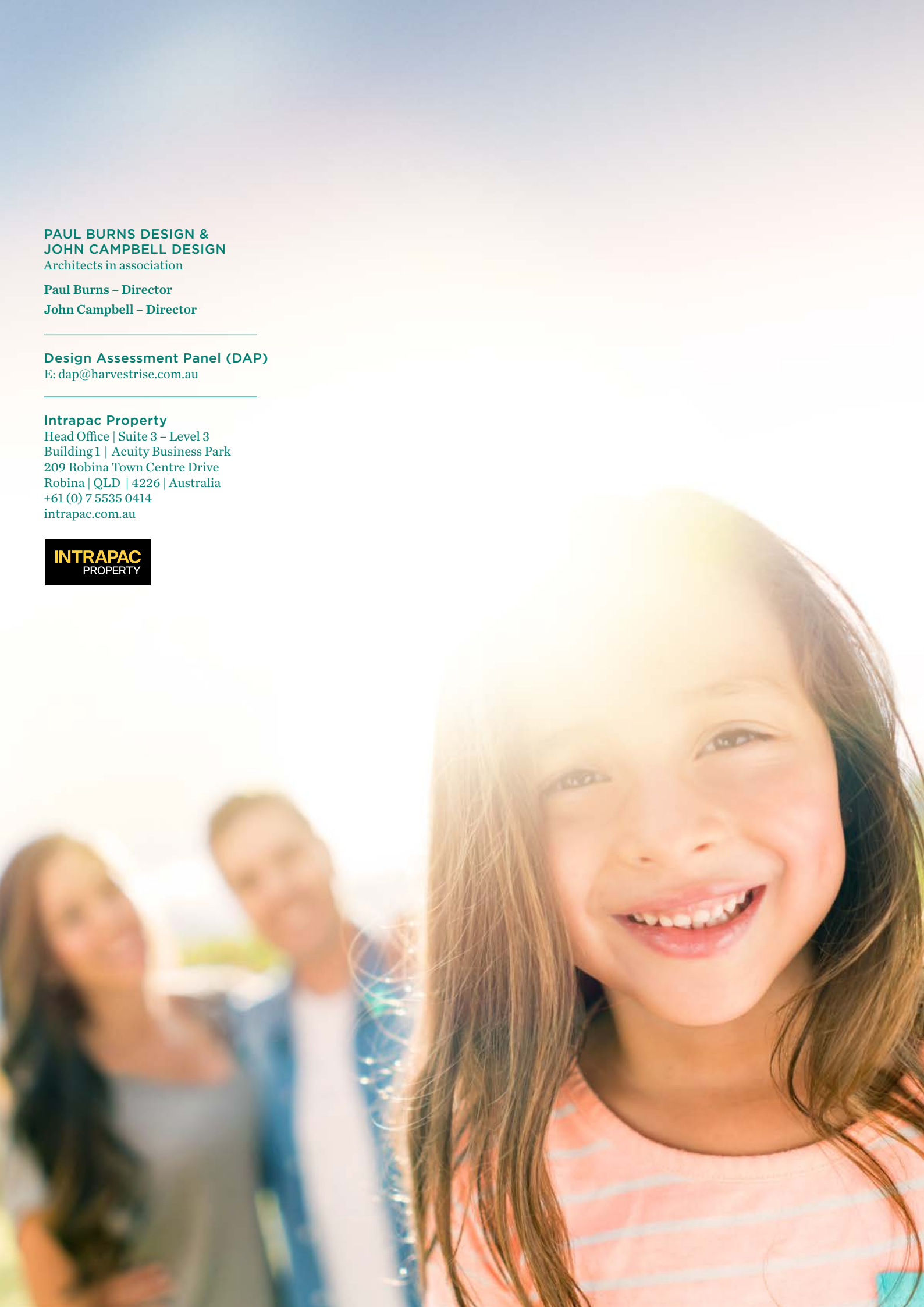


H A R  E S T  
R I S E

— DESIGN GUIDELINES —  
INCORPORATING  
ENVIRODEVELOPMENT PRINCIPLES  
STAGE 6 & 7

**A LIFE THAT HAS IT ALL**  
BY INTRAPAC PROPERTY



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**INTRAPAC**  
PROPERTY

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The EnviroDevelopment Principles (EP) sections of the Design Guidelines will help you make an informed decision when designing a new home. A house design that adopts the EnviroDevelopment Principles will suit the Logan climate and have the potential to reduce ongoing energy and water costs.

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# 1 DESIGN GUIDELINES



## 1 DESIGN GUIDELINES

### 1.1 INTRODUCTION

The Harvest Rise Masterplan will create a vibrant and diverse community that lives in harmony with nature, connects to the surrounding residential areas and open spaces, and contributes to housing choice and healthy living in the neighbourhood.

The focus at Harvest Rise will be a healthy community life, fostering social interaction and activity. A connected network of streets, pedestrian and cycle paths provide the opportunity for walking and cycling to help achieve this vision.

These guidelines ensure the delivery of high standards of residential amenity, with modern residential living for a variety of building styles and types, to meet diverse community needs.

All buyers must seek a design approval prior to construction to ensure that all Harvest Rise housing and landscaping meets the standards set out in this document. Documentation is to be submitted to the Design Assessment Panel (DAP) before review by a building certifier.

**The DAP can be contacted as follows:**

**E: [dap@harvestrise.com.au](mailto:dap@harvestrise.com.au)**

### 1.2 THE PROCESS

A complete set of working drawings, landscaping drawings, and colour and material selections must be submitted for approval. An approval must be issued before any earthwork or construction begins.

**The full checklist is found in Section 11.0**

All conditions of the approval issued by the DAP must be met by the builder and the owner.

### 1.3 LIMITATIONS OF ASSESSMENTS BY THE DAP

The Harvest Rise Residential Design Guidelines are a legally binding part of the buyer's contract. While it is accurate to the best of the developer's ability, it is subject to change and is binding only on the buyer.

- Prospective buyers must refer to the contract and make their own enquiries to satisfy themselves in relation to the land, the restrictions which apply to building on the land and to any aspect of the land which is of particular importance to them

The DAP and the seller do not warrant that plans approved by DAP will be approved by a building certifier or any other authority. It is the responsibility of the buyer to meet the requirements of the Logan City Council, the Queensland Development Code (QDC) and the Intrapac Greenbank Development Code and any other statutory authority responsible for the construction of improvements on the land.

The completed development must be certified by a registered building certifier as being in compliance with the NCC (previously the BCA) before occupation. Engineering and sustainability ie. "6 Star – without concessions" certification will be required in order to achieve this.

It is the responsibility of the owner and the builder to ensure that they have a copy of the Disclosure Plan. The Disclosure Plan must be taken as a guide only and is not for construction, owners must confirm the location of services, easements and structures on the lot through site inspection and detail survey. The co-ordination of the services, earthworks and dwelling is the responsibility of the owner/builder.

Buyers must note that the DAP will not be reviewing any of the below elements in the course of the assessment:

- Contours
- Cut and fill
- Driveway gradients
- Builder's retaining walls
- Services, manholes or easements
- Proximity of footings to retaining walls or easements
- Any requirements related to Bushfire Attack Level (BAL)
- LPG gas bottle installation and positioning
- QDC & NCC/BCA requirements
- Dual Occupancy Compliance

Whilst it is the intention of the seller and the DAP that the Residential Design Guidelines and the procedures set out in this document must be followed by all buyers, the design requirements of each lot will be considered on an individual basis. The DAP may waive or vary any requirement of these guidelines at their discretion. The DAP and the seller therefore do not warrant that they will be enforced in relation to every lot. Buyers will not be entitled to require the DAP or the seller to enforce the Guidelines against any other buyer or any other lot at Harvest Rise.



# 1 DESIGN GUIDELINES

## EP.1 HARVEST RISE ENVIRODEVELOPMENT PRINCIPLES

Harvest Rise is an Urban Development Institute of Australia (UDIA) verified EnviroDevelopment project. EnviroDevelopment is a world-leading sustainable development branding system, created by the UDIA, that helps consumers identify truly sustainable projects. Harvest Rise is accredited across six key areas - ecosystems, waste, energy, materials, water and community.

The EnviroDevelopment Principles are incorporated into the Design Guidelines to help you make an informed decision when designing a new home. Your design choices will impact how your new home will respond to ongoing energy and water costs, as well as determine how suitable the home will be with the Logan climate.

## EP.2 MAKING SENSE OF IT ALL / SUSTAINABLE LIVING

Sustainable living is becoming increasingly important to; offset household running costs, protect the investment you make in your home, and reduce environmental impacts. Fortunately, there are many ways in which you can incorporate energy efficiency into the design of your home that will deliver real and ongoing savings on water, gas, and electricity while making your home more liveable, and protecting the environment.

There are specific guidelines in place to increase home energy and water efficiency including; a six star or better rating on all new homes, water saving shower heads and water taps, and appliances such as air conditioners must meet higher energy efficiency standards.

The EnviroDevelopment Principles inform you of a range of choices available that can improve the efficiency of your home.

## EP.3 HARVEST RISE CLIMATE

Logan is classified as a subtropical climate.

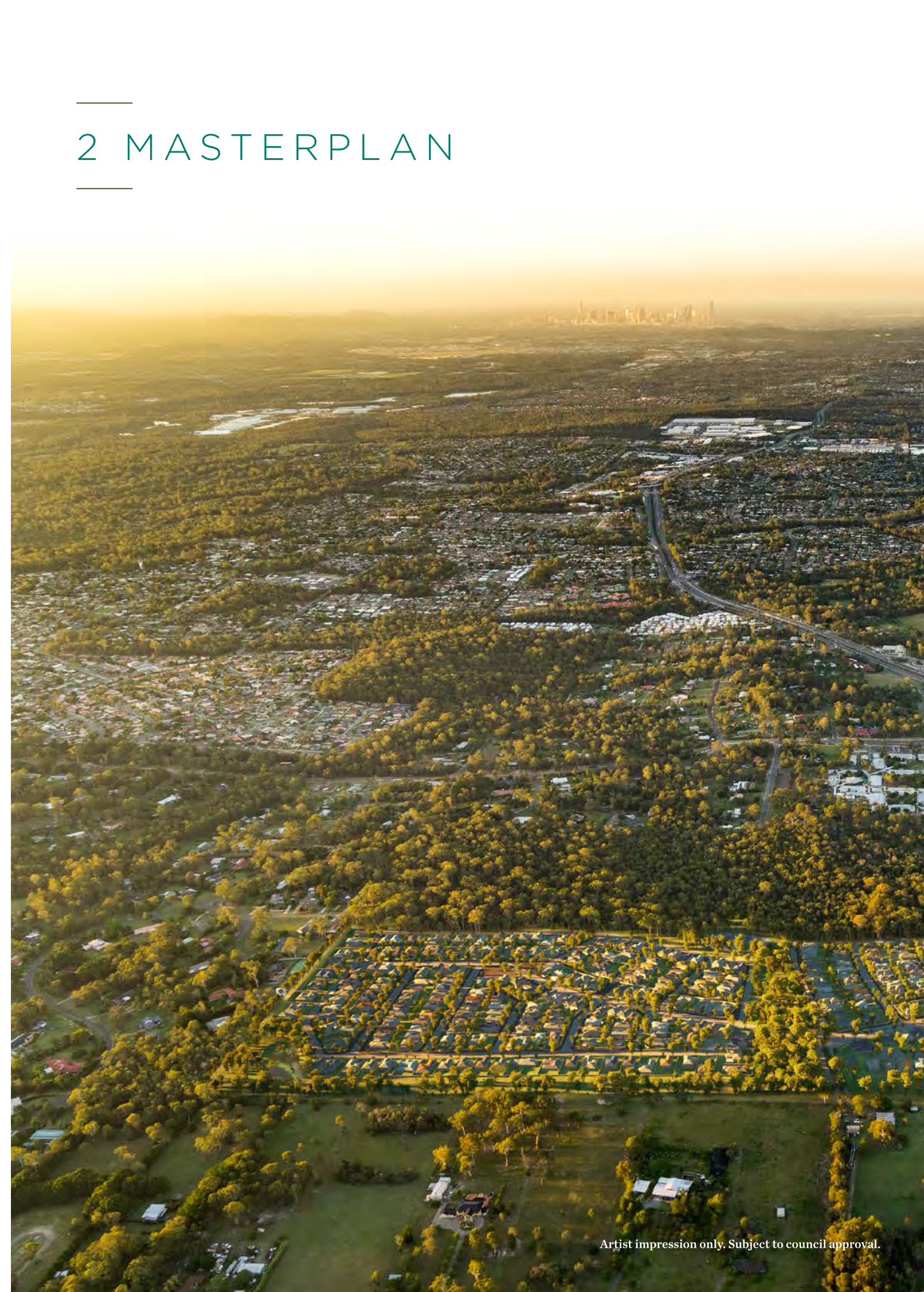
Key elements of the hotter, wetter summer months and the colder, drier winter months are:

CLIMATE CHARACTERISTICS	SUMMER DECEMBER - FEBRUARY	WINTER JUNE - AUGUST
DAY TEMPERATURES: Average Maximum*	29.3°C	21.9°C
NIGHT TEMPERATURES: Average Minimum*	20.0°C	9.4 °C
RAINFALL: Average Monthly*	138.5mm	50.7mm
BREEZES: Average Direction at 3pm*	N/E - S/E Direction	S/E

Information obtained from [www.bom.gov.au](http://www.bom.gov.au)

\*Mean average.

# 2 MASTERPLAN



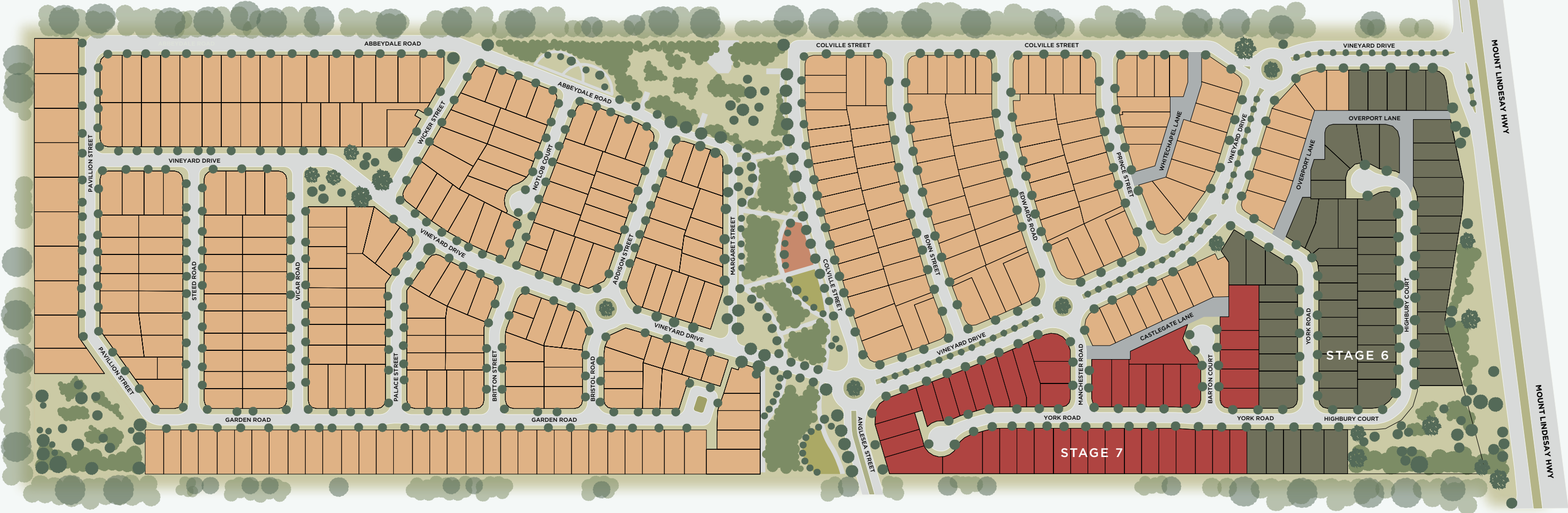


2 MASTERPLAN

2.1 HARVEST RISE MASTERPLAN-STAGE 6 & 7 - FIGURE 2.1.1

- STAGE 6
- STAGE 7

↑  
34 KM TO  
BRISBANE  
CBD



↑  
NORTH

Artist impression. Subject to council approval.



# 3 DEFINITIONS AND LOT TYPE PLANS



Artist impression.

# 3 DEFINITIONS AND LOT TYPE PLANS

## 3.1 LOT CONFIGURATION AND DIAGRAMS

For the purpose of the Design Guidelines the following applies.

**1. Detached House Lots** – Are lots where a traditional stand-alone detached house is proposed.

A **Standard Lot** abuts other lots on each side and rear boundary, and has a primary frontage only.

A **Corner Lot** has both primary and secondary street frontages that require 2 facade treatments.

A **Laneway Lot** is any lot that has a required access from a lane. This removes garages from the primary and secondary frontages while maintaining its front door on the primary frontage.

A **Corner or Dual Frontage Lot** abuts other lots on each side and has a primary and secondary frontage with its front door on the primary frontage.

The above **Detached House Lot** types are illustrated on the **Lot Configuration Diagrams – Figure 3.1.1** The “**Street Frontages + Lot Types Map**” confirms the frontage hierarchy for each of the lot types - **Figure 3.2.1**

**2. Attached House Lots** – Are lots where the house is required to be built to either one or two boundaries.

The **Attached House Lot** types are illustrated on the **Lot Configuration Diagrams – Figure 3.1.2**

The “**Street Frontages + Lot Types Map**” confirms the frontage hierarchy for each of the lot types - **Figure 3.2.1**

**3. Townhome Lots** – Are lots that are smaller, generally square in shape and require setback relaxations to provide a comfortable home.

The **Townhome Lot** types are illustrated on the **Lot Configuration Diagrams – Figure 3.1.3** The “**Street Frontages + Lot Types Map 06.B**” confirms the frontage hierarchy for each of the lot types - **Figure 3.2.1**

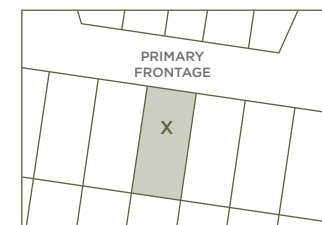
**4. Bushfire Affected Lots** – Are lots that require specific setbacks and house designs that are required to meet BAL (Bushfire Attack Levels).

The **Bushfire Hazard Overlay Map – Map.04.A - Figure 3.3.1** indicates affected lots.

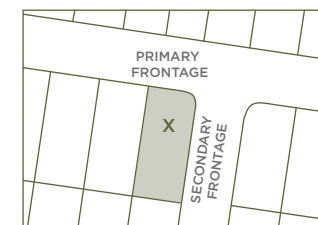
**Note:** The Owner/Builder is responsible for compliance with the approved Bushfire Attack Level Assessment Report and Management Plan and any requirements related to Bushfire Attack Level (BAL). The DAP does not assess bushfire hazard - Refer Section 1.3 Limitations of Assessments by the DAP.

## 3.1 LOT CONFIGURATION DIAGRAMS - FIGURE 3.1

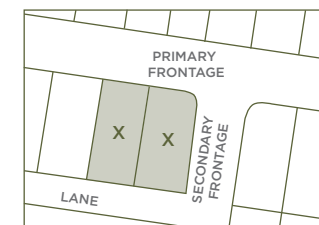
### Detached House Lot Types - Figure 3.1.1



STANDARD



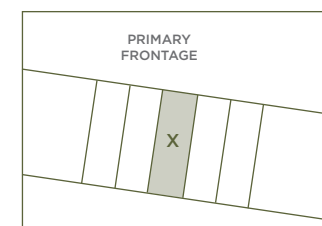
CORNER - DUAL FRONTAGE



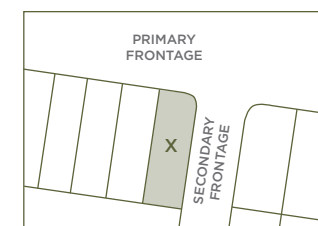
LANEWAY - DUAL FRONTAGE

**Note:** Irregular allotment shape may be given special consideration by the DAP in relation to certain requirements of these design guidelines.

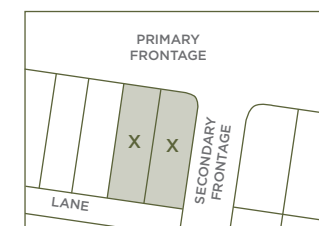
### Attached House Lot Types - Figure 3.1.2



STANDARD

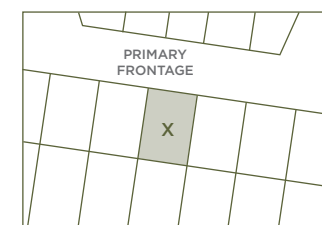


CORNER - DUAL FRONTAGE



LANEWAY - DUAL FRONTAGE

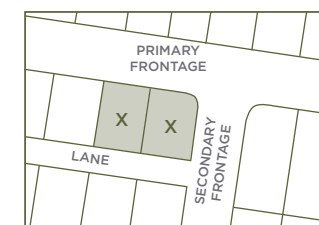
### Townhome Lot Types - Figure 3.1.3



STANDARD



CORNER - DUAL FRONTAGE



LANEWAY - DUAL FRONTAGE



### 3 DEFINITIONS AND LOT TYPE PLANS

#### 3.2 STREET FRONTAGES AND LOT TYPES MAP - FIGURE 3.2.1

The Street Frontages & Lot Types Map confirms the street frontage hierarchy for each of the lots, for setbacks, fencing, wall/roof articulation, owners must refer to the current Street Frontages & Lot Types Map for each stage. Attached & Town Home Lots have a mandatory 2 storey requirement.



Street Frontage Type	
<span style="color: pink;">—</span>	Primary Frontage
<span style="color: blue;">—</span>	Secondary Frontage
<span style="color: green;">—</span>	Laneway Frontage

Lot Type	
<span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Detached House Lot
<span style="background-color: blue; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Attached House Lot
<span style="background-color: red; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Town Home Lot
D/O	Dual Occupancy Lot (Auxiliary Unit)

Legend	
<span style="color: blue;">←</span>	The house to address the primary frontage with its front door

SOURCE INFORMATION:			
<b>Civil:</b>	Knobel Engineers K2362_081_G, P097_5, P098_3, P099_2, P101_3, P103_1		
<b>Survey:</b>	"Preliminary Lot Calc": B & P Surveys File Mark 03/09/21, PDF 10/09/21, Recv'd 13/09/21		
<b>NOTE:</b>	This plan is to be read in conjunction with latest Bushfire Management Plan & latest Bushfire Attack Levels determined for each site.		
REVISION DATE	PROJECT NO.	DWG. NO.	DWG. NAME
04/03/22	1637.00	MAP.3A.N	STREET FRONTAGE LOT TYPE MAP
NORTH		SCALE	1:500 @ A3





# 3 DEFINITIONS AND LOT TYPE PLANS

## 3.3 BUSHFIRE HAZARD & ACOUSTIC OVERLAY MAP - FIGURE 3.3.1

The owner must refer to the current Bushfire Hazard Overlay Map.



### BUSHFIRE HAZARD OVERLAY

**Legend**

- 1.0m wide building exclusion zone (any dwelling, garage or carport is to remain outside of this zone)
- 6.5m wide building exclusion zone (any dwelling, garage or carport is to remain outside of this zone)
- 13m wide building exclusion zone (any dwelling, garage or carport is to remain outside of this zone, pool accepted)
- BAL 12.5
- BAL 19
- BAL 29

**NOTE**  
This plan is to be read in conjunction with latest approved Bushfire Management Plan & latest approved Bushfire Attack Levels determined for each site.

**SOURCE INFORMATION:**

**Civil:** Knobel Engineers  
K2362-BP Body Realigned  
K2362\_P081\_G, P097\_5, P098\_3, P099\_2, P101\_3, P103\_1

**Survey:** "Preliminary Lot Calc": B & P Surveys  
File Mark 03/09/21, PDF 10/09/21, Recv'd 13/09/21

**Bushfire:** "Bushfire Attack Level Assessment": MWH  
Project No: 83503251 Version B (12 December 2016)

REVISION DATE	PROJECT NO.	DWG. NO.	DWG. NAME
15/09/21	1637.00	MAP.04.L	BUSHFIRE HAZARD OVERLAY MAP

NORTH

SCALE 0 40 80 160m  
1:4000 @ A3

john campbell design  
ARCHITECTURE & LANDSCAPE

1637\_201911\_16370001\_B04\_BUSHFIRE\_HAZARD\_OVERLAY\_MAP\_04\_16370001.dwg

### ACOUSTIC OVERLAY

**Legend**

Buildings on these lots may be affected by Acoustic Requirements. Owners to refer to latest acoustic report & latest acoustic codes & other authority requirements.

- Category 0
- First Floor Category 1 - only
- First Floor Category 1 Ground Floor Category 1
- First Floor Category 2 Ground Floor Category 1
- First Floor Category 2 Ground Floor Category 2
- First Floor Category 3 Ground Floor Category 1
- First Floor Category 3 Ground Floor Category 2

**SOURCE INFORMATION:**

**Civil:** K2362-BP (Modified)

**Survey:** "Lot Calc": B & P Surveys (Modified)

**Acoustic:** "Road Traffic Noise Assessment Report": TTM  
Project No: 14GCA0106 ROI\_3  
(10 June 2016)

REVISION DATE	PROJECT NO.	DWG. NO.	DWG. NAME
22/10/21	1637.00	MAP.07.A	ACOUSTIC OVERLAY MAP

NORTH

SCALE 0 20 40m  
1:2000 @ A3

john campbell design  
ARCHITECTURE & LANDSCAPE



# 3 DEFINITIONS AND LOT TYPE PLANS

## 3.4 NEIGHBOURHOOD PLAN

The siting arrangement of all lots must comply with the arrangements of the Neighbourhood Plan. Including;

Mandatory locations of

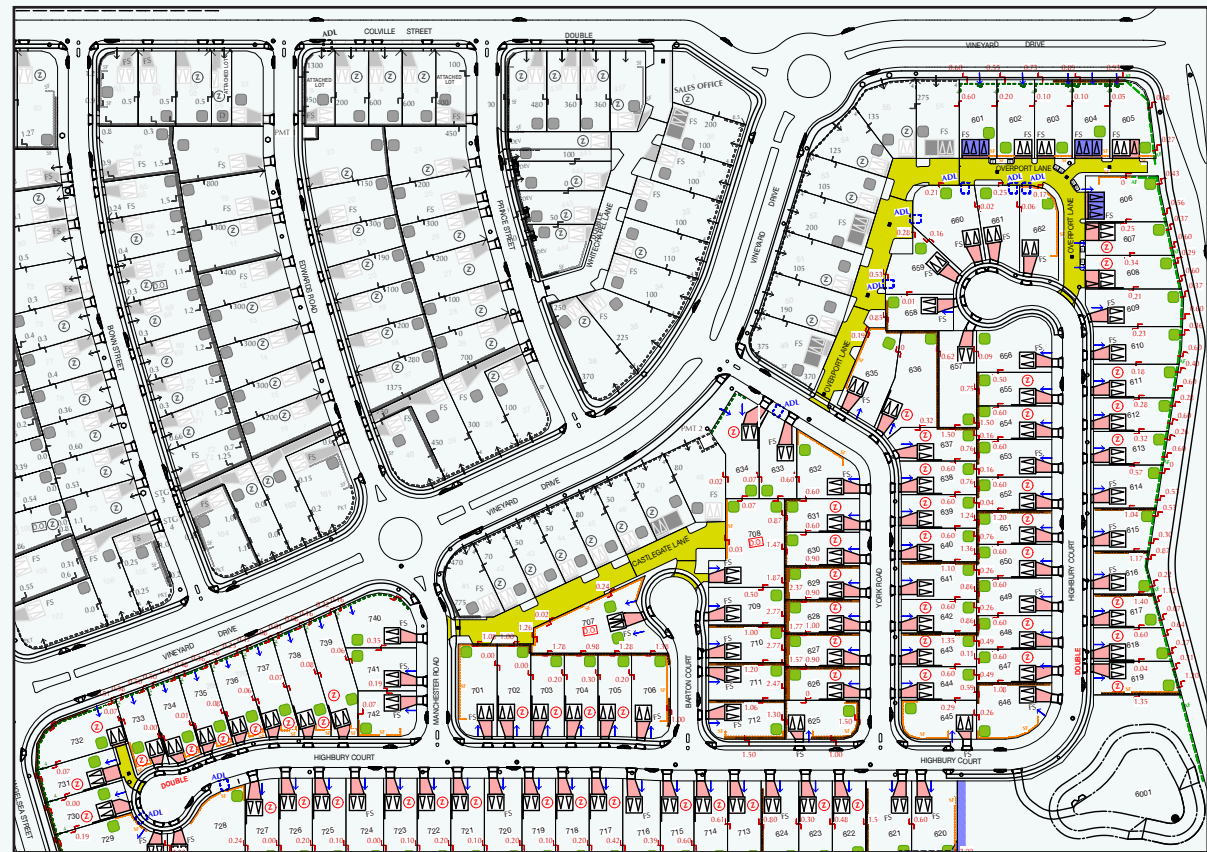
- Driveway locations and offsets
- Acceptable zero lot positions
- Front Door Positions
- Limit of Secondary Street Fencing (by owner)

Nominal locations of

- Private Open Space
- Design locations of
- Developer Built Civil Retaining Walls
  - Extent of Estate Fencing (by developer)

### STAGE 6 & 7 - FIGURE 3.4.1

Refer to specific Design Element sections for further explanations and requirements of approved elements.



Legend	
FS	Traditional Free Standing Garage (Zero Lot Not Acceptable)
⓪	Zero Lot Garage - Acceptable
D.O.	Dual Occupancy Lots - Optional (Approval by Logan City Council)
DOUBLE	Double Zero Lot Garage - Acceptable Side Wall Design must suit Double Zero Lot.
⓪	Nominal P.O.S. Location (Private Open Space) Not to Scale
⓪	Attached Lots with Rear Courtyard Builder must include Additional Overflow Drainage
←	Front Door / Position by Builder
→	Sewer Easement - Offset to Building required. Engineered footings may also be required.
→	Stormwater Easement - Offset to Building required. Undercutting of fences may also be required.
SE	Developer Fence by Developer including Side Returns, Corner Returns, Gate.
SE	Side Fence by Builder (Secondary Frontages) Refer to Design Guidelines for Required Details
—	Developer Built Civil Retaining Wall
—	Developer Built Stair (Lighting Required)
—	Developer Built Acoustic Barrier / Retaining Wall (Existing & Proposed - Approx. 2.4m high - contained within lot)
PMAT	Padmount Transformer Site
ADL	Alternate Driveway Location
—	Stormwater & Sewer Pit Locations TBC-COS

Driveway Location & Nominal Offsets from Boundary	
FS	Double Car Garage (Free Standing) 1500mm - 2000mm Driveway Offset to Boundary (Unless Adjacent Civil Retaining Wall)
⓪	Double Car Garage (Zero Lot) 1000mm Driveway Offset to Boundary (Offset Electrical Pillar Box Required)
D.O.	Dual Occupancy Garage (Symmetrical Driveway) Nominal 3500mm Driveway Offset to Boundary (Second Electrical Pillar Box Connection Required)
FS	Laneway Double Car Garage (Free Standing) (Offsets for Services need to comply)
⓪	Laneway Double Car Garage (Zero Lot) Acceptable
D.O.	Laneway Dual Occupancy Garage (Symmetrical Driveway) Nominal 3500mm Driveway Offset to Boundary (Second Electrical Pillar Box Connection Required)

**SOURCE INFORMATION:**  
 Civic: Knobel-Dog - X-K2362-BP (dated 27/01/22)  
 Acoustic: Refer Acoustic Report & Barrier Treatment TTM & Osbourne  
 NOTE: This plan is to be read with latest Bushfire Management Plan & latest Bushfire Attack Levels determine for each site.

DATE	PROJECT NO.	DWG. NO.	DWG. NAME
27/01/2022	1637.00	UD.23.M	NEIGHBOURHOOD PLAN, STAGES 6&7

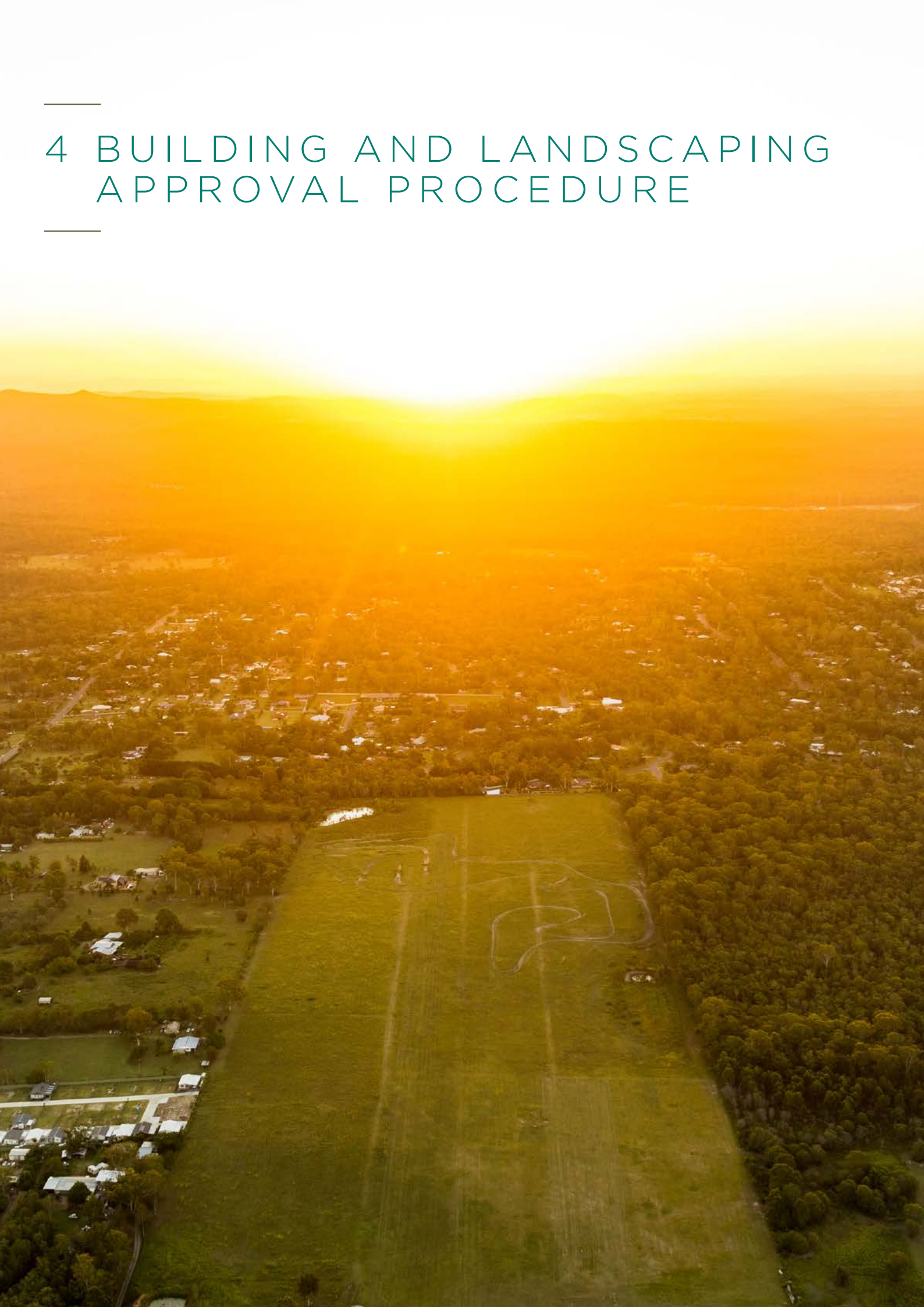




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# 4 BUILDING AND LANDSCAPING APPROVAL PROCEDURE

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## 4 BUILDING AND LANDSCAPING APPROVAL PROCEDURE

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### 4.1 PRIOR TO CONSTRUCTION

The Harvest Rise Design Guideline Assessment is a simple, one step process. To obtain approval, buyers or their builder are required to submit a full set of working drawings showing the complete development of the land. The working drawings must be accompanied by a landscaping drawing and a depiction of the intended colours and materials.

- **A submission checklist is provided in Section 11.**
- **Incomplete applications will not be reviewed.**

The buyer will be notified by email that certain documents are still required to be submitted before a review will be carried out. Once the outstanding documents have been received the submission will be reviewed.

If the submission complies with the requirements of this document, an approval will be issued. If there are elements which do not comply fully, but can be easily resolved by the builder, these will be noted as conditions of approval. The conditions will be listed in the letter of approval and noted on the drawings, copies of which will be attached to the approval.

If there are too many items that are non-compliant, the submission will be returned to the buyer with a brief description of the problems with the submission. The onus will be on the builder and/or the owner to review the design submitted in relation to this document, and re-submit an amended design which does comply.

Approvals will be issued by email. A hard copy can be mailed to the owner on request.

### 4.2 LOCAL AUTHORITY APPROVAL

Once plans have been approved in writing by the DAP, working drawings can be submitted to a certifier for approval. Building Approval must be obtained before construction commences.



# 5 OBJECTIVES OF THE GUIDELINES

# 5 OBJECTIVES OF THE GUIDELINES

## 5.1 GENERAL PRINCIPLES

The following Guidelines have been developed to ensure that quality housing is constructed at Harvest Rise, and that the amenity of the development and buyers' investment is protected.

**These guidelines promote:**

- Well-articulated facades and rooflines
- Contemporary designs, relevant to modern living in Queensland
- The use of appropriate buildings materials, patterns, textures and colours
- Installation of front porches, patios, balconies, terraces and deeper eaves
- Quality landscaping and fencing
- Sustainable living principles
- Passive surveillance to streets and laneways
- Variety of house designs (refer part 6.14 Facade Variation)

Before choosing or designing your home, it is important to consider how the features of the allotment might influence the location and layout, to improve your family's lifestyle, and the neighbourhood as a whole.

**Factors to consider include:**

- Site levels – all blocks are benched (essentially level)
- Service and easement locations
- Driveway location (refer Figure 3.4.1)
- Setbacks
- Home entry and street address
- Relationship of your house to those on adjoining properties – particularly with respect to garage locations and facade selection

## 5.2 RESIDENTIAL CHARACTER

The DAP require facades to be articulated by means of shading elements and mandatory steps in wall planes and roof planes. This articulation is required to the street front facades and to sections of the side facades which are visible from the street.

Where a home is on a corner lot with a dual frontage, the colours and materials used on the primary frontage must return along the side facade on the secondary frontage.

Shading elements may include eaves, a portico, window hoods and surrounds. Articulation must be emphasised by the use of feature materials and contrasting colours within a harmonious colour scheme.

**Houses must be:**

- Simply and holistically themed
- Articulated with well resolved and integrated detailing
- Have a balanced distribution of materials and colours
- A corner or dual frontage design, if on a corner or dual frontage lot

Tuscan style, Colonial, Georgian, timber and tin Queenslander designs, as well as rustic finishes, will not be approved by the DAP.

## EP.4 OBJECTIVES OF THE ENVIRODEVELOPMENT PRINCIPLES

Harvest Rise is a certified EnviroDevelopment and has achieved independent verification of exceptional sustainability outcomes. Harvest Rise has achieved this important outcome by responses to the following key areas;

### ECOSYSTEMS

Protect and enhance native ecosystems and ecological function, and rehabilitate degraded sites.

### WASTE

Implement waste management procedures and practices to reduce the amount of waste to landfill and facilitate recycling.

### ENERGY

Implement measures to optimise energy reduction across the project beyond current regulatory requirements.

### MATERIALS

Utilise environmentally responsible materials and construction methods to lower environmental impact of materials usage.

### WATER

Implement measures which reduce potable water use across the project beyond current regulatory measures.

### COMMUNITY

Encourage healthy and active lifestyles, community spirit, local facilities, alternative transport models, and accessible and flexible design that welcomes a diversity of people and adapts to their changing needs.

Harvest Rise joins an elite group of projects to be certified under EnviroDevelopment nationally. This achievement represents a significant effort and commitment to the incorporation of sustainable initiatives.





# 6 DESIGN ELEMENTS

## 6 DESIGN ELEMENTS

### 6.1 SITE WORKS

All planned site earthworks must be clearly indicated on the working drawings.

- Existing contours and altered contours as well as the floor levels of the dwelling must be indicated on the site plan
- All site works (including retaining walls, stabilisation, batter etc) must be completed by the builder prior to occupation of the home
- No cut or fill is permitted within 600mm of the base of a developer-constructed retaining wall
- Cut and fill is generally not to exceed 1000mm in height. Where the slope of the land necessitates a greater extent of cut and fill than 1000mm, an engineer's certificate will be required as part of the submission to certify the design of the retaining wall

**Please Note : Civil Engineering Information related to earthworks & services can be found on the Harvest Rise website under Building Resources.**

#### 6.1.1 CONSTRUCTION ACCESS

Construction access from Vineyard Drive is prohibited on lots with estate fencing.

Sites must be accessed via the Laneway Frontage or the Secondary Frontage as indicated in Section 3.2 Street Frontages and Lot Types Map.

#### DURING CONSTRUCTION

**During the construction phase, encouraged waste management practices include;**

- Use skip bins rather than cages
- Maintenance of waste records
- The use of recycling centres
- Minimise packaging

#### POST CONSTRUCTION PHASE

During the Post Construction phase there are recycling opportunities to reduce waste going to landfill. The use of compost bins are promoted and the position must be nominated on the landscape plans.

**To reduce greenhouse gas emissions through design, the following design controls are encouraged:**

- Roof colour must be  $\leq 0.7$  SA/SAV
- Breeze and circulation around dwellings is encouraged
- East/West wall insulation is encouraged to be at least R2.0
- 450 eaves/hoods to shade windows

### 6.2 ROOF FORM, ARTICULATION MATERIALS AND COLOURS

**It is a mandatory requirement that;**

- Roofs must be articulated

#### 6.2.1 ROOFS OF THE FOLLOWING TYPE ARE ALLOWED

##### ROOF FORM

**Roofs of the following type are allowed:**

- Pitched roofs (hip or gable) at minimum of 22.5 degrees
- Modern skillion roofs at minimum 10 degrees
- Town Home Lots minimum of 25 degrees

##### ROOF ARTICULATION

**Roofs must include articulation:**

- Street facades will not be approved with single hips or gables. (Refer to figure 6.14 for examples)
- The roof plan selected for the house must result in the visible roof having steps, hips and valleys and variation in the ridge levels, giving the roof visual interest
- Street facing walls & roofs are to be a max 9m long in one plane and are not to return to that plane unless they have a setback or step-out of at least 1m, for a minimum 4.5m length
- Corner Lot house designs must be articulated on both frontages  
(Refer Section 6.3.1 for further requirements for corner lots)
- Eaves of at least 450mm must be provided to North, East + West facades, and must make up at least 75% of the total wall length. For modern skillion roofs, this requirement can be met by hoods and awnings over openings

**Roofs of the following type are not allowed:**

- Street facades with single hips or gables
- Flat or parapet roofs are not permitted on detached or townhome lots
- Dutch gables are not accepted as a step/variation in the ridge line

**Roofs of the following type are subject to special DAP approval:**

- Town Home Lots with single hips and gables
- Flat or parapet roofs on detached or townhome lots, if they are a minor element in the facade composition
- Attached Lots may have flat or parapet roofs, only if
  - the facades and parapets of each Dwelling are stepped in plan and elevation
  - have a minimum of 0.5m step in the built form
  - contain an additional porch element
  - result in a minimum of one 1.5 storey scaled element in the facade



## 6 DESIGN ELEMENTS

### 6.2.2 ACCEPTABLE MATERIALS FOR ROOFS ARE

- Colorbond metal roof sheeting
- Concrete or clay roof tiles – low profile tiles / slate look profiles preferred

Note – all materials must be selected from approved range of colours

- Galvanised or zinc roof sheeting products are not allowed

### 6.2.3 ACCEPTABLE COLOURS FOR ROOFS

- **Colorbond (R) metal colours must be  $\leq 0.7$  SA/SAV, and match approved Colorbond (R) colours shown below.**
- **Roof Colour must be  $\leq 0.7$  SA/SAV, anything above this value will be considered too dark, and are not allowed.**
- Colorbond Wallaby, Jasper, Basalt, Woodland Grey and Mangrove may require additional roof insulation to achieve the required minimum 6 star Energy Efficiency Rating. Refer Section 6.2.4 and Section 6.11.
- Black, red, dark green or blue roofs are not permitted
- **Concrete or clay roof tiles must be much lighter colours than shown below to achieve  $\leq 0.7$  SA/SAV**



### 6.2.4 ROOF INSULATION

Energy saving design features such as roof insulation can be incorporated into the house designs.

- Some roof colours will require additional roof installation
- Designs must achieve without concessions a 6 Star Energy Efficiency Rating as set out by the Queensland Development Code 4.1 - Sustainable Buildings (QDC).

### 6.3 WALL ARTICULATION, MATERIALS AND COLOURS

Visible elevations must be simple, modern and articulated (stepped or recessed) with clean lines and detailing Contemporary materials and complementary colours must be selected.

#### 6.3.1 WALL ARTICULATION - DETACHED AND TOWNHOME LOTS

##### Primary street frontages;

- Walls and roofs must step according to setback requirements (see Section 7.0); and
- Walls and roofs must have minimum 1m step in facade; and
- Front door entries must be articulated (see Section 6.4)

##### Secondary street frontage (corner lots);

- Walls and roofs must step according to setback requirements (see Section 7.0) and;
- Walls and roofs must be a max 9m long in one plane and are not to return to that plane unless they have a setback or step-out of at least 1m, for a minimum 4.5m length

##### Laneway frontage;

- Walls and roofs do not have to comply with above as long as they comply with the setback requirements (see Section 7.0)

#### 6.3.2 WALL ARTICULATION - ATTACHED HOUSE LOTS

##### Primary street frontages;

- Walls and roofs must step according to setback requirements (see Section 7.0) and;
- Walls must include a setback or step-out of at least 1m, for a minimum 3m length and;
- Front door entries must be articulated (see Section 6.4)

##### Secondary street frontages (corner lots);

- Walls and roofs are to step according to setback requirements (see section 7.0) and;
- Walls and roofs are to be a max 9m long in one plane and are not to return to that plane unless they have a setback or step-out of at least 1m, for a minimum 4.5m length

##### Laneway frontage

- Walls and roofs do not have to comply with above as long as they comply with the setback requirements (see Section 7.0)

## 6 DESIGN ELEMENTS

### 6.3.3 WALL ARTICULATION - TOWN HOME LOTS

#### Primary and Secondary Laneway frontages;

There are concessions for Town Home Lots, due to square form

- Walls and roofs can be a max 10.5m long in one plane, if
- Wall is articulated. Articulation can be by change in material and colour
- Front door entries must be articulated (see Section 6.4)

### 6.3.4 ACCEPTABLE MATERIALS INCLUDE:

#### Primary and Secondary frontages;

- Painted render
- Contemporary lightweight cladding including weatherboard
- Metal sheeting with a factory finish (e.g. Colorbond), used as a feature material
- A limited amount of feature face brick/block – maximum 30% of the facade (percentage of wall surface excludes garage doors, front doors and windows)
- Bagged and painted masonry
- Textured coloured concrete
- Natural stone
- High quality feature tile
- Natural timber or timber-look feature cladding
- Powdercoated or clear varnished window frames with matching screens, louvres, and trims
- Refer Section 6.3.7 Return of Facade Materials down Side Elevations

#### Side Boundaries:

- Zero Lot Line garage wall material must match the front facade of the garage

- Dual Frontage lots, garage walls must be rendered

#### The following materials will not be permitted

- Large format, common builders brick and/or mottled brick

### 6.3.5 ACCEPTABLE WALL COLOURS INCLUDE:

Wall colours and materials must be similar or equivalent to the approved Colourbond® colours shown above right.

- Variations are at the discretion of the DAP and may not be approved
- A limited amount of feature colours may be used, if it is used to highlight a feature element, and is limited to a maximum of 30% of the facade.
- Black, red, dark green or blue colours are **not** permitted

### 6.3.6 WALL INSULATION TO EAST AND WEST

- East and west walls may require additional insulation to achieve the required minimum 6 star Energy Efficiency Rating. Refer (Section 6.11.)

### 6.3.7 COLOUR MATCHING OF LIKE ELEMENTS

To avoid obtrusive contrasting elements.

Colours of the following must match;

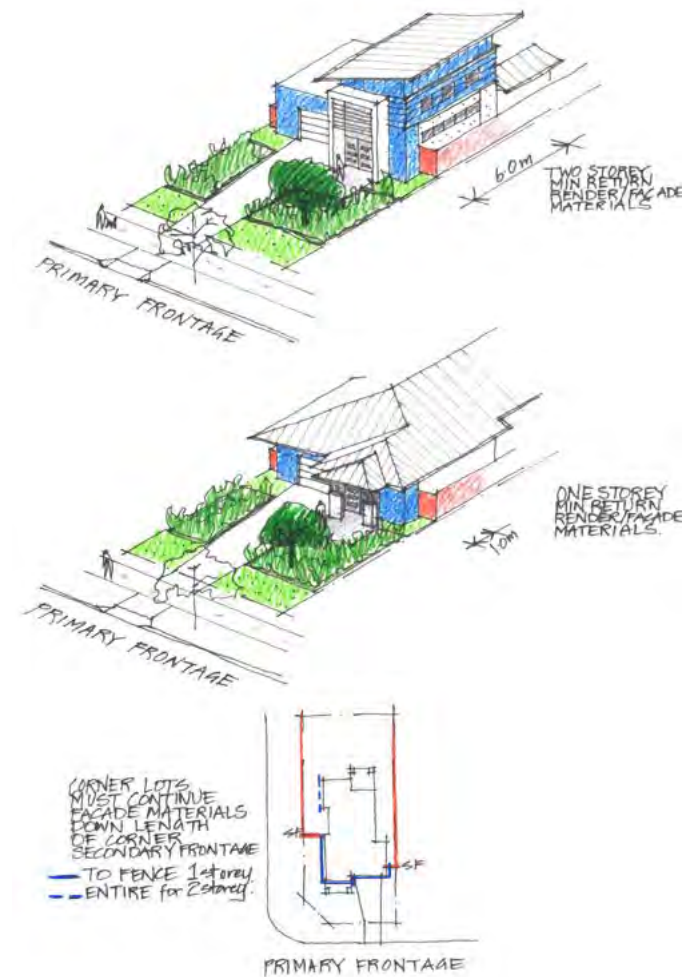
- Fascia & gutter to roof
- Satellite dishes, antennae & roof ventilators to roof
- Mosquito / fly screens & security screens to window frames
- Rendered letterboxes to rendered walls
- Fence returns, gates to side fences





## 6 DESIGN ELEMENTS

### 6.3.8 MANDATORY RETURN OF FAÇADE MATERIALS DOWN SIDE ELEVATIONS FIGURE: 6.3.8



Harvest Rise's topography means more of the side elevation of houses is visible from the street.

- Primary street facade materials must return; (for both ground & first floors)
- Down the side elevation for one storey
  - Minimum 2.0m, and
  - Must extend to align with fence return (extent could be more than 2.0m)
- 6.0m down the side elevation for two storey
  - to step in built form
- Entire length of side elevation for secondary frontage on corner lots, or to align with side fence returns
  - at DAP discretion (1 storey only)
- To achieve relaxations, DAP discretion may require additional design elements on front facade and additional landscaping.

### 6.4 DWELLING ENTRIES

Mandatory front door locations are indicated on Figure 3.4.1 - Neighbourhood Plan. This ensures that the house addresses the primary street frontage with its front door.

- All lots must have covered entrances that are clearly identifiable from the street and integrated into the overall design of the front facade in terms of their form, colour and materials
- Their design must add to and enhance the articulation and built form of the dwelling
- Entry verandahs and deep porches are encouraged
- Attached lot homes must have covered entrances that are exaggerated in scale - min 1.5 storey scale
- Laneway lot homes require a front entry from the primary street frontage as well as a rear entry from the laneway (Refer also Section 6.14)

### 6.5 MINIMUM DWELLING INTERNAL AREA

The minimum area of the house

- 100m<sup>2</sup> (excluding garage/carport and eaves)

### 6.6 BUILDING HEIGHT

Dwellings can be 1 or 2 storeys

- Except where mandatory 2 storey dwellings are required as per Figure 3.2.1
- Townhomes are mandatory 2 storeys
- Houses must not exceed a height of 8.5m above finished ground level

### 6.7 SITE COVERAGE

The site coverage calculation includes the area of the garage, eaves, covered decks and verandas.

- Detached House - maximum site cover 75%
- Attached House - maximum site cover 80%
- Townhome Lots - maximum site cover 75%
- Dual Occupancy - maximum site cover 75%

## 6 DESIGN ELEMENTS

### 6.8 PRIVATE OPEN SPACE

Each dwelling including Attached and Townhome Lots must have a clearly defined private outdoor living space.

Nominal private open space locations are shown on the Neighbourhood Plan (Figure 3.4.1) and are encouraged.

**The Private Open Space must have:**

- Direct access from a living area
- Sufficiently screened for privacy
- Additional Landscape screening to the secondary street frontage fence
- Solar orientation to the north or east where possible, avoiding the hot afternoon low angle western sun
- Dual frontage Lots - POS must be to rear or side courtyard only

**The Private Open Space must have minimum dimensions:**

- **Detached House lots**
  - 24m<sup>2</sup> - minimum area
  - 4m - minimum width
- **Attached Lots and Town Home lots**
  - 18m<sup>2</sup> - minimum area
  - 3m - minimum width
- **Auxiliary Unit (where located above ground level)**
  - 15m<sup>2</sup> - combined area
  - 2m - minimum width
- **Dual Occupation Lots**
  - as required by Logan City Council

### 6.9 STORMWATER DRAINAGE & OVERLAND FLOWPATHS

Storm water drainage and overland flow paths are a key consideration for the design of your house, outdoor landscape and covered outdoor areas.

Poor drainage design can cause ponding nuisance, maintenance issue and flooding.

Your designer and builder must design and install drainage to comply with relevant legislation. Occupants must maintain/clean the drains regularly and/or as required to ensure drainage is not constricted.

Drainage must:

- Not discharge to neighbouring lots
- Not discharge down developer built stairs or retaining walls
- Be connected to the provided kerb adapters to ensure adequate drainage is achieved
- Provide additional overflows and failsafe's to internalize courtyards
- Provide additional overflows and failsafe's for attached lot courtyards

**Note:** Systems must allow drainage to kerb at all times, even if parts of the system are blocked. Additional kerb adapters provided on attached lots for this purpose.

### 6.10 ORIENTATION

**Passive solar design principles must be applied when selecting a house design. The following criteria must be considered;**

- Outlook and orientation
- The orientation of covered outdoor areas and private open space outlined in section 6.8
- Location of windows to allow for effective cross ventilation
- Overhangs and awnings to allow winter sun into rooms and shade from summer sun
- Location of shading devices to minimize hot western afternoon sun

### 6.11 ENERGY EFFICIENCY

Owners are to incorporate energy saving design features in their house designs. Designs must achieve without concessions a 6 Star Energy Efficiency Rating as set out by the Queensland Development Code 4.1 - Sustainable Buildings (QDC).

### 6.12 DRIVEWAYS AND CROSSOVERS

- Only one driveway is permitted per lot
- Refer to the Neighbourhood Plan (Figure 3.4.1) for acceptable driveway crossover location
- The plain concrete footpath (by developer) must be continuous through all driveways as set out below, and must not be removed. Refer Figure 6.12.2.
- Driveway width must match crossover width at the title boundary, with a minimum 750mm landscape strip between driveway and the side boundary. Refer to (Section 9.6) Mandatory Landscaping Requirements.
- Driveway finish and colour must be nominated in DAP application.
- Driveways must be completed prior to occupation of the home

**The following materials will be permitted**

- Exposed aggregate concrete, stencilled and applied finishes, coloured concrete, and clay or brick pavers

**The following materials will not be permitted**

- Plain concrete, stamped patterned concrete, car track driveways and crushed or decomposed stone toppings (such as 'Lilydale' topping)

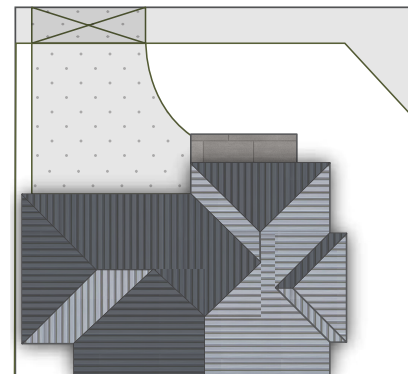
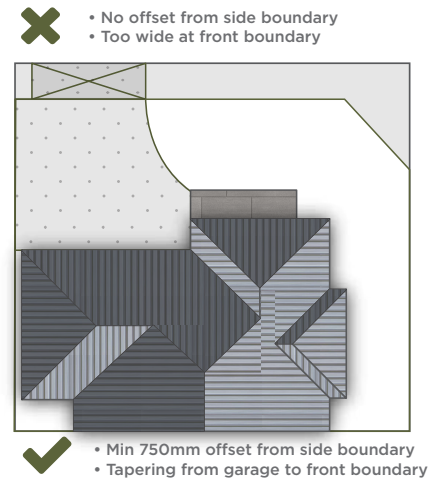
### 6.13 GARAGES AND CARPORTS

The street frontage must not be dominated by garages and carports. Garages and Carports must be set back from the front facade of the house to improve the street appeal of the dwelling.



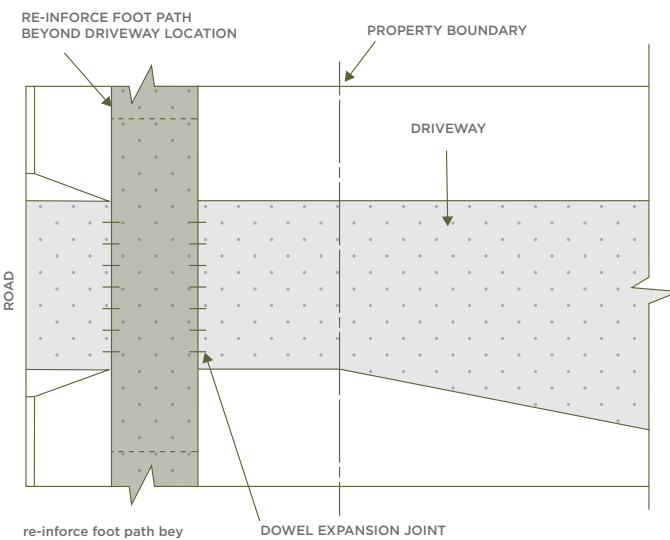
## 6 DESIGN ELEMENTS

FIGURE: 6.12.1



Acceptable Driveway Landscaping

FIGURE: 6.12.2



### 6.13.1 GARAGES

- 2 off-street parking spaces must be provided, with a minimum of one enclosed garage per dwelling
- Garages must have an overall width less than 50% of the frontage of the lot on lots with a frontage greater than 12.5m
- Garages must have an overall width no wider than 6.3m wide on lots with a frontage less than or equal to 12.5m
- Garages must be integral to the design of the house and set back from the Primary and Secondary frontage facade a minimum 1m
- The facade elevation is to include articulation as per Section 6.3 and Section 6.4 and reduce the visual dominance of the garage in the street elevation
- Note: this does not apply to garages located on Laneway frontages
- Garage door colours must be in the accepted palette of Colorbond colours (Section 6.3), or in a timber-look finish
- Garage doors must be panel-lift / sectional type

#### The following will not be permitted

- Roller doors

#### Zero Lot Line Garages / Laneway Garages

- May only be constructed on the lot boundaries marked on the Neighbourhood Plan – Figure 3.4.1,
- Must maintain a minimum side setback of 50mm,
- Must comply with the Queensland Development Code (QDC), and a Siting Variation must be obtained from Logan City Council (LCC)
- Note: in some circumstances the zero lot line garage may be "self-assessable" - refer to the Local City Council (LCC) and your Building Certifier)
- The side (boundary) wall of Zero Lot Line Garages must be finished with a rendered / bagged & painted finish, or a feature face brick, and must match the front facade of the garage
- The side (boundary) wall of Laneway Frontages, is visible from neighbouring POS, so is also required to be rendered

### 6.13.2 CARPORTS

- Carports are permitted on
  - Laneway (dual frontage),
  - Studio-Option (dual occupancy)
- Carports located to the side of the house are permitted on these lots
- Carports must be screened on 3 sides using screening material which complements the overall house material and colour palette

## 6 DESIGN ELEMENTS

### 6.14 FACADE VARIATION

#### Refer Figure 6.14.1

The DAP keeps a record of submitted & approved facades, to ensure that streetscapes do not have a run of the same or similar facades without a break.

- A primary street frontage facade design will **not** be approved where the same (or overly similar) design has been built or approved within 3 neighbouring lots, adjacent or opposite, as read on the one linear street
- Buyers will be advised if a house with the same or a very similar facade has been approved on a neighbouring lot
- In such cases, buyers will be required to select an alternative facade, or to make a significant variation to the articulation of the facade

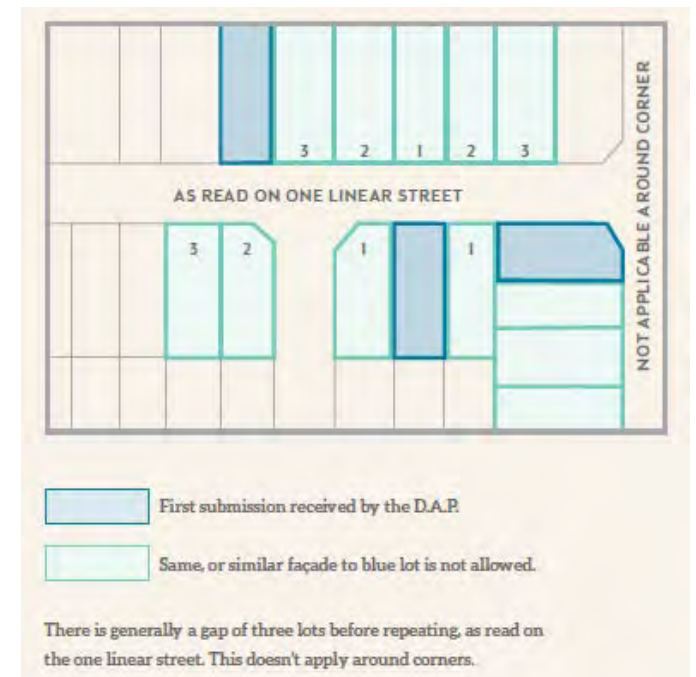
#### For Attached Lots:

- Alternating (A,B,A,B) or mirrored (A,B,B(mr),A) facade variation will be considered by the DAP
- Minimum variation from A to B includes front door type, change in colour & material, window arrangement, porch design, landscape tree
- Identical rowhouse - style design is not permitted

#### For Town Home Lots:

- The intention is 2 distinct detached 2 storey homes with different facades
- A mirrored or identical duplex/townhouse - style design is not permitted

FIGURE: 6.14.1



Definition of neighbouring lot for purpose of assessing façade variation



## 6 DESIGN ELEMENTS

### 6.15 ACCEPTABLE FAÇADE VARIATION

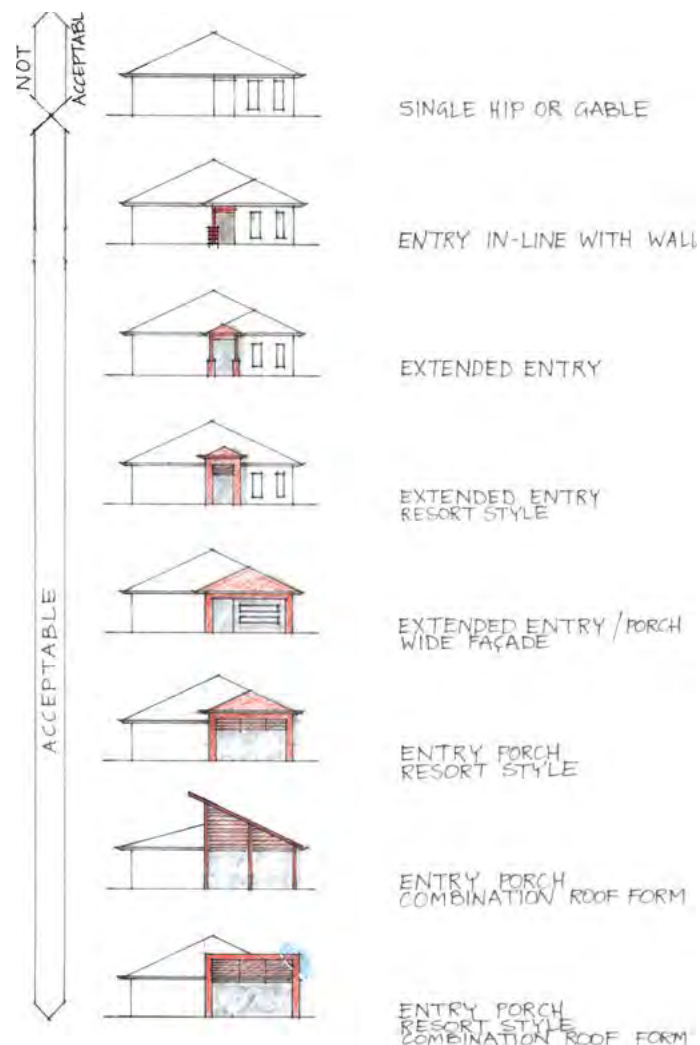
#### One Storey - refer Figure 6.14.2

Minimum two (2) design elements need to vary.

Design elements that assist façade variation, in order of most significant to least significant variation, are as follows;

- Roof Form
- Entry Porch Type:
  - Porch between Split Roof
  - Porch under Eaves
  - Porch with Portico
  - Portico in Resort Style
- Roof Colour & Garage Door Colour (both).
- Window Arrangement & Porch Post Detail (both).
- Front Door Design & Feature Colour/Material (both)

FIGURE: 6.14.2

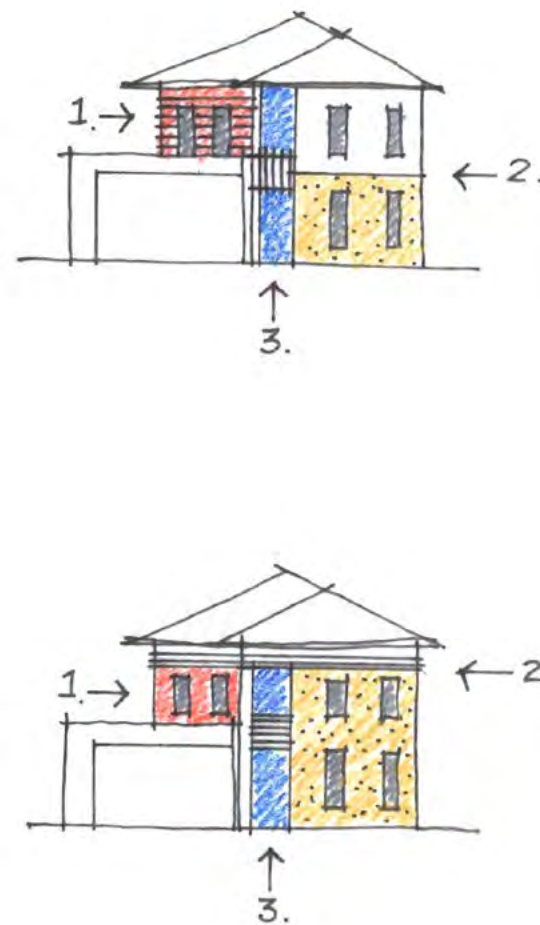


#### Two Storey - refer Figure 6.14.3

Because the roof is a less dominant streetscape element in a two storey building, the following design elements that assist variation are also acceptable;

- Articulation of wall materials & feature colours (1)
- Extent of masonry to lower & lightweight to upper floors (2)
- Balcony supports & balustrade detail (3)

FIGURE: 6.14.3



## 6 DESIGN ELEMENTS

### 6.16 LANEWAYS

Dwellings addressing laneways must provide opportunities for casual surveillance over the laneway. The construction of a Juliet balcony projecting into the laneway setback is encouraged and the inclusion of a window to the lane is required except for the Attached House Lots.

- Refuse bin storage location must be identified on the site plan, and must include screening, including screening to POS.

### 6.17 DUAL OCCUPANCY LOTS

Dual Occupancy Lots require;

- Additional Carparks
- Additional Street Canopy Tree
- Front Doors to be Street Facing
- Letterboxes to be combined
- Single crossover

Buyers must note that the DAP will not be reviewing;

- Dual Occupancy Compliance

### EP.5 BUILDING MATERIALS AND CONSTRUCTION

There are thermal properties in the building materials you choose, so deciding on the right material is important as certain materials can absorb and hold more heat in your home. To reduce the heat that your home could absorb, choose materials that keep out heat during the day by insulating and choosing light colours for roofs and external walls. Also, try to choose lightweight materials for the walls, like timber and fibrocement sheeting, as this releases unwanted heat quickly.

When setting out your home, try to shade the areas of thermal mass such as driveways and roads as they will also radiate heat.

Minimising the levels of emissions in buildings through the use of low emissions paints, sealants, adhesives and coverings may have health benefits. Current best practice is to increase the use of low emission finishing products.

You may select:

- Use low emission paints on >95% of internal and external painted surfaces
- Use low emission sealants on >95% of internal and external surfaces
- Use low emission adhesives on >95% of internal and external surfaces
- Use low emission floor coverings on >95% indoor covered floors
- All engineered wood products (including exposed and concealed applications) are E0 rated

### EP.6 YOUR ROOF

The roof of your home is the largest surface area exposed to the sun throughout the whole day. Choosing a light colour that will reflect the heat will reduce the amount of heat entering your home by up to 30%.

Installing the right insulation under the roof sheeting can significantly reduce heat entering your home from a hot roof. Steel roof sheeting, such as corrugated iron, tends to lose heat when the sun is not shining directly on it.

If you are considering tiling your roof, choosing the right roof tiles is also an important factor in heat reduction as they slowly absorb heat during the day and re-radiate it into the home at night. Make sure you use reflective foil under the tiles to reduce heat slowly releasing into your home overnight.

Ventilating your roof space is also a good idea to prevent further heat in the living space and locally made, low profile ventilation options are available including, eave vents, ridge vents and mechanical ventilation. Many people are also turning to solar powered roof ventilation systems, which powers a fan to suck the hot air out of the roof space.



# 7 SETBACKS

## EP.7 YOUR OUTDOOR LIVING

One of the great advantages of the Greenbank climate is that you can spend a lot of time outdoors.

**When locating your outdoor areas, consider:**

- The north aspect for best solar access
- Avoiding the hot low angled sun in the afternoons
- Orientating outdoor areas to take advantage of the outdoor cooling N/E – S/E Summer breezes

## EP.8 ORIENT YOUR HOME CORRECTLY

Orientating your living areas to capture summer breezes is a simple way to reduce your homes reliance on air conditioning. To minimize the impact of the hot afternoon sun, it can be beneficial to locate your main living areas on the north-eastern side of your home.

When designing your home, there are two very important aspects of our climate that you need to consider. These aspects are the daily path of the sun and the direction of cooling summer breezes.

**Your home layout must consider the following:**

- Position your home as close as possible to the southern and western boundaries of your block. This will leave the northern and eastern sides for gardens and outdoor living. These areas are cooler in summer
- Avoid locating larger windows on the western side of your home, if you must, ensure they are very well shaded outside and can be sun-blocked from the inside
- Take care not to reflect light and heat into your new home from large landscaping features or light coloured pathways next to the building
- Position your main living areas and bedrooms to catch the cool North-East to South-East breezes in summer and design for cross ventilation, it will ensure you draw the breeze into your home

## EP.9 ENERGY EFFICIENCY

Reducing the amount of energy required to run your home will reduce your electricity bills.

**When designing your home, the following energy saving features must be considered;**

- Solar panels
- Solar hot water
- Heat pumps
- Instantaneous gas hot water
- Reduce the reliance on air conditioning
- Include water saving features

The energy that your PV panels produce is sent back to the electricity grid. At the end of each quarter, your electricity bill will show how much energy your panels have generated and then subtract what you have used.

## LIGHTING

New houses, townhouses and units must have energy efficient globes installed to a minimum of 80% of the total fixed light fittings to comply with the mandatory 6 star NatHers requirements.

## AIR CONDITIONING

Air conditioning is expensive to run and has a large carbon footprint. It is a good idea to design your home so the use of fans and open windows can cool it down naturally wherever possible. This will also go a long way to reducing your reliance on air conditioning.

## WATER SENSE

Making clean drinking water is energy intensive and the water is expensive. You can reduce your water consumption by installing a water tank to catch rainwater. The water you get from these can be used to water your garden.

You can also reduce your water consumption (and save on your energy bills at the same time!) by installing water efficient washing machines and dishwashers.

- It is recommended that fixtures installed use <6L/ min + dishwashers achieve <14/L per use

Refer to Australian Government - Water Efficient Labeling and Standards (WELS) scheme - [www.waterrating.gov.au](http://www.waterrating.gov.au)

## EP.10 CHOOSE LIGHT COLOURS

Light colours reflect the sun, while dark colours absorb its heat. Carefully place your hand on a dark coloured car in summer at midday and then do the same on a white car and you will feel the difference. The same goes for choosing the roof and wall colours of your house. You may think dark colours look better but they will cause higher temperatures inside your home.



Artist impression. Subject to council approval.



## 7 SETBACKS

### 7.1 SETBACKS

Setbacks for dwellings, garages and associated outbuildings are required to comply with the requirements set out in the approved Intrapac Greenbank Estate Development Code, or the Queensland Development Code (QDC) for side setbacks for detached lots and zero lot garages. Extracts from these documents are included in the table below.

Setbacks are measured to the face of the wall. Eaves and balconies are permitted to project into the setbacks subject to NCC / BCA requirements and the relaxations to follow.

TABLE 7.1.1

#### STREET FRONTAGE SETBACKS

Street frontage setbacks must be as per the table below.

LOT TYPE	PRIMARY FRONTAGE SETBACK	SECONDARY FRONTAGE SETBACK	LANEWAY FRONTAGE SETBACK
Detached House Lots	3.0m to Habitable Walls 6.0m to Garage Door/Wall	2.0m to Habitable Walls 3.0m to Garage Door/Wall	2.0m to Habitable Walls 1.0m to Garage Door/Wall
Attached House Lots	2.4m to Habitable Walls 6.0m to Garage Door/Wall 1.0m to Balcony	1.5m to Habitable Walls 1.5m to Garage Door/Wall • where Double Garage  6.0m to Garage Door/Wall • where Single Garage	1.0m to Habitable Walls 1.0m to Garage Door/Wall
Townhome Lots	3.0m to Habitable Walls 4.0m to Garage Door/Wall where Double Garage 5.0m to Garage Door/Wall where Single Garage	2.0m to Habitable Walls 3.0m to Garage Door/Wall	1.0m to Habitable Walls 1.0m to Garage Door/Wall
Dual Occupancy / Duplex	3.0m to Habitable Walls 4.0m to Garage Door/Wall	2.0m to Habitable Walls 3.0m to Garage Door/Wall	1.0m to Habitable Walls 1.0m to Garage Door/Wall

#### ALSO NOTE:

- This setback table establishes the minimum required setbacks, and Primary and Secondary street frontage facades must be articulated, in accordance with Section 6.3
- Relaxation - All roof overhangs, hoods, awnings, balconies may protrude 1m into all front setbacks, except as otherwise specified in Table 3 – Figure 3.3.1 Bushfire Hazard Overlay Map
- Town Home Lots - DAP would support concession for entry porch setback to 2m
- Corner lot truncation must be setback to Logan City Council (LCC) requirements
- Laneway Frontage setbacks to habitable walls must be sufficient to accommodate private open space, play equipment and screened refuse bin storage

## 7 SETBACKS

TABLE 7.1.2

#### SIDE AND REAR BOUNDARY SETBACKS

Side & Rear setbacks must be as per the table below.

#### Also note the following:

- Rear boundary setbacks must be sufficient to accommodate retaining walls, site batter, overland flow, private open space and play equipment
- Relaxation - All roof overhangs, hoods, awnings, balconies may protrude 450mm into all side and rear boundary setbacks, except as otherwise specified in Figure 3.3.1 Bushfire Hazard Overlay Map

LOT TYPE	SIDE BOUNDARY SETBACK	REAR BOUNDARY SETBACK
Detached House Lots - Frontage <16.5m wide	1.0m Allow 0.05m setback for Class 10 structures (garage only)	As per QDC
Detached House Lots - Frontage greater than or equal to 16.5m wide	As per QDC Allow 0.05m setback for Class 10 structures (garage only)	As per QDC
Attached House Lots	0.0m	1.0m
Townhome Lots	1.0m Allow 0.05m setback for Class 10a structures garage only. (As per QDC)	1.0m
Dual Occupancy / Duplex	As per QDC Allow 0.05m setback for Class 10 structures garage only. (As per QDC)	As per QDC

#### 7.1.3 ZERO LOT LINE GARAGES

- Zero Lot Line Garages (ZLL) are only acceptable to the developer on the lot boundaries shown on the Neighbourhood Plan,
- They must comply with the Queensland Development Code (QDC), and a Siting Variation is granted by Logan City Council (LCC)

#### 7.1.3 ZERO LOT LINE GARAGES (CONT'D)

- Note: in some circumstances the zero lot line garage may be "self-assessable"
- Refer to the Local City Council (LCC) and your Building Certifier
- Minimum setback 50mm for construction tolerances/fascias/footings

TABLE 7.1.4

Bushfire Affected Lots
Refer to Bushfire Hazard Overlay Map – Figure 3.2.2
Refer to the approved Bushfire Attack Level Assessment Report and Bushfire Management Plan.

#### 7.1.5 APPENDICES

Extract from Queensland Development Code (QDC), is attached below.

- Owners must refer to the latest (QDC) revision, and the whole document

ROAD FRONTAGE WIDTH IN METRES	SIDE & REAR BOUNDARY CLEARANCE HEIGHT IN METRES	
	4.5 OR LESS	4.5 to 7.5
14.501 - 15.000	1.425	1.900
14.001 - 14.500	1.350	1.800
13.501 - 14.000	1.275	1.700
13.001 - 13.500	1.200	1.600
12.501 - 13.000	1.125	1.500
12.001 - 12.500	1.050	1.400
11.501 - 12.000	0.975	1.300
11.001 - 11.500	0.900	1.200
10.501 - 11.000	0.825	1.100
10.500 OR LESS	0.750	1.000



# 8 FENCING, LETTERBOXES AND PRIVACY

## 8 FENCING, LETTERBOXES AND PRIVACY

### 8.1 BOUNDARY FENCING

High solid walls reduce the street appeal of the development and limit casual surveillance of the street, making the neighbourhood a less safe place.

- Fencing requirements are set out in this section

### 8.2 PRIMARY STREET FENCING

- Primary Street Front Fencing (by owner) is not permitted,
- Except for Estate Fencing and Estate Fence Returns (by developer)

Refer to Figures A, B, C, G, H, I, J, K, L and M

### 8.3 ESTATE FENCING

An important part of the Harvest Rise Masterplan is the developer built Estate Fencing on the primary frontage of a number of the lots along Vineyard Drive. (Refer to the Neighbourhood Plan - Figure 3.4.1 - for locations)

#### Estate Fencing Description

- 1m high painted timber paling fence, with
- matching gate located in the centre of the front boundary, with
- 4m long returns down side boundaries
- Fencing is sometimes over retaining walls
- Limited parts of the Estate Fencing is 1.8m high (ie Lot 107)

#### For lots with Estate Fencing, the following applies:

- Estate fencing, including returns, must NOT be removed or replaced
- Side fencing must transition to join estate fencing.
- Side fencing must taper from 1.8m high to 1m high (at approximately 1:3 slope). Refer Figure 8.3.1.
- Additional side screens may be required,
- All equipment, services, refuse bins, compost bins, and play equipment must be located and / or screened so they are not visible from Vineyard Drive. (Refer Section 10).
- Private Open Space, must be located elsewhere to the side or rear of your lot

Refer to Figures D, E and F (Estate Fencing)

### 8.4 ESTATE FENCING WITH RETAINING WALLS & STAIRS

There is no developer built Estate Fencing with Retaining Walls & Stairs, in Stages 4&5.

### 8.5 SECONDARY STREET FENCING (CORNER LOTS)

The Design Guidelines seek to balance the Streetscape Objectives of the Masterplan and the Privacy of the Private Open Space on Corner Lots.

Therefore, specific requirements apply to the fencing of the secondary street frontage of corner lots:

- Secondary street fencing is limited to maximum 66% of the length of lot
- The only material permitted for corner lot fencing is; capped 1.8m high 'Good Neighbour' natural timber fencing (with offset palings on either side of fence)
- Fence returns must be set back at least 33% of the length of the lot
- Fencing returns to the house must match the secondary street fencing
- For corner lots with swimming pools:
  - solid secondary street fencing is not permitted, 'Good Neighbour' only
  - setting solid walls 600mm behind landscape planting is not an option

Attached, Dual Frontage, Town Home Lots

Refer to Figures B, C, E, F, H, J and L (Secondary Fencing)



### 8.6 SIDE & REAR FENCING (STANDARD LOT)

- Side and rear fencing is required
- Side and rear fencing and returns must be 1.8m high except were tapering down to meet Estate Fencing
- The only materials permitted for side and rear fencing are;
  - Capped Good Neighbour natural timber fencing
  - Colorbond fencing in the colour 'Jasper'

#### Side fencing returns

- Side fences must return to the side of the house
- The return fences must be setback a minimum of 1m from the front face of the house
- The only permitted material for fence returns is 1.8m high capped Good Neighbour natural timber fence, with the Gate to match return fencing
- Town Home - side returns can be flush with walls - no setback required

Refer to Figures A, B, C, D, E, F, H, J, K, L and M

### 8.7 LANEWAY FENCING

- Laneway Fencing is to be 1.8m high capped Good Neighbour natural timber fence & must contain a gate for rear access
- Town Home (Lot 154 fence return is setback 1m behind front wall)

Refer to Figures D, E, F, I, J and M

### 8.8 LETTERBOXES

- Located as required by Australia Post
- Rendered Masonry, or High Quality Proprietary Letterboxes
- In a design and colour to match the house (except within the estate fencing)

#### The following will not be permitted

- Timber post letter boxes

#### On lots with Estate Fencing

- Builder must provide a letterbox that is integrated into the fence

#### On Studio / Dual Occupancy Lots

- Both letterboxes must be located together on the Primary street frontage

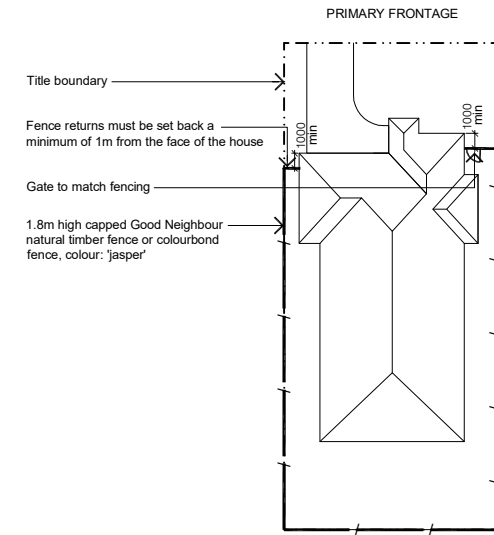
### 8.9 PRIVACY

Privacy of neighbouring blocks must be considered.

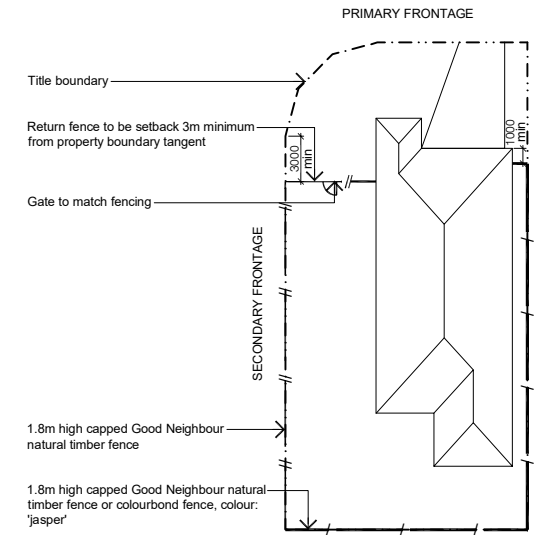
- Private open space must be obscured or screened where a direct view is available into the private open space of an adjoining dwelling
- Screening of windows is required where these overlook directly into a neighbouring property's private open space
- Screens must be in compliance with the Logan House, Group Dwelling and Caretakers Dwelling Code and Intrapac Greenbank Development Code
- Screening of windows is required where these overlook the neighbouring window of habitable room

### 8.10 ENCLOSURES ON ATTACHED LOTS

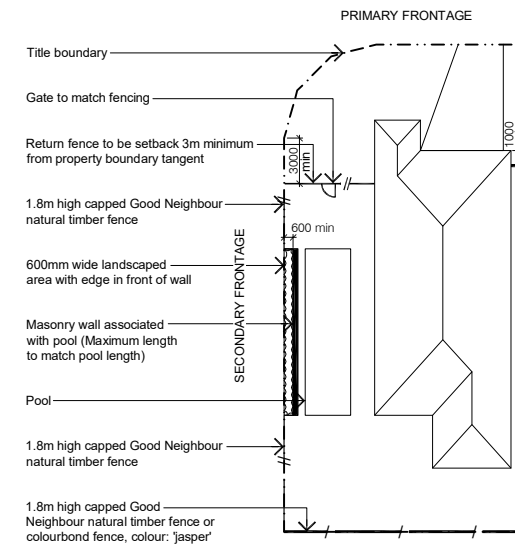
- Street facing enclosures are subject to special DAP approval
- Must contain special decorative detail
- Standard Lots only - may not be approved on Corner Lots



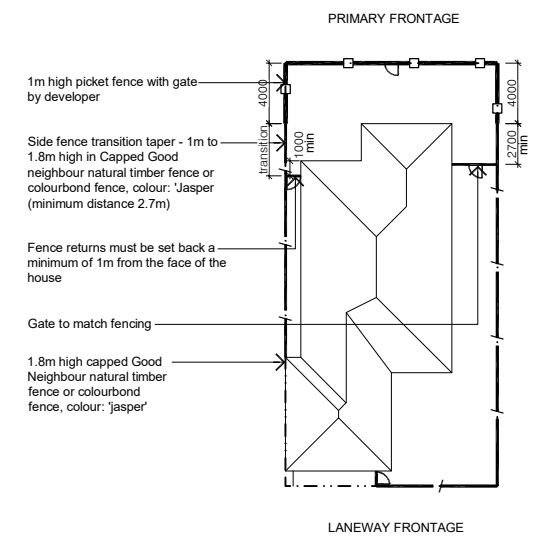
**A** STANDARD LOT FENCING  
SCALE - 1:500 at A4



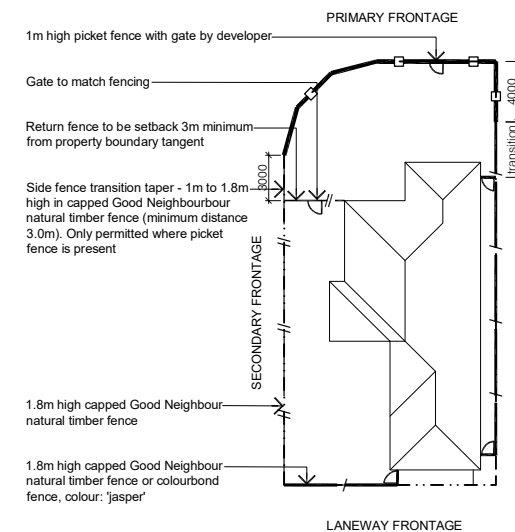
**B** CORNER LOT FENCING (WITHOUT POOL)  
SCALE - 1:500 at A4



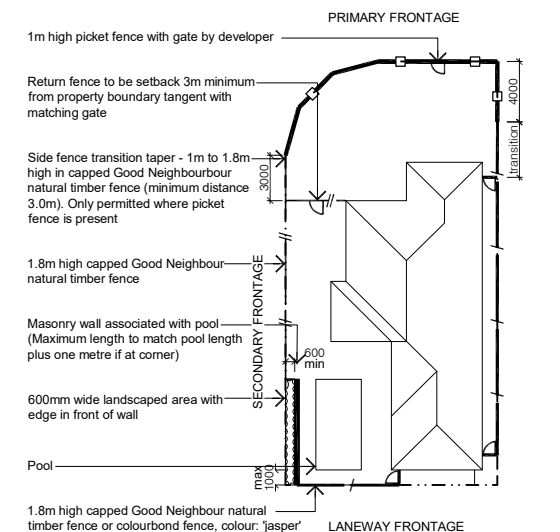
**C** CORNER LOT FENCING (WITH POOL)  
SCALE - 1:500 at A4



**D** LANEWAY STANDARD LOT FENCING  
SCALE - 1:500 at A4

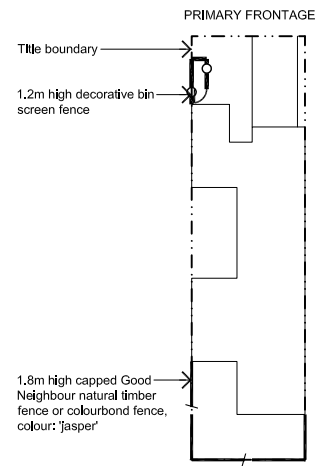


**E** LANEWAY CORNER LOT FENCING (WITHOUT POOL)  
SCALE - 1:500 at A4



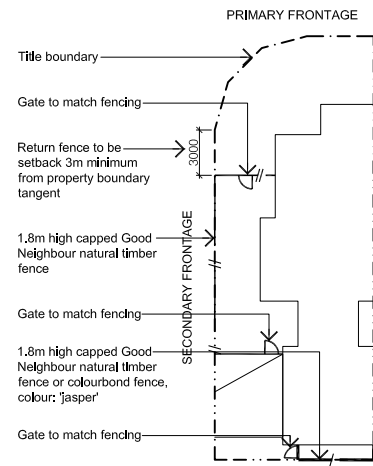
**F** LANEWAY CORNER LOT FENCING (WITH POOL)  
SCALE - 1:500 at A4





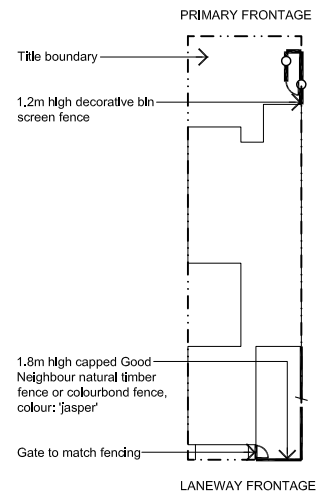
**G** ATTACHED STANDARD LOT FENCING

SCALE - 1:500 at A4



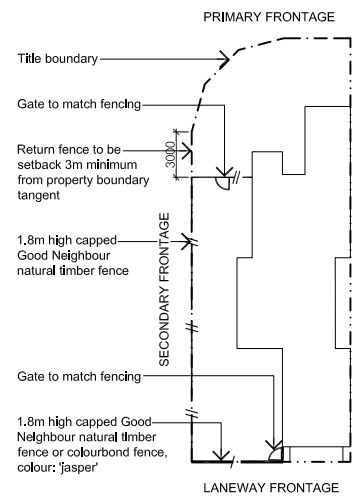
**H** ATTACHED CORNER LOT FENCING

SCALE - 1:500 at A4



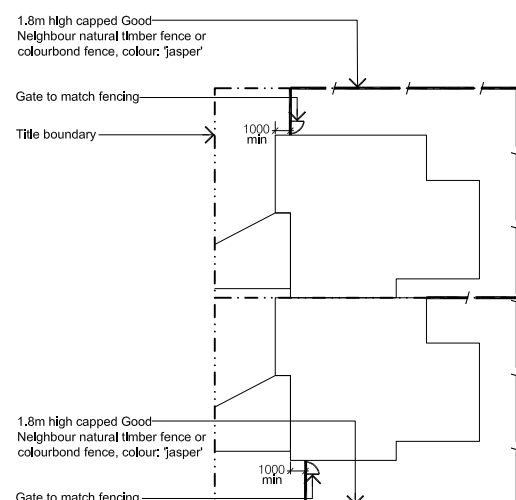
**I** ATTACHED STANDARD LOT LANEWAY FENCING

SCALE - 1:500 at A4



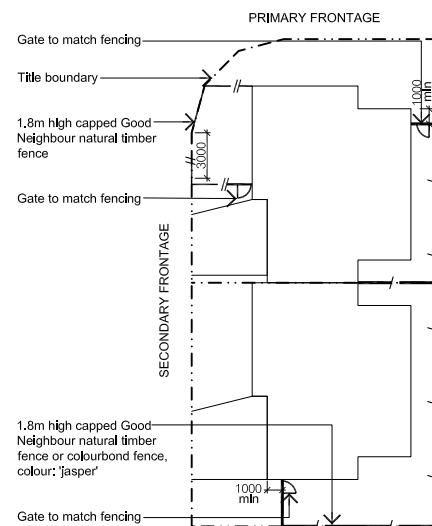
**J** ATTACHED CORNER LOT LANEWAY FENCING

SCALE - 1:500 at A4



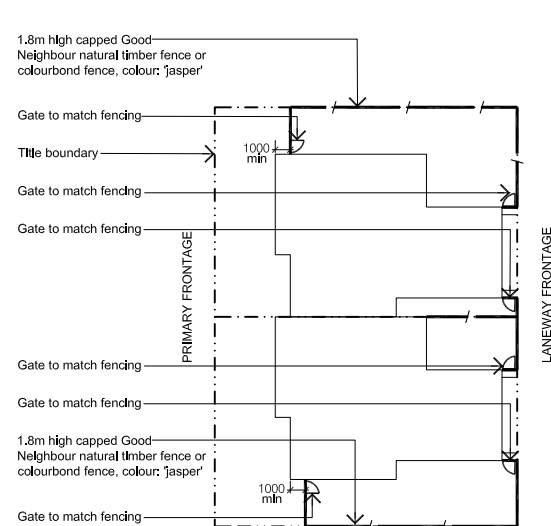
**K** STANDARD TOWNHOME LOT FENCING

SCALE - 1:500 at A4



**L** CORNER TOWNHOME LOT FENCING

SCALE - 1:500 at A4



**M** LANEWAY TOWNHOME LOT FENCING

SCALE - 1:500 at A4

# 9 LANDSCAPING GUIDELINES





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## 9 LANDSCAPING GUIDELINES

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### 9.1 LANDSCAPING INTRODUCTION

Buyers are required to provide landscaping to the front of their properties, and strongly encouraged to provide landscaping to the entire block.

- Landscaping design plans must be submitted for approval as part of the application for approval by the DAP
- Front landscaping must be completed within 6 months of the Certificate of Occupancy being issued

Below are requirements and important considerations to assist buyers and their landscape designers to prepare their designs.

### 9.2 DESIGN CONSIDERATIONS

The implementation of sustainable landscape design in each residential allotment will contribute significantly to the sustainability of Harvest Rise as a whole.

#### Residential landscape design must consider:

- Species with low water requirements
- Rainwater capture and re-use is highly encouraged
- Indigenous species adapted to local environmental conditions
- Solar access and shade throughout the seasons
- Limiting areas of traditional lawn which require on-going watering, and including alternatives to lawn areas such as gravels, sands and grass substitute plants
- Mulch use to reduce water loss and suppress weeds
- Soil type and drainage
- Activity spaces such as courtyards and barbeque areas
- Opportunities to utilise planting for privacy and screening

The most important factor in creating cohesive and attractive open spaces is high quality landscape plantings and treatments. The quality of landscaping has substantial importance in maintaining home values. Landscaping also softens the appearance of architectural elements and helps to visually connect them with the surrounding environment. When gardens are comfortable and function as an extension of living spaces within the home, they are likely to be better utilised and maintained, providing a stronger sense of connection to the wider landscape and community.

The above items must be considered in planning landscaping. For further information on what must be included in the landscaping design, refer to Section 9.6 Mandatory Landscaping Requirements

### 9.3 COMPOSTING

A compost facility to recycle garden and kitchen waste is encouraged.

- A suitable location for a 220L minimum size compost bin must be nominated on the landscape plan
- Located within the backyard or service area
- Located with easy access and placed on bare ground

### 9.4 PLANT SPECIES

Local indigenous species are encouraged as they contribute to the unique environmental setting and will encourage birds and other native wildlife to inhabit the area. In addition to indigenous species, the following recommended species may assist.

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## 9 LANDSCAPING GUIDELINES

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### 9.5 MANDATORY LANDSCAPE REQUIREMENTS

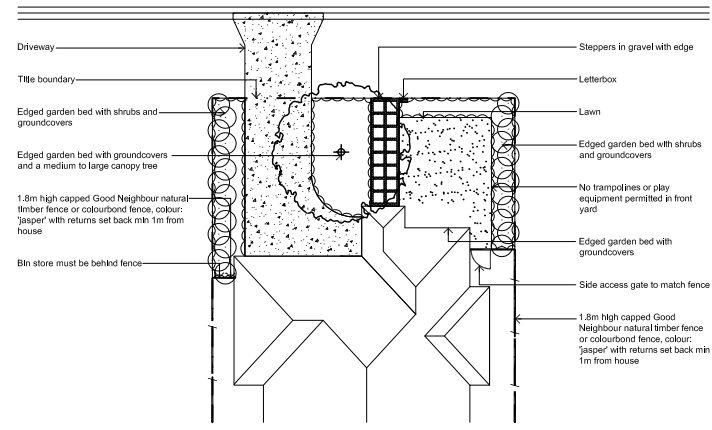
#### Mandatory Landscaping Requirements

- At least one medium to large canopy tree must be planted in the front yard of each lot
- Refer to Plant Species List
- The tree must have/be
  - A minimum pot size of 25 litres (300mm), and
  - Minimum height of 1.5m at the time of planting, and
  - And must be planted in a edged garden bed
  - Planted to avoid services such as communications, gas, water and electricity
- Front yards
  - Must include a minimum of 25% planted garden bed
  - With turf only are not permitted
  - Maximum of 30% of the front yard must be treated with turf
- Front landscaping must be completed within 6 months of the Certificate of Occupancy being issued

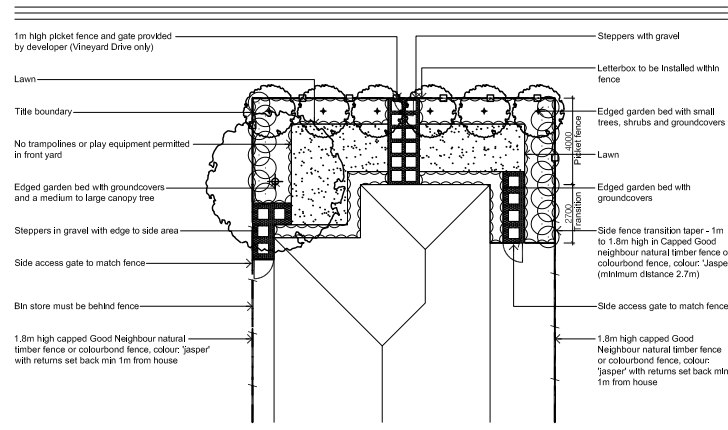
- Impervious surfaces (i.e. concrete, paving or decking) must total less than 40% of the total landscaped (outdoor) area of the lot
- Plants must be selected from the plant species list, these are mainly drought tolerant and native species, to foster local wildlife and reduce irrigation
- Planting for privacy and screening must include an appropriate selection of shrubs and creepers
- Tree plantings must be positioned to provide summer shade and allow winter sun penetration into the house and garden areas
- Refer Figures below for further detail of requirements for each lot type
- In the case that landscape plan is not adequate or not submitted, the default requirement is as per Figures on page 43.
- Attached Lots & Townhome Lots must provide additional landscaping as per Figures on page 43.



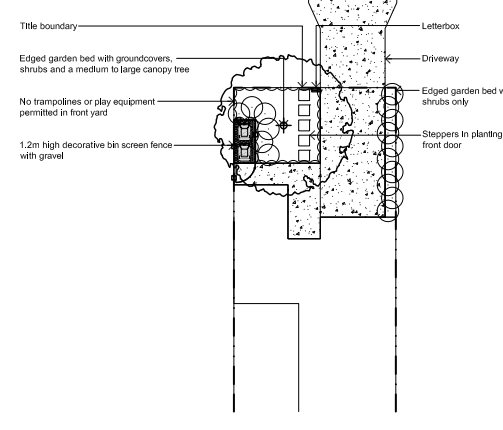
# 9 LANDSCAPING GUIDELINES



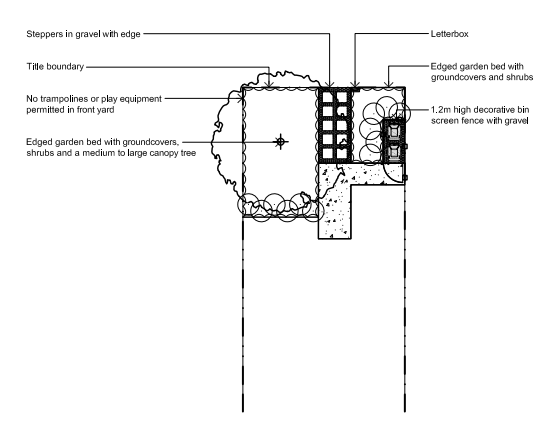
**A** STANDARD LOT FRONT YARD  
SCALE - 1:350 at A4



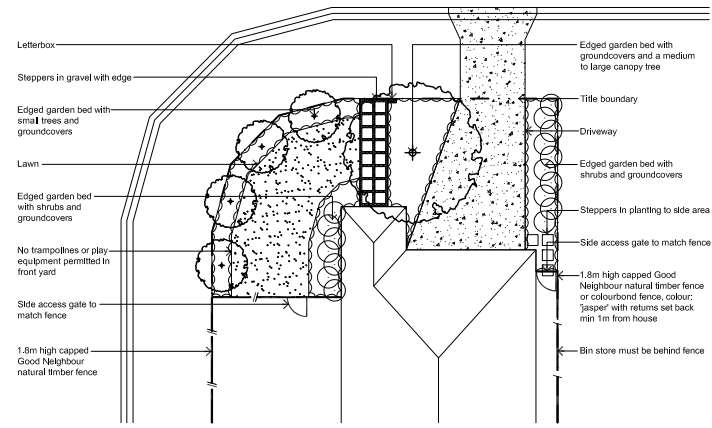
**B** LANEWAY STANDARD LOT FENCING  
SCALE - 1:350 at A4



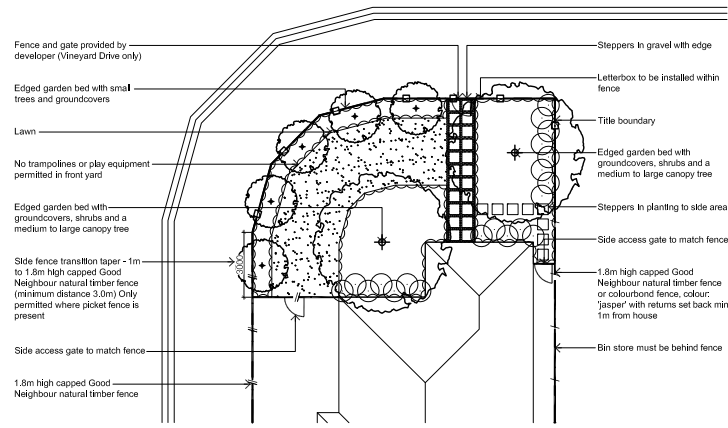
**E** ATTACHED STANDARD FRONT YARD  
SCALE - 1:350 at A4



**F** ATTACHED LANEWAY FRONT YARD  
SCALE - 1:350 at A4



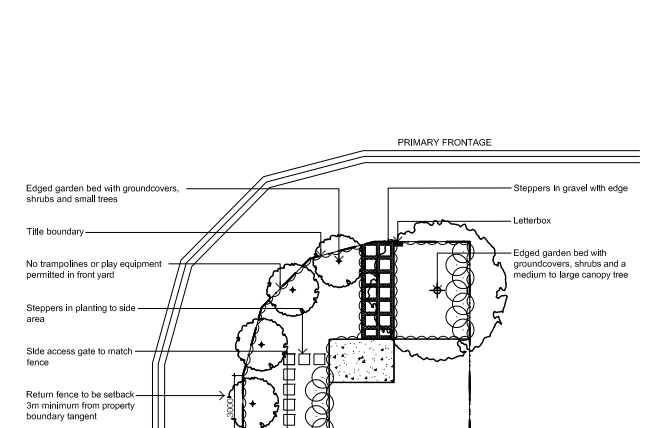
**C** CORNER LOT FRONT YARD  
SCALE - 1:350 at A4



**D** LANEWAY CORNER LOT FENCING  
SCALE - 1:350 at A4

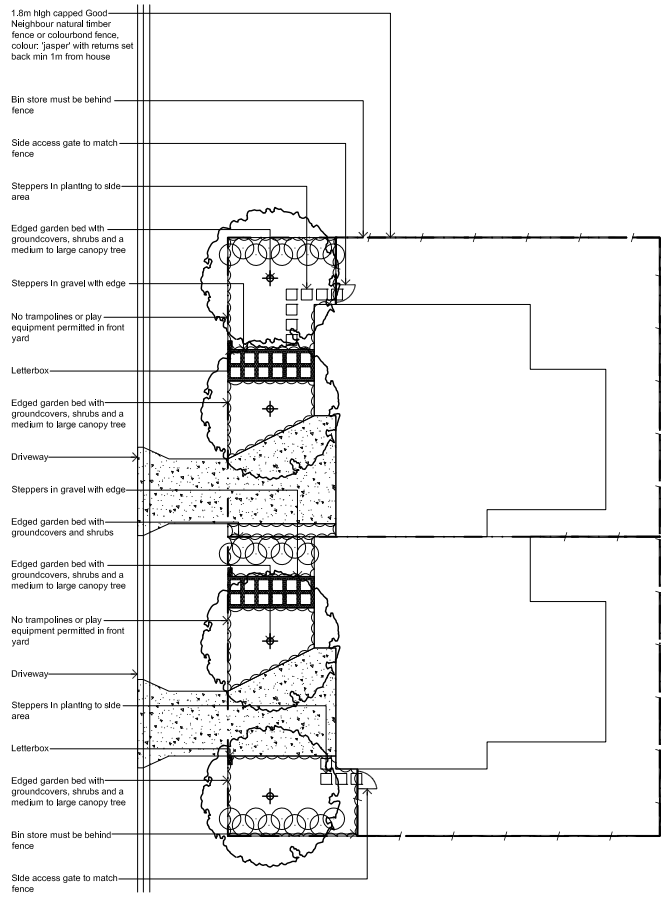


**G** ATTACHED CORNER LOT LANEWAY FRONT YARD  
SCALE - 1:350 at A4

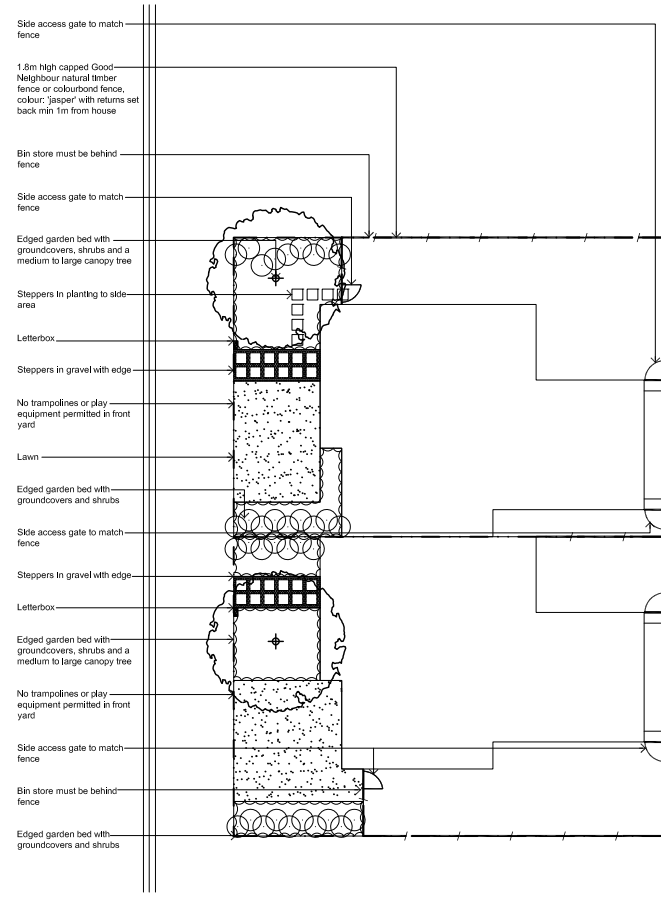


**H** ATTACHED CORNER LOT FRONT YARD  
SCALE - 1:350 at A4

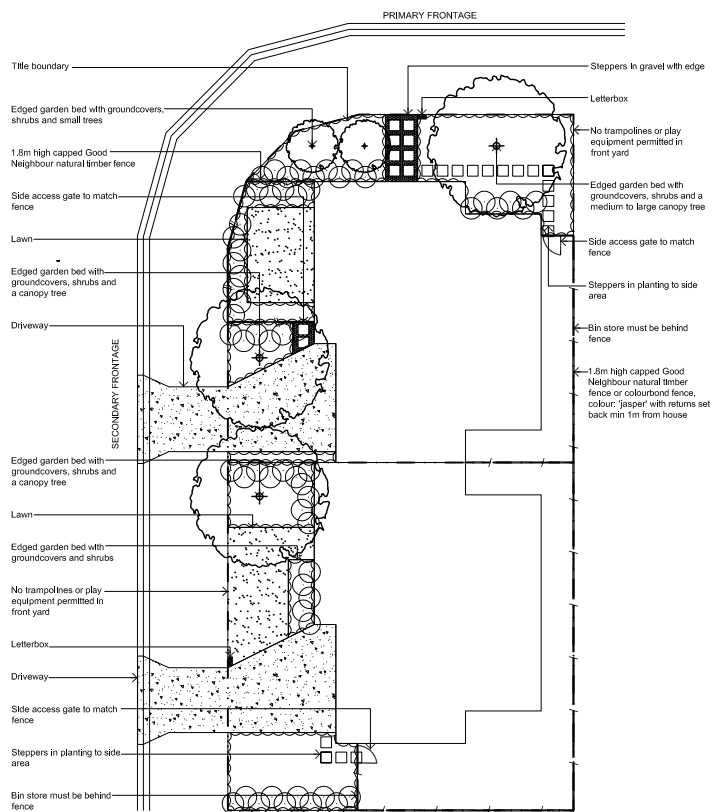




**1 STANDARD TOWNHOME LOT FRONT YARD**  
SCALE - 1:350 at A4



**J STANDARD LANEWAY TOWNHOME LOT FRONT YARD**  
SCALE - 1:350 at A4



**K CORNER TOWNHOME LOT FRONT YARD**  
SCALE - 1:350 at A4

## 9 LANDSCAPING GUIDELINES

### MANDATORY CANOPY TREES



**ACMENA HEMILAMPRA  
Blush Satinash**  
12m height x 8m spread  
Full sun to partial shade



**BUCKINGHAMIA CELSISSIMA  
Ivory Curl Tree**  
10m height x 6m spread  
Full sun to partial shade



**ELAEOCARPUS EUMUNDI  
Smooth Quandong**  
10m height x 5m spread  
Full sun



**LIBIDIBIA (CAESALPINIA)  
FERREA  
Leopard Tree**  
12m height x 8m spread  
Full sun



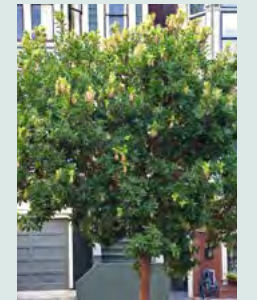
**ALLOXYLON FLAMMEUM  
Tree Waratah**  
10m height x 5m spread  
Full sun



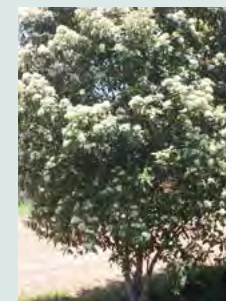
**CUPANIOPSIS  
ANACARDIODES  
Tuckeroo**  
8m height x 8m spread  
Full sun



**EVODIELLA MUELLERI  
Little Evodia**  
6m height x 4m spread  
Full sun to partial shade



**LOPHOSTEMON CONFERTUS  
Queensland Brush Box**  
15m height x 10m spread  
Full sun



**BACKHOUSIA CITRIODORA  
Lemon Myrtle**  
10m height x 5m spread  
Full sun to partial shade



**DELONIX REGIA  
Poinciana**  
8m height x 10m spread  
Full sun



**HARPULLIA PENDULA  
Tulipwood**  
10m height x 3m wide  
Full sun



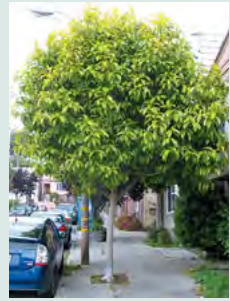
**MAGNOLIA GRANDIFLORA  
'LITTLE GEM'  
Dwarf Magnolia**  
6m height x 2.5m wide  
Full sun to partial shade

\*You must select a canopy tree from the list above.



## 9 LANDSCAPING GUIDELINES

### MANDATORY CANOPY TREES



**MICHELIA CHAMPACA**  
**Golden Michelia**  
10m height x 5m wide  
Full sun



**TRISTANIOPSIS LAURINA**  
**Water Gum**  
10m height x 5m spread  
Full sun to partial shade

**ACACIA FIMBRIATA**  
**Brisbane Wattle**  
6m height x 6m spread  
Full sun

**CASSIA SIAMEA**  
**Kassod Tree**  
10m height x 10m spread  
Full sun to partial shade

**COMMERSONIA BARTRAMIA**  
**Brown Kurrajong**  
9m height x 9m spread  
Full sun to partial shade

**DIPLOGLOTTIS CAMPBELLII**  
**Small-leaved Tamarind**  
9m height x 7m spread  
Full sun to partial shade

**HIBISCUS TILIACEUS**  
**Bronze Cottonwood**  
9m height x 4m wide  
Full sun

**HYMENOSPORUM FLAVUM**  
**Native Frangipani**  
10m height x 4m wide  
Full sun to partial shade

**MELALEUCA LINARIIFOLIA**  
**Snow in summer**  
10m height x 8m wide  
Full sun to partial shade

**MELICOPE ELLERYANA**  
**Pink Euodia**  
10m height x 3m wide  
Full sun to partial shade

**PELTOPHORUM PTEROCARPUM**  
**Yellow Poinciana**  
15m height x 10m wide  
Full sun

**SYZYGIUM FLORIBUNDUM**  
**Frangipani/Weeping Lilly Pilly**  
10m height x 5m wide  
Full sun to partial shade

**SYZYGIUM JAMBOS**  
**Malabar Plum**  
10m height x 10m wide  
Full sun

**TABEBUIA ARGENTEA**  
**Silver Trumpet Tree**  
8m height x 3m spread  
Full sun



**RANDIA FITZALANII**  
**Native Gardenia**  
10m height x 4m wide  
Partial shade



**WATERHOUSIA FLORIBUNDA**  
**Weeping Lilly Pilly**  
12m height x 10m spread  
Full sun to partial shade



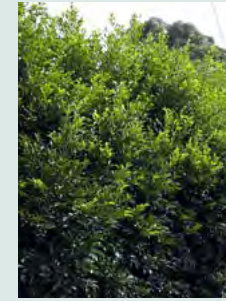
**TABEBUIA ROSEA**  
**Pink Trumpet Tree**  
10m height x 6m spread  
Full sun



**XANTHOSTEMON CHRYSANTHUS**  
**Golden Penda**  
12m height x 5m spread  
Full sun to partial shade

## 9 LANDSCAPING GUIDELINES

### REQUIRED PLANT SPECIES - LARGE AND MEDIUM SHRUBS



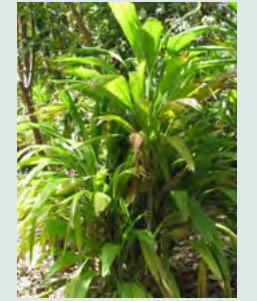
**ACMENA SMITHII**  
**Lilly Pilly**  
0.6m height x 1.0m spread  
Full sun to partial shade



**BANKSIA ROBUR**  
**Swamp banksia**  
2.5m height x 2m spread  
Full sun to partial shade



**CARISSA MACROCARPA**  
**'DESERT STAR'**  
**Natal Plum**  
2m height x 2m spread  
Full sun to partial shade



**CORDYLINAE PETIOLARIS**  
**Broad leaved Palm Lily**  
5m height x 3m spread  
Partial shade



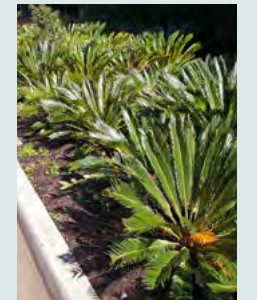
**ALPINIA ZERUMBET**  
**Shell Ginger**  
2m height x 1.5m spread  
Full sun to partial shade



**CALLISTEMON 'EUREKA'**  
**Eureka Bottlebrush**  
4m height x 2.5m spread  
Full sun



**CRINUM PEDUNCULATUM**  
**Spider lily**  
2.5m height x 2.5m wide  
Full sun to partial shade



**CYCAS REVOLUTA**  
**Sago Palm**  
3.5m height x 2.0m wide  
Full sun to partial shade



**BAECKEA VIRGATA**  
**Twiggy heath myrtle**  
3m height x 3m spread  
Partial shade



**CALLISTEMON 'GREAT BALLS OF FIRE'**  
**Bottlebrush**  
1.75m height x 1.75m spread  
Full sun



**CORDYLINAE AUSTRALIS**  
**'RED SENSATION'**  
**Red Cabbage Tree**  
3m height x 2m wide  
Full sun to partial shade



**DORYANTHES EXCELSA**  
**Giant Spear Lily**  
2.5m height x 2.5m wide  
Full sun to partial shade



## 9 LANDSCAPING GUIDELINES

### REQUIRED PLANT SPECIES - LARGE AND MEDIUM SHRUBS



**DRACAENA DRACO**  
**Dragon Tree**  
6m height x 4m spread  
Full sun



**MURRAYA PANICULATA**  
**Mock Orange**  
3.0m height x 3.0m spread  
Full sun to partial shade



**SYZYGIUM AUSTRALE**  
**Lilly Pilly**  
1.2m height x 1.0m spread  
Full sun

**ALPINIA CAERULEA RED**  
**Native Ginger Redback**  
3m height x 1.5m spread  
Partial shade

**CALLISTEMON 'KINGS PARK SPECIAL'**  
**Bottlebrush**  
5m height x 4m spread  
Full sun

**GREVILLEA 'HONEY GEM'**  
**Grevillea**  
4m height x 3m spread  
Full sun

**HAKEA SERICEA**  
**Silky Hakea**  
2.0m height x 2.0m spread  
Full sun to partial shade

**HIBISCUS RUTH WILCOX**  
**Hibiscus**  
3.0m height x 3.0m spread  
Full sun

**LOROPETALUM CHINENSE**  
**Fringe flower**  
2.0m height x 1.5m spread  
Full sun to partial shade

**MELASTOMA AFFINE**  
**Native Lasiandra**  
2.0m height x 1.0m spread  
Partial shade

**STRELITZIA REGINAE**  
**Bird of Paradise**  
1.6m height x 2m spread  
Full sun to partial shade

**SYZYGIUM CASCADE**  
**Lillypilly**  
5m height x 2m spread  
Full sun to partial shade



**HOVEA ACUTIFOLIA**  
**Purple Pea Bush**  
2.0m height x 2.0m spread  
Partial shade



**PLUMERIA OBTUSA**  
**Frangapani**  
8m height x 7m wide  
Full sun to partial shade



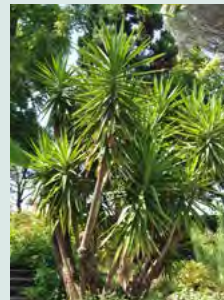
**WESTRINGIA FRUTICOSA**  
**Coastal Rosemary**  
2m height x 4m spread  
Full sun to partial shade



**LEPTOSPERMUM PETERSONII**  
**Lemon-Scented Tea Tree**  
3.0m height x 3.0m spread  
Full sun to partial shade



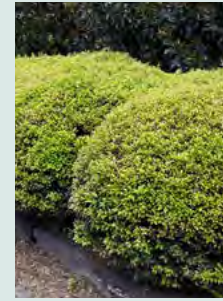
**STRELITZIA JUNCEA**  
**Narrow leaved Bird of Paradise**  
2m height x 2m spread  
Full sun to partial shade



**YUCCA ELEPHANTIPES**  
**Giant/spinless Yucca**  
9m height x 3m spread  
Full sun to partial shade

## 9 LANDSCAPING GUIDELINES

### REQUIRED PLANT SPECIES - SMALL SHRUBS



**ACMENA SMITHII 'ALLYNS MAGIC'**  
**Lilly Pilly**  
0.6m height x 1.0m spread  
Full sun to partial shade



**BANKSIA SPINULOSA 'BIRTHDAY CANDLES'**  
**Dwarf Banksia**  
0.6m height x 1.2m spread  
Full sun to partial shade



**CASUARINA GLAUCA 'COUSIN IT'**  
**Dwarf She Oak**  
0.3m height x 1.0m spread  
Full sun to partial shade



**IXORA CHINENSIS**  
**Jungle Flame**  
1.2m height x 1m spread  
Full sun to partial shade



**AGAVE ATTENUATA**  
**Century Plant**  
0.8m height x 0.8m spread  
Full sun to partial shade



**BUXUS MICROPHYLLA VAR. JAPONICA**  
**Japanese Box**  
1.5m height x 1.5m spread  
Full sun to partial shade



**GARDENIA AUGUSTA 'RADICANS'**  
**Rock Gardenia**  
0.5m height x 1.0m spread  
Full sun to partial shade



**JUNIPERUS HORIZONTALIS**  
**Creeping Juniperus**  
0.5m height x 3m spread  
Full sun to partial shade



**AUSTROMYRTUS INOPHLOIA 'BLUSHING BEAUTY'**  
**Sweet Sanderberry**  
1.5m height x 1.4m spread  
Partial shade



**CALLISTEMON VIMINALIS 'LITTLE JOHN'**  
**Dwarf Bottlebrush**  
0.8m height x 1m spread  
Full sun to partial shade



**GREVILLEA 'ROBYN GORDON'**  
**Grevillea**  
1.5m height x 1.5m spread  
Full sun



**LEPTOSPERMUM POLYGALIFOLIUM**  
**Yellow Tea Tree**  
0.8m height x 1.5m spread  
Full sun to partial shade



## 9 LANDSCAPING GUIDELINES

### REQUIRED PLANT SPECIES - SMALL SHRUBS



**PHILODENDRON 'XANADU'**  
**Compact Philodendron**  
0.8m height x 0.8m spread  
Full sun to partial shade



**MELALEUCA THYMIFOLIA**  
**Thyme Honey Myrtle**  
1.5m height x 3m spread  
Full sun to partial shade



**SYZYGIUM AUSTRALE**  
**'TINY TREV'**  
**Tiny Trev Lilly Pilly**  
1.2m height x 1.0m spread  
Full sun



**PHYLLANTHUS MYRTIFOLIUS**  
**Mousetail Plant**  
0.6m height x 1.0m spread  
Full sun to partial shade



**PHILODENDRON**  
**'ROJO CONGO'**  
**Red Philodendron**  
0.8m height x 1m spread  
Partial to full shade



**ZAMIA FURFURACEA**  
**Cardboard Palm**  
1.0m height x 1.8m spread  
Full sun to partial shade



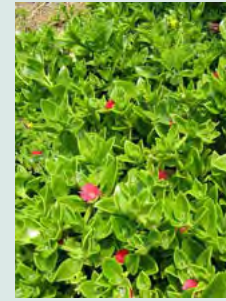
**MELALEUCA LINARIIFOLIA**  
**'CLARET TOPS'**  
**Honey Myrtle**  
1.5m height x 1m spread  
Full sun to partial shade



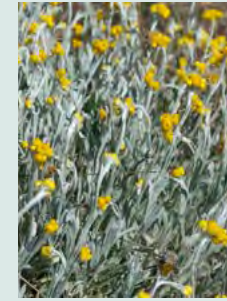
**RHAPHIOLEPIS**  
**'APPLE BLOSSOM'**  
**Apple Blossom Hawthorn**  
1.0m height x 1.0m spread  
Full sun to partial shade

## 9 LANDSCAPING GUIDELINES

### REQUIRED PLANT SPECIES - GROUNDCOVERS, CLIMBERS AND TUFTING



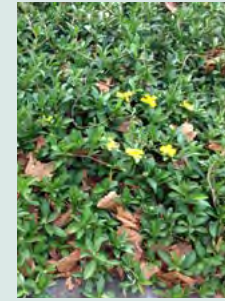
**APTENIA CORDIFOLIA**  
**Heartleaf Ice Plant**  
0.2m height x 1.0m spread  
Full sun



**CHRYSOCEPHALUM**  
**APICULATUM**  
**Yellow Buttons**  
0.6m height x 1m spread  
Full sun



**GREVILLEA 'COOROORA**  
**CASCADE'**  
**Cooroora Cascade**  
0.5m height x 3m spread  
Full sun



**HIBBERTIA SCANDENS**  
**Guinea Vine**  
0.5m height x 1.5m spread  
Full sun to partial shade



**BRACHYSCOME MULTIFIDA**  
**Cut-leaf Daisy**  
0.4m height x 0.6m spread  
Full sun to partial shade



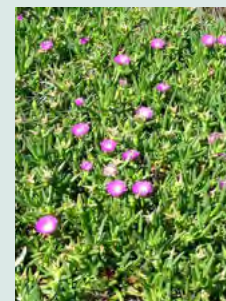
**DIANELLA REVOLUTA**  
**Blue Flax Lily**  
1m height x 1.5m spread  
Full sun to partial shade



**GREVILLEA LANIGERA**  
**'MT TAMBORITHA'**  
**Grevillea**  
0.3m height x 1.5m spread  
Full sun to partial shade



**LIRIOPE MUSCARI**  
**'EVERGREEN GIANT'**  
**Giant Liriope**  
0.6m height x 0.5m spread  
Full sun to partial shade



**CARPROBROTUS GLAUCESCENS**  
**Pigface**  
0.2m height x 2.0m spread  
Full sun to partial shade



**DIETES GRANDIFLORA**  
**Wild Iris**  
1.5m height x 1m spread  
Full sun to partial shade



**HARDENBERGIA VIOLACEA**  
**Native Sarsparilla**  
0.5m height x 1.5m spread  
Full sun to partial shade



**MYOPORUM PARVIFOLIUM**  
**Creeping Boobialla**  
0.5m height x 2m spread  
Full sun



## 9 LANDSCAPING GUIDELINES

### REQUIRED PLANT SPECIES - GROUNDCOVERS, CLIMBERS AND TUFTING



**PANDOREA JASMINOIDES**  
**Bower Vine**  
0.3m height x 3m spread  
Full sun to partial shade



**RUSSELIA EQUISETIFORMIS**  
**Coral Plant**  
1.0m height x 4.0m spread  
Full sun



**VIOLA HEDERACEA**  
**Native Violet**  
0.2m height x 2m spread  
Partial to full shade

**ARTHROPODIUM CIRRATUM**  
**NZ Rock Lily**  
0.6m height x 0.6m spread  
Full sun to partial shade

**GREVILLEA 'BRONZE RAMBLER'**  
**Dwarf Grevillea**  
0.3m height x 4m spread  
Full sun

**LOMANDRA HYSTRIX**  
**Riverine Mat Rush**  
1.5m height x 1.5m spread  
Full sun to partial shade

**LOMANDRA LONGIFOLIA**  
**Spiny-head Mat Rush**  
1.5m height x 1.3m spread  
Full sun to partial shade

**OPHIPOGON INTERMEDIUS**  
**'STRIPEY WHITE'**  
**Variiegated Mondo Grass**  
0.45m height x 0.45m spread  
Full sun to partial shade

**RHOEO DISCOLOR**  
**Dwarf Moses-In-The-Cradle**  
0.3m height x 0.5m spread  
Full sun to partial shade

**SCAEVOLA AEMULA**  
**Fairy Fan-flower**  
0.5m height x 1.5m spread  
Full sun to partial shade

**THEMEDA TRIANDRA**  
**Kangaroo Grass**  
1.5m height x 0.75m spread  
Full shade to partial shade

**TRACHELOSPERMUM JASMINOIDES 'TRICOLOUR'**  
**Variiegated Star Jasmine**  
0.5m height x 3m spread  
Full sun to partial shade



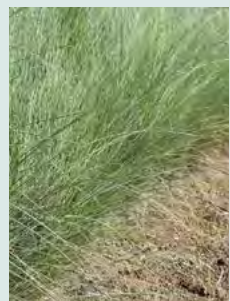
**PATERSONIA SERICEA**  
**Silky Purple Flag**  
0.3m height x 0.3m spread  
Full sun to partial shade



**TRACHELOSPERMUM JASMINOIDES**  
**Star Jasmine**  
0.5m height x 3m spread  
Full sun to partial shade



**XANTHORRHOEA GLAUCA**  
**Grass Tree**  
2.0m height x 1m spread  
Full sun to partial shade



**POA LABILLARDIEREI**  
**Tussock Grass**  
0.8m height x 0.8m spread  
Full sun to partial shade



**TULBAGHIA VIOLACEA**  
**Society Garlic**  
0.6m height x 0.7m spread  
Full shade



**ZEPHYRANTHES CANDIDA**  
**White Storm Lily**  
0.25m height x 0.35m spread  
Full sun to partial shade

## 9 LANDSCAPING GUIDELINES

### EP.11 LANDSCAPE PROPERLY

The benefits of a planned landscape around your new home can be measured on many levels. Not only does landscaping add value to your home, but considered and well planned landscapes can add to the daily quality of your life and improve the function of your home.

Use plants to create shade; provide improved privacy and in the case of sub-tropical Queensland, create cool outdoor rooms that become an extension of your home. Trees can shade certain areas of your garden and provide protection from hot afternoon / western sun. While strategically placed planting can assist to direct air flow as well as cool hot breezes before entering the house.

The use of locally native or indigenous species is encouraged, as these plants are best suited to the local environment and are more likely to grow faster, look more healthy and require less ongoing maintenance. Using local species is also good for local wildlife.

Consider how to shade exposed north walls with taller canopy trees, clear trunks and low level planting to allow cooler southerly breezes through. Protect east and west facing walls with shade from mixed height plantings. Use vegetation or shade structures (pergolas or shade sails) associated with paving and driveways to reduce radiating heat and glare.

The following landscape guidelines and plant species recommendations have been prepared to assist new home owners develop their landscape treatments to ensure an integrated outcome for each home.



# 10 ANCILLARY STRUCTURES, ADDITIONS AND EXTENSIONS, COMPLETION



# 10 ANCILLARY STRUCTURES, ADDITIONS AND EXTENSIONS, COMPLETION

## AIR CONDITIONERS

Air Conditioners must be located

- Out-of-sight from neighbouring lots and streets,
- In such a way to minimise noise intrusion

## SOLAR PANELS

Solar panels must

- Be located on the roof and integrated into the architecture
- NOT be unduly visible from the street
- NOT be supported on frames (except if visibility is from laneway only)
- NOT have Associated water storage tanks unduly visible from the street

## ANTENNAE / SATELLITE DISHES

- Antennae must be unobtrusive and be located at the rear of the dwelling away from primary and secondary frontages
- Satellite dishes must be located below the ridgeline and coloured to match the roof finish

## MISCELLANEOUS SERVICES / ANCILLARY EQUIPMENT

- Clotheslines, hot water systems, gas systems, refuse and recycling bins, compost bins, pool filters and pumps and any other ancillary equipment must be located out-of-sight from the street and neighbouring lots
- Lots with Estate Fencing must locate and screen all refuse bins & ancillary equipment so that these are not visible from Vineyard Drive

## RECREATIONAL EQUIPMENT/ TRAMPOLINES / PLAYGROUNDS EQUIPMENT

- Are not permitted to the front yard of lots on Vineyard Drive
- Are not permitted to the street front yard of dual frontage lots
- Rear yards & courtyards must be designed to accommodate play equipment

## LETTERBOXES

- Refer to section 8.7

## GARDEN SHEDS

- Sheds must be located at the rear of the lot and must be no higher than the fence line
- Sheds must be in accordance with the Queensland Development Code (QDC), Logan City Council (LCC) requirements, and any Bushfire Hazard requirements - Refer Figure 3.3.1
- Colours to be unobtrusive and are to match the house or fencing

## VEHICLES

- Caravans, trailers, boats, jetskis or recreation vehicles must be stored within garages or carports or must be screened from view

## POOLS

- Owners or builders are responsible for obtaining all required approvals for the construction of a pool
- Refer Section 8 for fencing requirements for Corner Lots with swimming pools



# 11 SUBMISSION CHECKLIST



# 11 SUBMISSION CHECKLIST

The buyer must submit to the DAP and the seller the final working drawings and specifications, before the buyer or their builder apply for building approval.

Please go through this list and ensure that you have ALL the elements provided for in your submission.

## DESIGN ELEMENTS

- SITE WORKS**
  - Earthworks are clearly indicated & approved by registered engineer
- ROOF FORM, MATERIALS AND COLOURS**
  - Roof is articulated & interesting
  - Acceptable materials and colours selected
  - Solar panel location
- WALL MATERIALS AND COLOURS**
  - Visible elevations are simple and modern
  - Acceptable colours & materials selected, including front door.
  - Complete Digital Colour Board provided (list of colours is not acceptable)
  - Or fully annotated street front elevation.
  - Incomplete will require re-submission
- DWELLING ENTRIES**
  - Entry is clearly indicated & integrated into design
- DWELLING AREA**
  - Dwelling areas are shown on plans
- VINEYARD DRIVE PRECINCT**
  - 2 storey minimum dwelling height
- HEIGHT**
  - Proposed dwelling does not exceed height of 8.5m above finished floor level
- SITE COVER**
  - Calculations clearly indicate compliance with Logan City Council definition and these Guidelines
- PRIVATE OPEN SPACE**
  - Calculations clearly indicate compliance with Logan City Council Code
- ORIENTATION**
  - Passive solar design principles have been considered
- GARAGES AND CARPORTS**
  - Compliance with garage requirements, relating to parking spaces, garage width, door colour / materials and door type & screen type is clearly indicated
  - Zero Lot Line Garages (acceptable to lots shown on Neighbourhood Plan only)
  - QDC compliance & Copy of Siting Variation Approval is attached
- DRIVEWAYS AND CROSSOVERS**
  - Crossover is located as per Disclosure Plan, acceptable material selected
  - Plans clearly show that the plain concrete footpath take precedent over the driveway
- ENERGY EFFICIENCY**
  - Energy Efficiency Report, required for building approval, is attached and shows 6 star achievement without concessions

## SETBACKS

- Dimensions clearly indicate compliance**
  - Boundary Setbacks
  - Private Open Spaces – (POS)
  - Maximum Wall Length on Zero Lot Line
  - NCC/BCA requirements – for ZLL & eaves within setbacks

## FENCING AND PRIVACY

- STREET**
  - Proposal does not include front fence
- SECONDARY**
  - Calculations clearly indicate compliance with extent and transparency
  - Capped Good Neighbour Natural Timber Fence

## SIDE & REAR

- Fencing is 1.8m high
- Colourbond Jasper or capped Good Neighbour Natural Timber Fence

## PRIVACY

- Screens comply with Logan City Council Code

## LANDSCAPING

### DESIGN CONSIDERATIONS

- Landscape Plan provided, and design is considered
- Key Points addressed clearly (not hand sketched)
- 1 x Med/Large Tree to primary frontage
- Height of tree confirmed
- Fencing/Screening is provided where required
- Impervious Surfaces limited
- Drought tolerant species selected
- Location nominated for a 220L minimum compost bin
- Minimum 750mm landscaping between driveway and side boundary
- Front landscaping that is turf only will not be accepted
- Maximum 30% of frontyard to be turf
- Planter bed 25% of front landscaping

### ANCILLARY STRUCTURES

- Structures/services (must be out-of-sight) air conditioners, solar panel's, antennae/satellite dishes, service yards

### LETTERBOXES

- Letterbox in approved style
- Letterbox is masonry or high quality proprietary item (not timber post)
- Located as required by Australia Post

### POOL

- Owner and Builder are responsible for all required approvals

### BUILDING

- Contract price (for internal project market research purposes only)



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# APPLICATION FORM

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## OWNER DETAILS

Lot Number ..... Street .....

Name/s .....

Contact Number/s ..... Email .....

Postal Address .....

## BUILDER DETAILS

Company ..... Contact Person .....

Contact Number/s ..... Email .....

Postal Address .....

## APPLICANT DETAILS (IF DIFFERENT FROM ABOVE)

Company ..... Contact Person .....

Contact Number/s ..... Email .....

Postal Address .....

## ATTACHED:

- Site plan
- Floor plan
- Elevations
- External colours & materials
- Fencing detail noted
- Sustainability compliance report  
- without concessions
- Landscape plan
- Checklist

**SUBMITTED BY:**

**Name** .....

**Date** .....

### Design Assessment Panel (DAP)

E: [dap@harvestrise.com.au](mailto:dap@harvestrise.com.au)

Submission instructions provided in Sections 4.1, 4.2 and 4.3 of this document.



**DISCLAIMER:** Images and plans are intended to be a visual aid and some images may not necessarily depict the actual development or buildings. Images of homes may include examples of upgrade items and other items not supplied by builders, such as landscaping, water features, pools, pool fences, decorative lighting, and furniture. Intrapac Queensland Pty Ltd gives no warranty as to the accuracy or sufficiency of any information provided, which is subject to change without notice. Prospective purchasers must make their own enquiries and seek independent legal advice prior to purchase. Refer to Intrapac Queensland Pty Ltd's other marketing material and contracts of sale for more information. 13163.



**A LIFE THAT HAS IT ALL**  
**BY INTRAPAC PROPERTY**



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