially on the front façade.

The following must be taken into account before selecting and installing any screen:

6.2.1 The style of any screen visible from a Public Area must be of a simple profile.

6.2.2 Hexagonal, diamond grill or ornate historical styles are not permitted on the front facade.

6.2.3 Frames and screens must match the colour of the door or window frames or be dark grey or black in order to reduce their visual impact.

Security Screens

Security shutters or security blinds over windows are not permitted if visible from the public realm.

6.3 Screening Service Equipment

So as not to clutter the appearance of the dwelling and detract from the streetscape, service equipment and the like must be screened or located so that they are not readily visible from the public realm.

6.3.1 Switchboards and meter boxes must be located to the side of the dwelling and finished to match the colour of the wall where they are located.

6.3.2 Satellite dishes, antennae or external receivers must be located in the roof cavity or to the rear of the dwelling.

6.3.3 Roof mounted service equipment must be located on:

- The rear half of the roof;
- On the non-street side of a corner lot;
- Below the ridge line; and
- Coloured to match the roof.

6.3.4 Notwithstanding the need for solar panels to be located to maximise their efficiency, they must integrate with the roof form.

6.3.5 Storage tanks for solar hot water systems, rainwater tanks, wall mounted air conditioning units, clothes drying facilities and service yards must be located such that they are not readily visible from the public realm.

6.3.6 Rubbish bin storage areas must be located so that they are not in public view.

6.4 Sheds and Outbuildings

Garden sheds and other outbuildings must not be in public view, or be greater than 2.4m in height.

7.0 General Requirements

7.1 Building Commencement

7.1.1 Construction is to commence within 12 months of settlement, with completion a further 12 months from commencement.

7.1.2 Front landscaping must be completed within three (3) months of completion of your home.

7.2 After Settlement/During Construction

7.2.1 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.

7.2.2 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.

7.2.3 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.

7.2.4 Builder's site bins are compulsory during any construction period.

7.2.5 The DAP must approve builder's plans demonstrating adherence to the Design Guidelines.

7.2.6 Builder's construction must be in line with the plans approved by the DAP.

7.2.7 The Builder is responsible for sediment/erosion control and preventing dirt from washing from site or being driven onto the road.

7.2.8 Owner/builder is responsible after settlement to ensure rubbish is not left on their lot.

7.2.9 Lots should be regularly mowed/weed controlled prior to commencement of construction. The site must be kept in a tidy condition at all times.

7.2.10 The Developer is not responsible for any costs associated with the maintenance of the lot or removal of rubbish after settlement.

7.2.11 Owner is responsible for maintenance of their front verge after settlement.

7.3 Further Conditions

7.3.1 If any damage is caused to the public realm (including footpaths, kerbs, nature strips and planting) during the construction of your dwelling and landscape, the lot owner will be liable for the full cost of the rectification.

7.3.2 Any rectification works must be carried out by a contractor approved by The Developer. The Developer reserves the right to carry out the works itself and invoice the lot owner for the cost of the works.

7.3.3 If there is any inconsistency between the Design Guidelines and any other documentation, then the Design Guidelines prevail unless otherwise specifically notified in writing by The Developer.

8.0 Developer Rights

8.1 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.

8.2 In exercising the right to vary the Design Guidelines, the Developer will have regard to:

- **a.** The reasonable interests of the Buyer and any neighbouring property owners;
- **b.** The purpose and objective of the Design Guidelines as described in the Contract; and
- **c.** The extent that:
  - i. the variation and/or modifications; or
  - ii. the exclusion or non-enforcement of the Design Guidelines (or parts of them), will materially and detrimentally affect the Buyer and/or the Property and/or Allura.

8.3 The Buyer acknowledges that the Developer undertakes no legal obligation to enforce these Design Guidelines against any other buyer of land at Allura.

8.4 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 Allura.

8.5 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).

8.6 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 Allura.

8.7 If the buyer does not comply with the building covenants, they will be responsible to meet the reasonable costs of any rectification works. If the breach of the Design Guidelines is not rectified within a reasonable time, the Buyer is given notice of the breach of the Design Guidelines.

9.0 Appendices

9.1 Appendix A - Plan of Development

9.2 Appendix B - Building Lot Envelope Plan (Lots 21, 83, 84)

9.1 Appendix A - Plan of Development



DEVELOPMENT CONTROL NOTES

General

1. All development is to be undertaken in accordance with the Development Approval.
2. Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services and subject to compliance with relevant Australian Standard(s).
3. The maximum height of buildings shall not exceed 8.5m and two (2) storeys, except when existing grades exceed 15% where the building may be up to 10m and 2 storeys in height.
4. Setback provisions which vary from these provisions will require separate Council approval in accordance with applicable requirements.
5. For Auxiliary Unit requirements refer to Table 12.6.1 (Lots 450m² or more) &/or Table 12.6.2 (Lots under 450m²) of the Residential Code (Part 12, division 6) as well as MP1.1 & MP 1.2 of Qld Development Code (QDC).
6. For any details not listed in the table or corresponding notes refer to either Table 12.6.1 (Lots 450m² or more) &/or Table 12.6.2 (Lots under 450m²) of the Residential Code (Part 12, division 6) as well as MP1.1 & MP 1.2 of Qld Development Code (QDC).
7. 450mm eaves are mandatory where not a built to boundary (BTB) wall.

Setback

8. Setbacks are as per the Plan of Development Table unless otherwise specified on plan.
9. Boundary Setbacks are measured to the outermost projection (OMP):
   - All dwellings must provide an eave of minimum 450mm depth to side boundaries, except where a Built to Boundary (BTB) wall is provided.
10. Upper floor setbacks must not exceed the minimum ground floor setbacks.
11. A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets (collector, access street or access place) or a street and a lane. This excludes those lots that abut a shared access driveway, pedestrian link /connection / threshold, landscape buffer &/or open space and therefore in these cases, a secondary street setback does not apply.
12. Corner lots are interpreted as having two front boundaries and two side boundaries for the purposes of determining building setbacks (ie. No rear boundary setback applies).
13. For corner allotment, setbacks apply to any building or structure greater than 2m high as follows:
    - In the case of Villa and Premium Villa Corner Lots the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 6m back from the point of intersection of these two boundaries.
    - In the case of Courtyard, Premium Courtyard and Traditional Corner Lots the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 9m back from the point of intersection of these two boundaries.
14. Built to Boundary Walls are mandatory where road frontage widths are less than 12.4m. Built to Boundary Walls are optional for lots with road frontage widths equal to or in excess of 12.5m as per the alignments nominated by this Plan of Development. Where Built to Boundary Walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
    - Built to Boundary Walls are to have a maximum height not more than 4.5m and a mean height of not more than 3.5m and the total length of all buildings or parts of buildings built to boundary is not more than 9m.
15. Where lots contain significant side and/or rear earthworks batters, setback provisions to be mindful of associated earthworks and/or retaining wall requirements to ensure compliance with relevant building standards.
    - For lots with side batters up to 2m wide, setbacks should start from toe of batter (ie, 2m from side boundary).
    - For lots with rear batters, up to 3m side, setbacks should start from toe of batter (ie. 3. from rear boundary).

Outdoor Living Space

17. Private outdoor living space, must be provided for each dwelling, not less than 16m² in areas with a minimum dimension of 4.0m;

Fencing

18. Fences, screens, retaining walls and other structures are not more than 1m high within a truncation made by 3 equal chords of a 6m radius curve at the corner of the two (2) road frontages - Refer to MP 1.1 & MP1.2 of the Qld Development Code (QDC).

Parking and Driveways

Garages:

19. Onsite parking provisions pursuant with Table 12.6.1 (Lots 450m² or more) &/or Table 12.6.2 (Lots under 450m²) of the Residential Code (Part 12, division 6) as well as MP1.1 & MP 1.2 of Qld Development Code (QDC).

Driveway:

20. A maximum of one driveway per dwelling is permitted.
21. The maximum width of a driveway where crossing the verge:
    - Shall be 3.5m for single garages: and
    - 4.8m for double garages.
23. Driveways should avoid on-street works such a dedicated on-street parking bays, drainage pits and service pillars.
24. The minimum distance of a driveway from an intersection of two streets shall be 6.0 metres.

Service areas and Bin Storage

25. All clothes drying, bin storage and service areas (air conditioning, hot water, etc) must be screened from view from the street or adjoining open space.

SEQ Service Provider's Asset(s)

26. Offsets from all SEQ Service Provider's Asset(s) to be in accordance with applicable Service Provider requirements and/or easement provisions as nominated.

Definitions

Site Cover - the total area of the roof of the dwelling expressed as a percentage of the lot area, but which excludes eave overhangs.

Plan of Development Table	Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard, Traditional & Premium Traditional Allotments	
	Ground Floor	First Floor	Ground Floor	First Floor	Gound Floor	First Floor	Ground Floor	First Floor
Front Setback								
Living	3.5m	3.5m	3.5m	3.5m	4.0m	4.0m	4.0m	4.0m
To Articulation Elements^	3.0m	3.0m	3.0m	3.0m	3.5m	3.5m	3.5m	3.5m
Garage	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a
Corner Allotments								
Secondary Frontage	2.0m	3.0m	2.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Side - General Lots								
Built to Boundary side	Mandatory	1.0m	Optional	1.0m	Optional	1.0m	Optional	2.0m
Non Built to Boundary side	0.75m	1.0m	1.0m	1.5m	1.25m	1.75m	1.5m	2.0m
Rear Setback								
Rear (lot depth >28m)	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Rear (Lot depth ≤ 28m)	1.0m	1.5m	1.0m	1.5m	1.0m	1.5m	1.0m	1.5m
Site Coverage (Maximum)	60%		60%		60%		60%	
Garage Location	Garages are to be located along the built to boundary wall		Garages are to located along the built to boundary wall					
On Site Parking Requirements (Minimum)	Minimum of two parking spaces provided on-site of which 1 space is to be covered and enclosed.		Minimum of two parking spaces provided on-site , covered and enclosed.					
	Single, tandem or double garages acceptable. Double garages only permitted on two storey dwellings		Double side by side garages acceptable.					

Note: ^ - Articulation elements permitted within the front setback only: include front porched and associated features, verandahs, first floor balconies and bay windows.

SCALE @A1 1:1000 @A3 1:2000 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70 80 90 100 110 120

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SOURCE
PROJECTION: SURVEY COORDINATES AS PER BENNETT & BENNETT DWG. No B11021-SK5-DESIGN-DETAIL
CONTOURS: ELVIS - LIDAR 2016

CLIENT
TIERRA CONSTRUCTION SERVICES PTY LTD

SITE ADDRESS
42A BOGNUDA STREET, BUNDAMBA

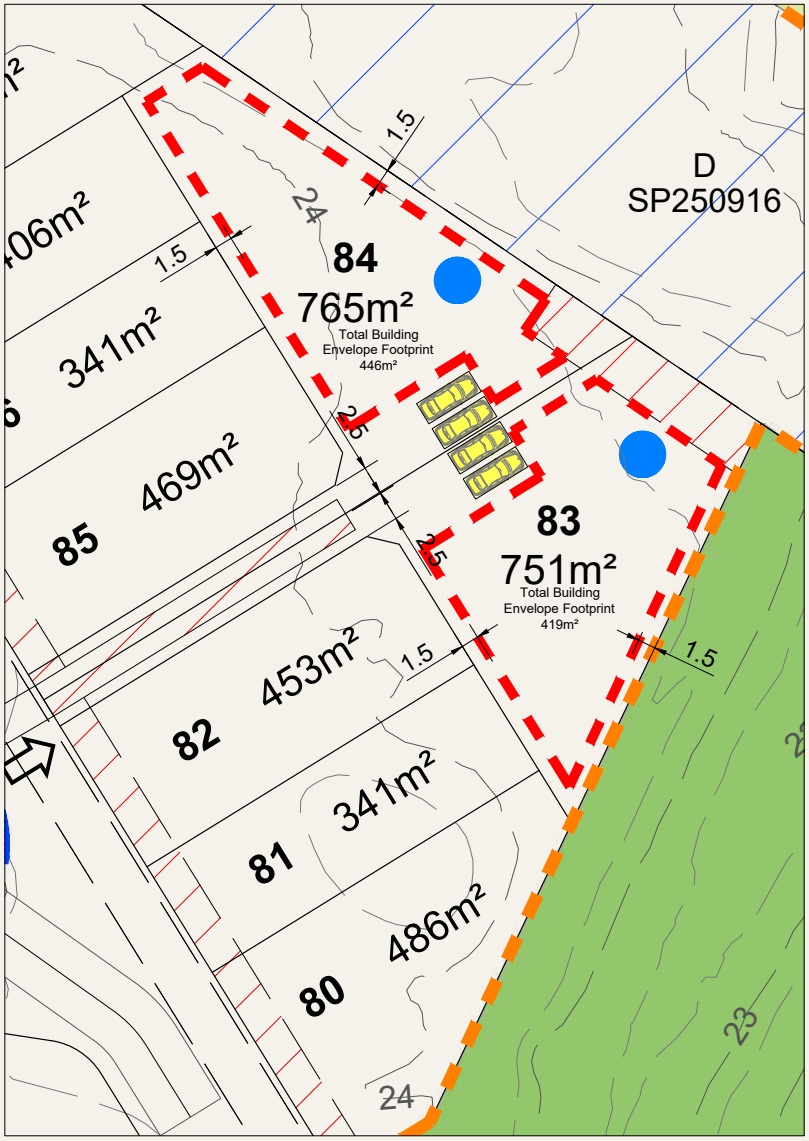
RP DESCRIPTION
LOT 900 ON SP250861

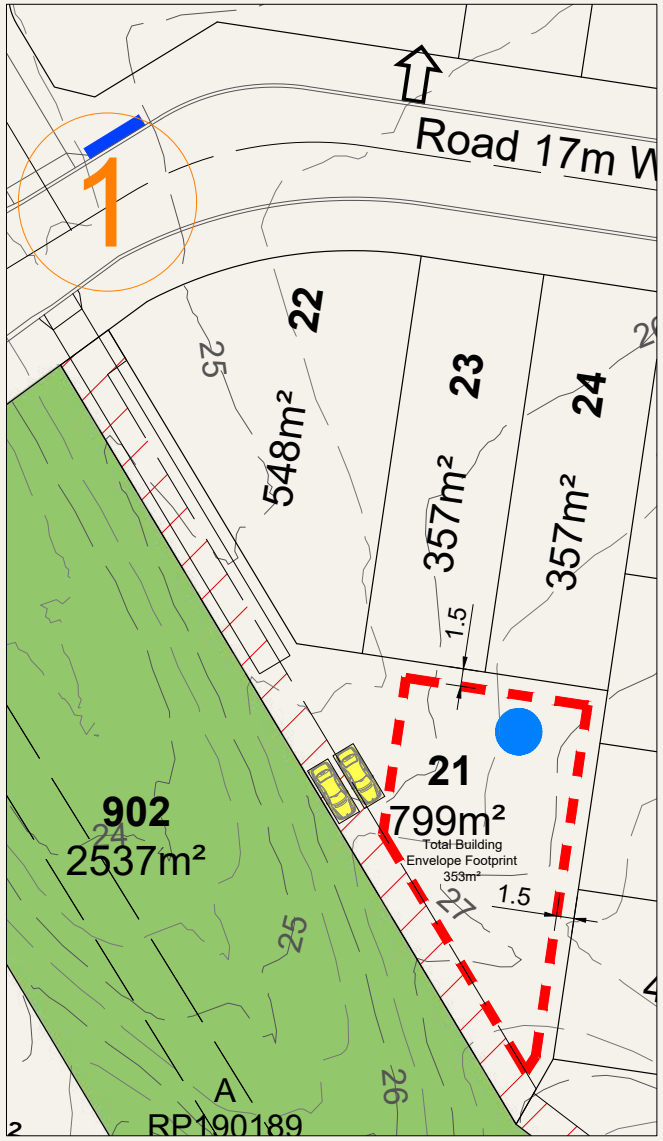
DRAWN
KA

DATE
17/08/2026

DRAWING NO.
12212 P 09 Rev I - POD 01

9.2 Appendix B - Building Lot Envelope Plan (Lots 21, 83, 84)





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NOTES

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Property dimensions, areas, numbers of lots and contours and other physical features shown have been compiled from existing information and may not have been verified by field survey. These may need verification if the development application is approved and development proceeds, and may change when a full survey is undertaken or in order to comply with development approval conditions.

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PROJECTION: SURVEY COORDINATES AS PER BENNETT & BENNETT DWG No. B11021-X-C-DESIGN-DETAIL

CONTOURS: ELVIS - LIDAR 2016

LEGEND

- Site Boundary
- Major Contour (1.0m interval)
- Minor Contour (0.5m interval)
- Proposed Easement for Drainage Purposes (3m Wide)
- Proposed Bus Stop Locations
- Proposed Auxiliary Lot
- Stage Boundary
- Stage Number
- Indicative Driveway Location
- Indicative Bin Pad location
- Land handed over to Council as part of original approval
- Building Envelope
- Proposed Visitor Car Parking

RP DESCRIPTION: Lot 900 on SP250861

SCALE @A1 1:200 @A3 1:400 - LENGTHS ARE IN METRES

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