

Schedule 1 Design Guidelines

1. Detached House Lots

1.1 General

- (a) All development is to be undertaken generally in accordance with the:
 - (i) Approved Plan of Development; and
 - (ii) Stage 1 Reconfiguration of a Lot Approval and relevant Conditions.

1.2 Setbacks

- (a) Setbacks are as per the Approved Plan of Development, unless otherwise specified.
- (b) Where built to boundary walls are adopted, side boundary setbacks shall be in accordance with the Approved Plan of Development.
- (c) Built to boundary walls are to have a maximum length of 15m and a maximum height of 3.5m.
- (d) Boundary setbacks are measured to the wall of the structure and not to the eaves.
- (e) Eaves must not encroach closer than 300mm to side and rear lot boundary. This does not apply to build to boundary walls.

1.3 Building Form & Building 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) The maximum height of buildings must not exceed 9m.
- (c) Materials and Colours
 - (i) A minimum of 2 colours and 2 materials are required to all facades visible from the street frontage.
- (d) Light weight infill materials are not permitted above openings where visible from the public area.
- (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) Letter boxes must complement the materials and colour palette of the dwelling.
- (h) Dwellings must be designed with a minimum roof pitch of 22 degrees and a maximum pitch of 40 degrees. Flat and skillion roofs are encouraged and will be assessed on their architectural merit.
- (i) Entries Windows and Glazing
 - (i) A minimum of 10% of the front façade must be glazed, a clearly defined entry with a minimum covered area of 3m² is required to articulate the façade and address the street frontage.

1.4 Minimum Floor Area

Minimum house sizes permitted, measured at the external face of the external walls, (excluding garages, porticos, verandas, balconies and outbuildings) are as follows;

- (a) If the lot size is 300m² or less, 90m²; and
- (b) If the lot size is between 301 – 449 m², 120m²; and
- (c) If the lot size is greater than 450m², 150m².

1.5 Parking

- (a) Minimum off-street parking requirements are 1 covered space (5.6m x 3m) and 1 additional parking space which may be in tandem and uncovered. Carports are not permitted.
- (b) Double garages may be permitted on 2 storey buildings with frontages of less than 12.5m. This is subject to the garage being setback 1.5m behind the face of the main dwelling.
- (c) Double garages are not permitted on lots with frontages of 10m or less.
- (d) Double garages are permitted on single storey buildings with frontages 12.5m or greater.
- (e) Driveways must be a maximum of:
 - (i) 3.0m wide at the lot boundary where serving a single garage; and
 - (ii) 4.8m wide at the lot boundary where serving a double garage.
- (f) Crossovers and driveway levels / gradients must be constructed to match footpaths that have been constructed by the developer. The footpaths are not to be removed and or re-constructed by the purchaser or builder.

1.6 Site Cover

- (a) Site cover for each house is not to exceed 60% of the lot.
- (b) Private open space accessible from the main living area must be no less than 15m² with a minimum dimension of 3m wide.

1.7 Fencing

- (a) Side and rear boundary fencing must be constructed of timber and be a maximum of 1.8m. No staining of the fence is permitted and the fence must remain natural timber finish. Fencing forward of the front façade is not permitted.
- (b) Side boundary fencing abutting a secondary road frontage must be a timber paling fence with timber posts exposed on both sides and capping, a maximum of 1.8m high and limited to 70% of that boundary length measured from the rear. No further fencing is permitted along the secondary street frontage.

1.8 Landscaping

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.

1.9 Property cleanliness

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

2. Medium Density Lots

2.1 General

- (a) All development is to be undertaken generally in accordance with the
 - (i) Approved Plan of Development; and
 - (ii) Stage 1 reconfiguration of a lot approval.
- (b) The final design and dwelling numbers on the Medium Density Sites are subject to compliance assessment.
- (c) The maximum height of buildings must not exceed 3 storeys on lot 67 and 2 storeys on lot 1 (given the immediately adjoining house lots).

2.2 Orientation

- (a) Entries and front doors of the dwellings on Lot 67 are to address the Ripley Road frontage.
- (b) At least one pedestrian entry and front door on Lot 1 is to address the internal (15m) road frontage.

2.3 Setbacks

Setbacks are to comply with the ULDA Guideline no. B - Medium and high rise buildings.

2.4 Parking

- (a) Minimum off-street parking requirements - 1 space per unit plus 0.25 visitor spaces per unit.

- (b) Car parking, servicing and loading bays are either integrated within or under buildings. Garages forward of the front façade are not permitted.

2.5 Property cleanliness

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

2.6 Building Form and Building Elements

The building form and building elements are to comply with the ULDA guideline no. 8 - Medium and high rise buildings (excluding maximum heights).

2.7 End of Trip Facilities for Pedestrians and Cyclists

End of trip facilities for pedestrians and cyclists must be provided in accordance with the Queensland Development Code section MP4.1 - Sustainable Buildings.

3. Submitting your Design Approval Application

3.1 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:

- (a) Site plan (scale 1:200);
- (b) All drawings to be fully dimensional, showing all proposed setbacks and building structures;
- (c) Allotment boundaries and any easement(s) on title, if applicable;
- (d) Proposed building footprint;
- (e) Lot number;
- (f) Contours (at 0.5 metre intervals or less) or spot levels;
- (g) Location of private open space(s), with dimensions and areas;
- (h) Locate on-site car parking, driveways, external structures and pools/spas;
- (i) All floor plans, roof plans and elevations (scale 1:100);
 - (i) Dimensioned internal layout and include all pergolas, decks, terraces, balconies, verandas, windows, doors and other openings;
 - (ii) 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;
- (j) Materials and colour board providing indication of all proposed external materials and colour selection on a scanned PDF copy of a 'materials sample board';
- (k) Landscape plan (scale 1:100);

- (l) Indicate extent of all hardscape and softscape; and
- (m) Provide planting schedule that lists all proposed species referenced on a landscape plan.

3.2 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.

3.3 Design Review Panel

- (a) All of the above must be submitted in PDF format, with the maximum size per email being 12MB.
- (b) 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 "Ripley Valley", followed by your lot number.

4. General Information

To successfully gain your design approval from Satterley Property Group, your home plans must comply with the design guidelines detailed in this document. These guidelines are a legally binding part of your contract and you are required to adhere to them. From time to time designs may not comply with these guidelines, in part or in whole. While every effort is made to retain consistency, Satterley Property Group reserves the right to approve or refuse any design based on architectural merit, to allow innovative and contemporary designs to be considered, with the overall interests of the entire community being the priority consideration.

In particular circumstances there may be special requirements in addition to this document. Where conflict occurs between this document and special requirements, the special requirements take precedence.

These design guidelines will discontinue five years from the date of settlement and will revert to any Government requirements at that time.

These guidelines are in addition to, not in lieu of, any other Government requirements.