

Design Guidelines

1. Detached House Lots

General

- All development is to be undertaken generally in accordance with the:
 - (i) Approved Plan of Development
 - (ii) Reconfiguration of a Lot Approval and relevant conditions.

A. Setbacks – In accordance with Table A-B-Setback Tables

- Front setbacks are to be in accordance with table 9.3.1.5 'Setbacks' in the MBRC Planning Scheme. Please refer to setback table-A.
- Side and rear boundary setbacks are to be in accordance with the Queensland Development Code for lots under 450m² and over 450m². Please refer to the setback table- B.

B. Building Form & Elements

- (a) Identical Façade Assessment
 - (i) Dwellings with identical facades must be separated by a minimum of 3 house lots in any direction of the original lot.
- (b) Materials and Colours
 - (i) A minimum of 2 colours and 2 materials are required to all facades visible from the street frontage.
 - (ii) Buildings must not be constructed of common face brick or second hand materials.
 - (iii) Mobile homes are not permitted
- (c) Letter boxes must complement or match the main body colour of the dwelling.
- (d) Light weight infill materials should be textured where visible from public areas.
- (e) Corner allotments
 - (i) On corner lots and lots adjoining public reserves all visible walls must be detailed in the same manner as the front façade, as a minimum a window of at least 1.5 m² must remain visible to activate the secondary street frontage.
- (f) Services and Ancillary items
 - (i) Including but not limited to, sheds, antennae, ground and wall mounted A/C units, water heaters and tanks etc must not be visible from public spaces. Water Taps must be located behind the front façade. Bins must be stored where they are not visible from the public area.

(g) Building Height

- (i) Building height does not exceed 12m.

(h) Roof Forms

- (i) Dwellings must be designed with a minimum roof pitch of 20 degrees and a maximum pitch of 40 degrees. Flat and skillion roofs are encouraged and will be assessed on their architectural merit.

(i) Building Design

- (i) The Dwelling house (or the primary dwelling if including a secondary dwelling) must address primary frontages (excluding motorway and arterial roads) with a minimum of a front door, window(s), a porch or portico and pedestrian entrance (well defined entrance).
- (ii) A minimum of one habitable room window having an area of at least 1m² on each level overlooks each adjoining public space (street, public open space or laneway).
- (iii) Each dwelling is to include a bin storage area that:
- a) is not visible from public areas or screened from public areas;
 - b) is not located in the primary frontage setback, unless the dwelling is built to boundary on both sides of the lot with only one frontage;
 - c) is not located in an enclosed garage;
 - d) has a minimum area of 1m x 2m;
 - e) has access to the collection point without going through a dwelling (excluding a garage).

(j) Built to Boundary Walls

- (i) For lots with a frontage width of 7.5m or less: Built to boundary walls are provided in accordance with the plan of development approved by Council. Notwithstanding this, built to boundary walls are mandatory on both sides, unless a corner lot.
- (ii) For lots with a frontage width more than 7.5m-12.5m: Built to boundary walls are provided in accordance with the plan of development approved by Council. Notwithstanding this, built to boundary walls are mandatory on one side, unless a corner lot.
- (iii) For lots with a frontage width more than 12.5m to 18m: Built to boundary walls are optional on one (1) boundary only, where the built to boundary wall adjoins a lot with a frontage less than 18m. They are not permitted otherwise.

For lots with a frontage greater than 18m: Built to boundary walls are not permitted.

(k) Size and length of built to boundary walls

- (i) The maximum length of a built to boundary wall is 80% of the property boundary with a maximum height of 7.5m, for a lot with a frontage width of 7.5m or less.
- (ii) The maximum length of a built to boundary wall is 60% of the property boundary OR 80% if the lot adjoining that boundary has a frontage of 7.5m or less with a maximum height of 7.5m, for a lot with a frontage width more than 7.5m to 12.5m.

- (iii) The maximum length of a built to boundary wall is the lesser of 15m or 60% of the property boundary, with a maximum height of 7.5m, for a lot with a frontage width more than 12.5m to 18m.

(l) Siting of a built to boundary wall

A built to boundary wall is setback from the side boundary:

- (i) not more than 20mm; or
- (ii) if a plan of development shows only one built to boundary wall on the boundary, not more than 200mm;
- (iii) on the low side of a sloping lot.

Note - A wall is not to be built to the boundary if it has a window or if a wall of a building on an adjoining lot:

- a) is within 900mm of that boundary;
- b) is within 1.5m of that boundary and has an opening/window to a habitable room;
- c) is not constructed from masonry or other material fire rated in accordance with the Building Code of Australia.

(m) Car parking & Access

A Minimum of 1 on-site car space is to be provided.

Garage are in accordance with the table below:

Primary or Secondary Frontage	Covered
Greater than 18m	Not specified
12.5m to 18m	6m wide maximum
less than 12.5m	Single storey dwelling: <ul style="list-style-type: none"> a. Maximum 50% of the frontage width (being the frontage vehicle access is from) b. Recessed: <ul style="list-style-type: none"> i. At least 1.0m behind the main building line; or ii. At least 1.0m behind a front portico and no more than 2.0m in front of the main building line. Double storey dwelling: <ul style="list-style-type: none"> a. 6.0m wide maximum; b. Recessed 1.0m behind the front wall or balcony of upper level

- (i) The driveway crossover width is a maximum of 40% of the frontage from which access is being obtained from, or 4.8m, whichever is the lesser.
- (ii) Driveway crossovers are to be located in accordance with the plan of development approved by Council as part of a development approval or as otherwise amended by Council in writing.
- (iii) Driveway crossover accepted material- Colored/patterned concrete, exposed aggregate. Plain concrete not accepted.
- (iv) Must be completed prior to occupation of the dwelling.

- (v) Driveways do not include a reversing bay, manoeuvring area or visitor parking spaces (other than tandem spaces) in the front setback.
- (vi) Site access and driveways are designed and located in accordance with:
 - a) where for a Council-controlled road, Planning Scheme Policy – Integrated Design
 - b) where for a State-controlled road, the Safe Intersection Sight Distance requirements in AustRoads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act, section 62 approval.

C. Site Cover

- Site cover (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed:

Building Height	Lot Size				
	300m ² or less	301-400m ²	401-500m ²	501-1,000m ²	Greater than 1,000m ²
8.5 or less	75%	70%	60%	60%	60%
>8.5m – 12.0m	50%	50%	60%	50%	50%
>12.0m	N/A	N/A	N/A	50%	40%

D. Fencing

- (i) Side and rear boundary fencing must be constructed of timber and be a maximum height of 1.8m. (ii) Front fencing forward of the front façade is not permitted.
- (iii) Side boundary fencing abutting a secondary road frontage must be timber paling fence with timber posts exposed on both sides and capping, a maximum height of 1.8m and limited to 70% of that boundary length measured from the rear. No further fencing is permitted along the secondary street frontage.
- (iv) Retaining Walls are permitted and must be submitted for approval. Timber, rendered masonry and stone retaining walls permitted but subject to approval.

E. Landscaping

- (i) Front yard landscaping must be completed within six months of the occupation of the dwelling. A detailed landscape plan must be submitted prior to commencing landscaping of the front yard.
- (ii) This is to include a mix of turf and garden beds (including a mix of ground covers, plants and tree's) to soften the building elements of each dwelling and the enhance the streetscape.
- (iii) Trees are encouraged to be planted on side and rear boundaries for privacy screening and away from the dwelling so that the root systems are not to close to the slab or to interfere with the plumbing to the dwelling

F. Property Cleanliness

It is the property owner's responsibility to ensure that properties are kept clean, tidy and clear of rubbish and debris before, during and after construction of the dwelling.

2. **Dual Occupancy**

A. **Setbacks**

- Where height of wall is less than 4.5m:
 - Minimum Front Setback is 3m to the wall of the dwelling, and 2m to the Outer Most Projection;
 - Minimum Front Setback to a secondary street frontage (i.e. corner allotment) is 2m to the wall of the dwelling, and 1m to the outer most projection.
 - Minimum Front Setback to a covered car space is 5.4m.
 - The side and rear boundary setback is a minimum of 1.5m to the Outer Most Projection.
- Where the height of the wall is 4.5m to 8.5m:
 - Minimum Front Setback is 3m to the wall of the dwelling, and 2m to the Outer Most Projection;
 - Minimum Front Setback to a secondary street frontage (i.e. corner allotment) is 2m to the wall of the dwelling, and 1m to the outer most projection.
 - Minimum Front Setback to a covered car space is 5.4m.
 - The side and rear boundary setback is a minimum of 2.0m to the Outer Most Projection.
- Where the height of the wall is greater than 8.5:
 - Minimum Front Setback is 6m to the wall of the dwelling, and 5m to the Outer Most Projection;
 - Minimum Front Setback to a secondary street frontage (i.e. corner allotment) is 3m to the wall of the dwelling, and 2m to the outer most projection.
 - The side boundary setback is a minimum of 2m to the Outer Most Projection up to a height of 8.5m plus 0.5m for every 3m in height or part thereof over 8.5m.
 - The rear boundary setback is a minimum of 5.0m to the Outer Most Projection.

B. **Building Form & Elements**

(a) **Building Siting:**

- (i) Dual occupancy can only be built on a lot approved by the Design Review Panel as being permitted to have a dual occupancy.
- (ii) A dual occupancy dwelling must be located on a lot with a total road frontage of 12.5m or more and approved by the Design Review Panel as being permitted to have a dual occupancy.

(b) **Building Height**

- (i) Building height does not exceed 12m.
- (ii) The maximum building height for domestic outbuildings, including garages is 4m and an average height not exceeding 3.5m.

(c) **Built to Boundary Walls**

For lots with a frontage width less than 7.5m:

- (i) Built to boundary walls are mandatory both sides unless on a corner lot.

For lots with a frontage width 7.5m to 12.5m:

- (i) Built to boundary walls are mandatory on one side only.

For lots with a frontage width of >12.5m to 18m:

- (i) Built to boundary walls are optional on one boundary only where the built to boundary wall adjoins a lot with a frontage less than 18m.

For lots with a frontage greater than 18m:

- (i) Built to boundary walls are to be in accordance with the Queensland Development Code.

Size and length of built to boundary walls

- (i) The maximum length of a built to boundary wall is 80% of the property boundary with a maximum height of 7.5m, for a lot with a frontage width of less than 7.5m.
- (ii) The maximum length of a built to boundary wall is 60% of the property boundary with a maximum height of 7.5m, for a lot with a frontage width 7.5m to 12.5m.
- (iii) The maximum length of a built to boundary wall is the lesser of 15m or 60% of the property boundary, with a maximum height of 7.5m, for a lot with a frontage width more than 12.5m to 18m.
- (iv) A built to boundary wall where located on a lot greater than 18m is to be undertaken in accordance with the Queensland Development Code (QDC).

Siting of a built to boundary wall

A built to boundary wall is setback from the side boundary:

- (i) not more than 20mm; or
- (ii) if a plan of development shows only one built to boundary wall on the boundary, not more than 150mm;
- (iii) on the low side of a sloping lot.

Car parking & Access

- (i) A Minimum of 1 on-site car space per dwelling is to be provided.
- (ii) Garage openings have a combined opening no greater than 6m wide per street frontage.
- (iii) The dual occupancy is to provide:
 - o a maximum crossover width of 4m or for a shared driveway a maximum crossover width of 5m;
 - o a maximum of one driveway per street frontage; or where more than 1 driveway per street frontage, driveways are to be at least 12m apart to allow for on-street parking and street trees.
- (iv) Driveways do not include a reversing bay, manoeuvring area or visitor parking spaces (other than tandem spaces) in the front setback.
- (v) Where adjoining a street frontage all garages are setback a minimum of 1.0m behind the main face of the dwelling.

Building Design

- (i) Each dwelling has a clearly defined, private outdoor living space that is as per the following table:

Use	Minimum Area in 1 Location	Minimum Dimension in all directions
Ground Level Dwellings		
All dwelling types	12m ²	2.4m
Above Ground Level Dwellings		
1 bedroom studio, rooming unit	8m ²	1.5m
2 bedrooms or more bedrooms	12m ²	2.4m

- (ii) is accessed from a living area;
- (iii) for ground floor open space:
- it is screened for privacy from adjoining dwellings;
 - located behind the main building line and not within the primary frontage setback;
- (iv) for above ground dwellings that adjoin the street, balconies orientate to the street;
- (v) is clear of any utility and non-recreational areas or structures (including but not limited to driveways, air-conditioning units, water tanks, storage structures, refuse storage areas and retaining structures).

Note:

- Areas for clothes drying are not to be visible from the street.
 - Private open space minimum areas may be included within an unenclosed living structure (e.g. patio). Refer to Planning scheme policy - Residential design for details and examples.
- (vi) Habitable room windows that look directly into another habitable room window or private open space of another unit on the same lot are screened or have a sill height of 1.5m or greater or opaque glazing is used.
- (vii) A minimum of one habitable room window having an area of at least 1m² on each level overlooks each adjoining public space (street, public open space or laneway).
- (viii) Where the lot is a corner lot, each dwelling is oriented to address a separate street frontage.
- (ix) Each dwelling includes a garbage bin utility area that:
- is not visible from public areas or is screened from public areas;
 - is not located in primary frontage setback;
 - is not located in an enclosed garage;
 - has a minimum area of 1m x 2m;
 - has easy and direct access to the collection point without going through a dwelling (excluding garages).
- (x) Domestic outbuildings are located behind the main building line.

C. Site Cover

Site cover (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed:

Building Height	Lot Size					
	300m ² or less	301-400m ²	401-500m ²	501-1,000m ²	1,000m ² - 2,500m ²	Greater than 2,501m ²
8.5 or less	75%	70%	60%	60%	60%	60%
>8.5m – 12.0m	50%	50%	60%	50%	50%	50%
>12.0m	N/A	N/A	N/A	50%	40%	40%

D. Fencing

- (i) Where provided, fencing within a setback to a primary or secondary frontage is:
 - o not less than 0% transparent and does not exceed 1.2 metres in height; or
 - o not less than 50% transparent and does not exceed 1.5 metres in height; or
 - o not less than 85% transparent and does not exceed 1.8 metres in height
- (ii) Private open spaces are screened from the other dwelling with an opaque 1.8m high fence.

E. Landscaping

As per the detached dwelling requirements above.

3. Submitting your Design Approval Application

Provision of documents

Please provide the following information (Submissions will only be accepted via email in PDF format) to the design review panel for approval:

- (i) Site plan (scale 1:200);
- (ii) All drawings to be fully dimensional, showing all proposed setbacks and building structures;
- (iii) Allotment boundaries and any easement(s) on title, if applicable;
- (iv) Proposed building footprint;
- (v) Lot number;
- (vi) Contours (at 0.5 metre intervals or less) or spot levels;
- (vii) Location of private open space(s), with dimensions and areas;
- (viii) Locate on-site car parking, driveways, external structures and pools/spas;
- (ix) All floor plans, roof plans and elevations (scale 1:100);

- a. Dimensioned internal layout and include all pergolas, decks, terraces, balconies, verandas, windows, doors and other openings;
 - b. location of all ancillary items, with proposed floor levels (to Australian height datum). This includes, and is not limited to, water tanks, solar panels, water storage units, television antennas, air conditioning units, evaporative cooling/heating units, bin storage area, sheds and any outbuildings;
- (x) Materials and colour board providing indication of all proposed external materials and colour selection on a scanned PDF copy of a 'materials sample board';
 - (xi) Landscape plan (scale 1:100);
 - (xii) Indicate extent of all hardscape and softscape; and
 - (xiii) Provide planting schedule that lists all proposed species referenced on a landscape plan.

Response

The Design Review Panel will endeavour to provide a response within 10 business days of receiving a complete set of drawings as set out above.

Design Review Panel

- (i) All of the above must be submitted in PDF format, with the maximum size per email being 12MB.
- (ii) Plans must be submitted by email to the following address:

Att: Mike Purcell, Urbtech Management
Email: mike@urbtech.com.au
Phone: 0413137465

The subject line of the email should read "Ridgeview", followed by your lot number.

Table A- Table 9.3.1.5 MBRC -Detached House Lots Frontage Setback Table

Height of wall	Frontage Primary			Frontage Secondary to street			Frontage Secondary to lane	Side Non-built to boundary wall To OMP and wall	Rear To OMP and wall
	To wall	To OMP	To covered car parking space Note - These requirements apply to all Class 10a buildings and structures as defined by the Building Code of Australian.	To wall	To OMP	To covered car parking space Note - These requirements apply to all Class 10a buildings and structures as defined by the Building Code of Australian.	To OMP, wall and covered car parking space		
Less than 4.5m	Min 3m	Min 2m	Min 5.4m	Min 2m	Min 1m	Min 5.4m	Min 0.5	As per QDC	As per QDC
4.5m to 8.5m	Min 3m	Min 2m	N/A	Min 2m	Min 1m	N/A	Min 0.5	As per QDC	As per QDC
Greater than 8.5m	Min 6m	Min 5m	N/A	Min 3m	Min 2m	N/A	Min 0.5	As per QDC	As per QDC

Table B-QDC Setbacks

Road frontage width (m)	Side and Rear Boundary Clearances (m)		
	Building Height 4.5m or less	Building Height 4.5m to 7.5m	Building Height Greater than 7.5m
14.501 – 15.000	1.425	1.900	2m plus 0.5m for every 3m or part of 3m by which the height exceeds 7.5m
14.001 – 14.500	1.350	1.800	As above
13.501 – 14.000	1.275	1.700	As above
13.001 – 13.500	1.200	1.600	As above
12.501 – 13.000	1.125	1.500	As above
12.001 – 12.500	1.050	1.400	As above
11.501 – 12.000	0.975	1.300	As above
11.001 – 11.500	0.900	1.200	As above
10.501 – 11.000	0.825	1.100	As above
10.500 or less	0.750	1.000	As above
Setbacks are taken to outer most projection.			
>15.000	1.500	2.00	2m plus 0.5m for every 3m or part exceeding 7.5m

Table C – Built to Boundary Setbacks

BUILT TO BOUNDARY WALLS		
Lot frontage width	Mandatory / Optional	Length and height of built to boundary wall
		Emerging community zone: <ul style="list-style-type: none"> • Transition precinct (Developed lot) General residential zone: <ul style="list-style-type: none"> • Next generation neighbourhood precinct Caboolture West local plan: <ul style="list-style-type: none"> • Urban living precinct (Next generation sub-precinct)
7.5m or less	Mandatory - both sides unless a corner lot	Max Length: 80% of the length of the boundary Max Height: 7.5m
More than 7.5m to 12.5m	Mandatory - one side	Max Length: 60% of the length of the boundary OR 80% if the lot adjoining that boundary has a frontage of 7.5m or less Max Height: 7.5m
More than 12.5m to 18m	Optional: i. on 1 boundary only; ii. where the built to boundary wall adjoins a lot with a frontage less than 18m. Not permitted - Otherwise	Max Length: the lesser of 15m or 60% of the length of the boundary Max Height: 7.5m
Greater than 18m	Not permitted*	Not permitted*

Note -The above setbacks apply only to Class 1a and Class 10a buildings/structures.

Note - Max Length includes the length of walls of any other buildings on the same boundary. e.g. detached garage, carport or shed.

Note - For the maximum height of domestic outbuildings refer to the examples that achieve aspects of the performance outcomes for building height and domestic outbuildings.

*Note - Built to boundary walls are not permitted, however, reduced side and rear boundary clearances may be permitted as prescribed (e.g. QDC).