



THRIVE
ESTATE

BUILDING ESSENTIALS

Version 2.0 · July 2019



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Element Estate - Griffin

elementestate.com.au

Estate Address: 307 Old Gympie Road, Griffin

Developer: Unison Projects Pty Ltd

Regional Council: Moreton Bay Regional Council - moretonbay.qld.gov.au

Preliminary Notes

The building essentials document has created the key design objectives that each individual property is required to follow, with the consideration of the council approval, the Moreton Bay Regional Council dwelling & community requirements. Building and/or planning approvals will still be required from the council or private certifier.

Owner's Responsibility

The property owner has read and understands the Building Essentials in relation to their allotment and the requirements within the document.

AUSBUILD COMMUNITIES

At Ausbuild, we have over 30 years' experience in creating successful communities throughout the South-East Queensland region.

Our success is largely attributed to our passion for partnering customers with a home that their family can cherish in locations that are convenient and appealing to a range of individual and family requirements.

From the initial division of land to the construction of each home in a residential estate, our vision is to create and sustain lifelong relationships by creating an engaging experience and providing peace of mind throughout all stages of the home development lifecycle.

1.0 THE ASSESSMENT PROCESS

The building essentials document outlines the building requirements for all class 1 and class 10A structures in the Thrive subdivision.

Many of the requirements are applicable to the subdivision approved conditions issued by Moreton Bay Regional Council, or the dwelling requirements for the next generation neighbourhood precinct.

The assessment process can be performed by a private certifier who must also take into account that this document is included in the executed land contract. The executed land contract requires compliance with the building essentials document. Instances where the building approval does not comply with the building essentials document, will trigger the 'default by purchaser' clause in the land contract.

2.0 CONSTRUCTION TIME-FRAME

The construction time-frame guidelines are in place to ensure construction activity in the estate is streamlined and efficient. The objective is to ultimately minimise neighbourhood disruption.



2.1 Construction time-frame requirements

- Construction of approved buildings must commence within 9 months of land settlement.
- All construction must be completed prior to occupation and all landscaping works must be completed within 1 month after occupation.
- Building work shall not be left incomplete, or without further substantial work being carried out, for any period longer than 1 month in aggregate.



Construction MUST start within 9 months of approval.



Landscaping MUST be approved prior to dwelling completion, and installed within 1 month after occupation.



Building MUST not be left incomplete any longer than 1 month.

3.0 BUILDING SITE ISSUES

This section addresses the fundamental construction stage. The objective is to minimise environmental impact, reduce unpleasant structural features, and maintain overall estate aesthetic appeal.

3.1 Earthworks

- No earthworks may be undertaken whereby excavation or fill will exceed 1.5 metres above or below natural ground level (with exception of pool construction).
- Where fill or excavation is not retained, the earthworks must be battered to a maximum grade of 1:4. Batters in the front of allotments must be suitably landscaped.
- Where these batters direct stormwater runoff to neighbouring properties, they must include adequate drainage so as not to cause nuisance to the neighbouring allotments, road reserves or parks. This is a statutory requirement outlined in the Building Code of Australia.
- Retaining wall heights must not exceed 1.0m at the front OR 1.5m at the rear or sides.
- Retaining walls at the front of allotments or visible from the street must be included within landscaped areas to reduce their dominance (refer photo A).
- Retaining walls may be terraced using proper engineering design if required.
- All essential retaining walls must be completed prior to construction of dwelling.
- Retaining walls must be constructed of durable material such as timber, concrete or rock.



PHOTO A LANDSCAPED RETAINING EXAMPLE

3.1.1 Existing Structures and Maintenance

Any retaining walls or fences constructed as part of the estate development are not to be modified without written permission from the developer.

Where the developer has constructed a fence, entry statement or retaining wall, it is to be maintained by the allotment owner to the standard of which it was constructed.

All earthworks are to be completed using appropriate silt retention devices so that it protects damage and overflow to any neighbouring allotments, parks, footpaths or services.

Excess spoil and or builders rubbish must not be dumped on neighbouring allotments, parks or footpaths.



Dumping of rubbish on neighbouring allotments, parks or footpaths is considered an offence. Fines can apply to individuals prosecuted by the Moreton Bay Council. Visit moretonbay.qld.gov.au for information on how to report illegal dumping.

3.2 Drainage

All earthworks, retaining and drainage must be designed to eliminate any storm water run-off to neighbouring allotments, during and after construction of the dwelling.

3.3 Trees

Any proposed tree removal or planting must be shown on drawings submitted for covenant approval. No trees may be removed from any allotment without first obtaining the Developer's or Council approval.

If a street tree is to be removed for vehicle access then the purchaser shall pay the estate landscaping contractor the appropriate fee to install a similar size tree of the same species. Planting requirements for street trees are available from the Moreton Bay Council. These requirements must be followed when planting a street tree.



No trees may be removed from any allotment without first obtaining the Developer's or Council approval.

4.0 SITING YOUR HOME

Siting your home refers to the process of placing your home on your land. Correctly Siting your home will improve long-term liveability, maximise energy efficiency, and minimise site construction issues.

4.1 General Considerations

- Solar orientation relative to the north and the location of outdoor entertainment areas
- Land slope and ultimate views
- The location of houses on adjoining properties and privacy considerations
- Service and easement locations plus vehicle access
- The location of any significant trees
- Relevant building code requirements

4.2 Boundary Setbacks

Setbacks are to be as per the Setback Table and Notes that were approved by the Moreton Bay Council as part of the overall subdivision approval. Refer to the Sales Use Plan of Development SK101 to 103 REV-F

4.2.1 Footing Design

Footing design for construction on a property boundary must allow for excavation of fill on adjoining allotments. The final finish of the built to boundary wall must extend to the anticipated bench level of the adjoining allotment (unless a retaining wall installed by the developer is located on the built to boundary side boundary).

In the instances where the adjacent lot is higher than the built to boundary, appropriate construction methods are required to provide the necessary structural and drainage requirements outlined in the National Construction Code, volume 2.

4.3 Private Open Space

Homes should be sited to allow for an area of private open space that is located adjacent to the primary living area.



Solar orientation should also be considered when siting the proposed dwelling on the allotment. Roofed outdoor entertaining areas are a great way of controlling the intrusion of the eastern and western sun from entering the living space, while maximising the opportunity for the northern sun to enter the living space.



Consideration should also be given to landscaping or screening private open space to maximise its effectiveness.





4.4 Privacy Considerations

The location of the private open space areas for adjoining allotments should be considered when siting homes. Where possible, abutting private open space on adjoining allotments should be avoided.

The issue of privacy is particularly important to consider when designing and siting your home. With two-storey dwellings, consideration must be given to avoid directly overlooking from upper level living areas, balconies and bedrooms to private open space areas and habitable rooms on adjoining allotments. Design solutions may involve such measures as installing opaque fixed glass, increasing sill heights or fitting screens or similar devices.

4.4.1 Privacy Window Considerations

Where it is proposed that habitable room windows will be within 6 metres at an angle of 45 degrees (refer Figure 1A and 1B), and directly adjacent to habitable rooms of the neighbouring dwelling unit, privacy between dwelling units is protected by:

- Sill heights being a minimum of 1.5 metres above floor level or;
- Providing fixed translucent, such as frosted or textured glazing, for any part of the window below 1.5 metres above floor level or;
- Providing fixed external screens that are;
 - Solid translucent screens or
 - Perforated panels or trellises that have a maximum of 25 percent openings, with a maximum opening dimension of 50mm and that are permanently fixed, durable and are offset a minimum of 300mm from the wall of the building.

4.4.2 Acoustic Requirements

No allotments in Thrive are acoustically affected.

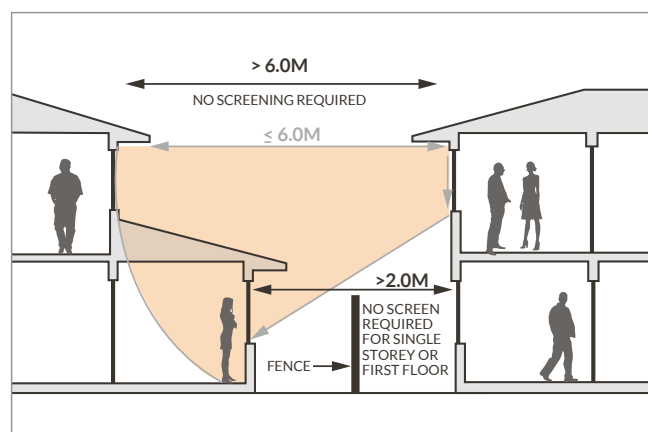


FIGURE 1A PRIVACY WINDOW CONSIDERATIONS

PRIVACY INTRUSION AREA FROM A DOUBLE STOREY DWELLING THEREFORE SCREENING IS REQUIRED TO THE UPPER STOREY WINDOW

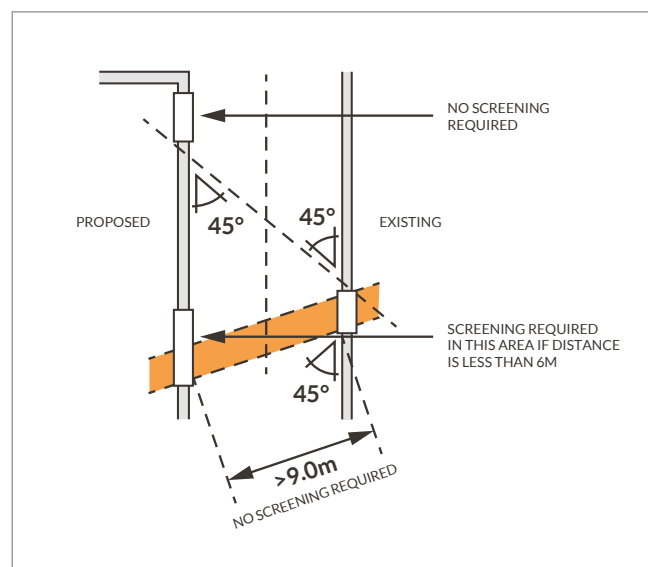


FIGURE 1B PRIVACY WINDOW CONSIDERATIONS

5.0 BUILDING FORM

The Building Form makes up the materials that create your home. The objective is to use materials and design features that, when applied correctly, create a beautiful home and neighbourhood.



5.1 Car Accommodation

All lot types must accommodate parking for 2 cars on-site in the form of a double garage, unless the dwelling is on an allotment less than 12.5m wide.



Finished internal dimensions for a double garage are outlined in QDC MP 1.2 A8 (v)

It is desirable that car accommodation is incorporated under the main roof of the dwelling whether it is a garage or a carport. If the car accommodation is not attached to the house, the design and materials must match those used for the house.

It is considered best practice if the garage is designed so as not to dominate the street facade of the house. This may be achieved in a number of ways including;

- The garage door colour should blend with the overall house colour scheme. The use of dark garage doors are acceptable providing other features are incorporated to reduce the dominance of the garage door. Timber-look doors are acceptable.
- Garages may be located in line with or forward of the house for two-storey homes only where structural elements have been incorporated into the design to offset the effect of the garage domination. These may include porticos, front verandahs, gate house, screens or front courtyard walls (in accordance with fencing guidelines).
- The door of the garage should generally be located at least 500mm behind the habitable portion of the front facade.

5.2 Covered Outdoor Living Area

All homes are to include a covered outdoor living area. It is preferred that this area be incorporated under the roof of the home when this area is visible from public or street view and be located adjacent to indoor living areas. Further, where possible, it should be orientated to the north. Where it is not feasible to incorporate the covered outdoor living area under the roof, then a Colorbond steel type patio cover may be used. The use of these patios is discouraged on corner allotments, or where it is readily visible from public areas.

Open pergolas constructed of timber or other materials, even if covered with shade cloth or other material, are not acceptable as the primary covered outdoor living area.

5.3 Roof Design

- Minimum roof pitch should be 22.5 degrees
- Eaves or approved window hoods must be included in all designs over windows to habitable rooms
- Whilst both tiled and corrugated steel roofs will be assessed for approval, the choice of roof material should complement the design of the home
- Galvanised (zincalume) roofs will generally not be approved due to their highly reflective nature which may potentially cause nuisance for other residents
- Contemporary designs including skillion roof forms with roof pitches less than 20degrees are encouraged (refer Photo B)



PHOTO B FRONT ARTICULATION - SKILLION ROOF FORM



PHOTO C CORNER ARTICULATION

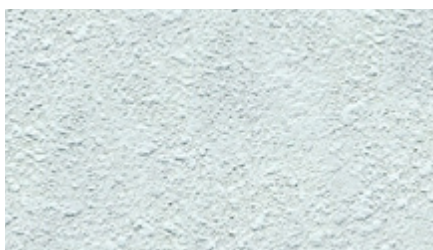




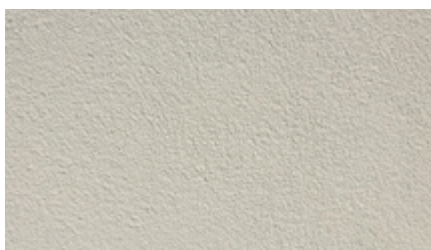
JAMES HARDIES SCYON CLADDING



A GREAT EXAMPLE OF HOW TO USE NATURAL TIMBERS AS A FEATURE



TEXTURE-COATED BRICKWORK OR
LIGHTWEIGHT CLADDING



SMOOTH RENDER



BAGGED AND PAINTED BRICKWORK

5.4 Building Structure

- Under-eave extensions must not exceed 9.5 metres in length
- Front elevations should include articulation to define the entrance (refer Photo B)
- Two storey homes are required to step in or out at the upper level to create interest and articulation where the façade is visible from the street or parklands. For example; a 2 storey full length brick wall facing a secondary street on a corner lot is discouraged and the upper level should include sections of lightweight wall materials to create contrast and articulation (refer Photo C)
- Must not be more than 2 storeys in height

5.5 Materials

The following wall materials are permitted;

- Bagged and painted, smooth render or texture-coated brickwork
- If bagged and painted, brick joints should not be obvious
- Face brickwork incorporating standard brick size and regular colour
 - Mortar of similar or lighter colour is encouraged
 - Face bricks which are mottled, have burns, colour variation or blends are not acceptable (refer approved brick list)
 - Double height bricks are not acceptable as face bricks
- Lightweight materials such as James Hardies Scyon cladding
- Lightweight materials are acceptable on the upper storey of double storey dwellings
- Use of natural finished timber as a feature (including entry doors and balcony soffits) is desirable to add additional highlight within the elevation treatment

5.6 Colour Schemes

Bolder accent colours should be predominantly used to emphasise design features of different materials within the structure. It is not intended that large portions of the structure be finished in the bolder accent colours - the 60-30-10 rule is a good balance. 60% base colour, 30% intermediate colour and 10% accent colour.



Tip: Need help developing a harmonious colour scheme on your facade? The 60-30-10 rule is a good balance - 60% base colour, 30% intermediate colour and 10% accent colour.



5.7 Architectural Features

To ensure the proposed houses achieve an interesting streetscape, each dwelling façade will need to incorporate at least **5 Architectural Façade Elements** to the primary façade. Architectural Façade Elements are made up of either **Façade Materials** or **Built Form Attributes**. Every dwelling must contain a minimum of **3 Built Form Attributes** and **2 Façade Materials for Single Storey** or **2 Façade Materials for Double Storey**.

Specific architectural styles such as the 'Hampton Style' can be approved with only 2 facade materials in a double storey dwelling, providing an extra built form attribute is achieved.

Brickwork, whether Face or Feature, can only be used as **1 Façade Material**. Double storey dwellings on a corner allotment will need to also include a minimum of **2 Façade Materials** to the visible parts of the secondary façade.

In an effort to create further diversity, other Architectural Façade Elements may be approved if they contribute positively to the associated façade and the overall streetscape.



Use the handy checklist on the right to ensure your new home meets the required criteria.

Architectural Features Checklist

Examples of the Façade Materials and the Built Form Attributes are provided for your assistance on pages 14 to 17.

Façade Materials		
<input type="checkbox"/>	FM1	Bagged and painted or rendered brickwork
<input type="checkbox"/>	FM2	Face brickwork – bricks selected are listed on the preferred brick list
<input type="checkbox"/>	FM3	Feature brickwork – refer to preferred brick list
<input type="checkbox"/>	FM4	Natural timber finish feature windows (refer Photo D,F & J)
<input type="checkbox"/>	FM5	Ceramic tiled areas (refer to Photo K)
<input type="checkbox"/>	FM6	Natural stone (refer to Photo G)
<input type="checkbox"/>	FM7	Lightweight cladding – Excluding flat sheet materials, similar to Hardiflex (Refer to Photo E,F,G & J)
<input type="checkbox"/>	FM8	Use of the Scyon range of James Hardie lightweight wall materials
<input type="checkbox"/>	FM9	Use of natural timber finish or similar external wall cladding
Total		Single Storey (a minimum of 2)
Total		Double Storey (a minimum of 2)

Note: Specific architecture such as the 'Hampton Style' could use 2 façade materials providing 5 built form attributes are achieved.

Built Form Attributes		
<input type="checkbox"/>	BFA1	Skillion or partial skillion roof line (refer Photo B)
<input type="checkbox"/>	BFA2	Shading devices that create shadow such as feature blades or awnings (refer Photo F)
<input type="checkbox"/>	BFA3	25 degree roof pitch for a hipped roof AND, OR 2,590mm or 2,700mm ceiling height
<input type="checkbox"/>	BFA4	Articulation to front façade through incorporation of forward projecting areas like a verandah or portico (refer Photo D, I, J & K)
<input type="checkbox"/>	BFA5	Horizontally articulated portions of the roof creating different fascia levels. (refer to Photo D, J & K)
<input type="checkbox"/>	BFA6	Articulated portions of the façade wall (refer to Photo F)
<input type="checkbox"/>	BFA7	Full Length timber windows
<input type="checkbox"/>	BFA8	Variation to standard front window configuration eg: series of different window combinations in lieu of standard 'XO' or 'OXXO' type sliding window
<input type="checkbox"/>	BFA9	Articulated roof form with Flat profile roof tiles
<input type="checkbox"/>	BFA10	Articulated roof form with Colorbond Custom Orb profile roof sheeting
<input type="checkbox"/>	BFA11	1200mm wide Pivot style front door (refer Photo I)
<input type="checkbox"/>	BFA12	Supporting roof or balcony piers incorporating different heights/materials or splayed sides (refer Photo D)
<input type="checkbox"/>	BFA13	Incorporation of balconies to achieve articulation and shading of lower walls (refer Photo G)
<input type="checkbox"/>	BFA14	Glass balustrade to upper level balconies
<input type="checkbox"/>	BFA15	A parapet wall incorporated into the design
<input type="checkbox"/>	BFA16	Cantilevered portions of upper floor on double storey dwelling
<input type="checkbox"/>	BFA17	Incorporation of raked soffits with exposed rafters
<input type="checkbox"/>	BFA18	Portions of stack-bond feature brickwork
<input type="checkbox"/>	BFA19	Incorporation for blade/fin walls that provide articulation and material separation
<input type="checkbox"/>	BFA20	Raked ceiling of a portico or balcony roof area
<input type="checkbox"/>	BFA21	Contemporary cube accentuated architecture that uses geometric portions of the façade as the feature
<input type="checkbox"/>	BFA22	Aluminium frame and acrylic panel garage door
Total		Single and Double Storey (a minimum of 3)

Single Storey Dwellings



Double Storey Dwellings



Architectural Feature Examples



PHOTO D



PHOTO E



PHOTO F



PHOTO G



PHOTO H



PHOTO I



PHOTO J

5.8 Street Elevation Variance

In order to create a diverse and interesting streetscape for all residents it is essential that the front elevation is not the same or similar to any previously approved facades within 2 adjacent allotments on either side of the dwelling on the same side of the street or the houses directly opposite on the other side of the street. (refer Figure 2A and 2B).

The proposed facade must not be the same to those facades on the allotments marked with a cross. They are acceptable on the allotments marked in green.

To establish a facade that is not the same as a neighbouring facade, there needs to be 3 items from clause 5.7 that are different than the neighbouring facade.



FIGURE 2A STREET ELEVATION

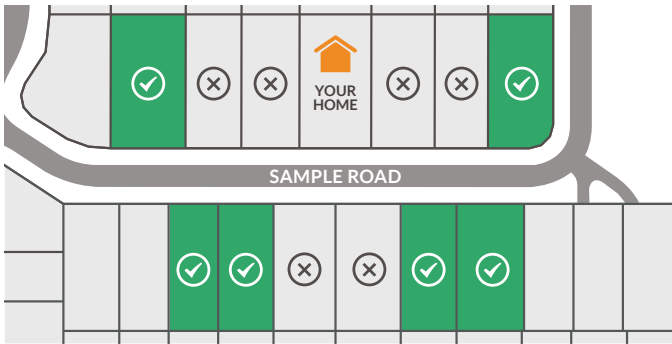


FIGURE 2B STREET ELEVATION

6.0 LANDSCAPING

Residents are encouraged to enhance the amenity and to protect the environment by developing and maintaining effective and functional landscaping around their homes.



6.1 Gardens and Lawns

Residents are encouraged to enhance the amenity and to protect the environment of the estate and its infrastructure. This can be achieved by preventing soil erosion, and planting flora that encourages fauna, by developing and maintaining effective and functional landscaping around their homes.

The landscaping of the front garden area between the house and the kerb must be completed within 1 month of occupation of the dwelling to prevent soil erosion, and is to be maintained regularly.



Landscaping must include areas of turf and garden beds containing a selection of trees, screening, plants, shrubs and ground covers with the use of some advanced stock. Large trees should not be planted less than two metres from side boundaries of the house. (Refer to CSIRO and QBCC web sites for further information).

Retaining wall forward of the dwelling must be incorporated into the final landscaped area so the do not dominate the streetscape.

Note: Lots 13 to 20 have an environmental convent area at the rear of the properties, which is controlled by Moreton Bay Regional Council. Purchasers will need to comply with the land use requirements imposed by Moreton Bay Regional Council.

6.2 Fencing

All fencing construction should be substantially commenced prior to occupation of the dwelling. Colorbond fencing is not be acceptable.

6.2.1 Estate Fencing

Any fencing or retaining erected by the developer as part of the estate is not to be modified in any way without written confirmation from the developer.

6.2.2 Front Fencing

Front fencing forward of the building line is not acceptable except where associated with private open space or front courtyard.

1.0m high fencing forward of the building line is acceptable to form a fall barrier where there is retaining on the side boundary that is 0.6m high or higher.

For some, due to solar orientation, creation of a north facing courtyard as private open space should be considered. In these cases, the following applies;

- The front fence or wall must be set back a minimum of 500mm from the front property boundary, with planting between the property boundary and the wall/fence
- The wall/fence height must not exceed 1.5 metres
- The wall/fence should be constructed of materials which complement the house
- The wall/fence must not be constructed across more than 60% of the house width

6.2.3 Corner Allotment Fencing

Consideration should be given to the overall estate aesthetics and also the dominance a secondary street fence can create in the streetscape. At least 3 of the following are required for corner fencing; (refer Photo L,M)

- Stained or painted timber palings either horizontal or vertical
- Exposed timber fence posts to create articulation in the fence line
- Timber capping rail
- Feature panels of a different material or change in batten direction at 4.8m intervals
- Rendered brick or block piers or panels

6.2.4 Side and Rear Fencing

Side and rear fencing must be 2m maximum in height and constructed of treated timber.



Plan your fence ahead of time and ensure you follow the guidelines. Side and rear fencing must be 2m maximum in height and constructed of treated timber. Colorbond fencing is not acceptable. Front fence must not exceed 1.5m in height.

6.3 Driveways and Crossovers

Driveway construction (house to kerb) must be completed prior to occupation.

The following points should be considered in relation to driveway design;

- Driveways are to be located as close as possible to the location shown on the Sales Use Plan of Development SK101 to 103 REV-F
- Only one driveway is permitted for each allotment
- Is a maximum of 5.0m wide for a double garage and 3.0m wide for a single garage.
- Driveways may be constructed of concrete or clay pavers; stamped, stencilled, exposed aggregate or coloured concrete or other materials approved as part of the approved landscape plan
- Plain concrete driveways are not acceptable, except where the driveway is part of the civil works. These are drawn on the SUPD from the kerb to the property boundary or into the allotment.
- Car tracks are not acceptable
- Complies with the Moreton Bay Regional Council driveway crossover requirements.



PHOTO L

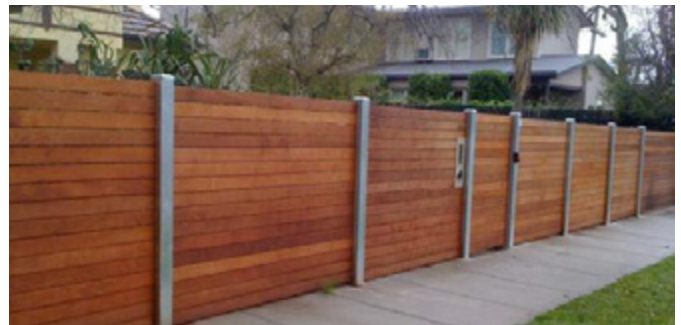


PHOTO M



PHOTO N - EXPOSED AGGREGATE DRIVEWAY

6.4 Letterbox

A letterbox can be a highly noticeable feature in the streetscape as it is on the allotment boundary.

The following applies; (refer Photo O,P)

- Letter-box shall be incorporated in solid masonry (or similar) element of a dimension no less than 470mm wide and 750mm high OR
- Complement the dwelling style sufficiently and be approved by covenant
- Standalone post or steel letterboxes are not acceptable



PHOTO O



PHOTO P

7.0 ANCILLARY STRUCTURES

Ancillary structures commonly include air-conditioning units, water tanks, clotheslines and sheds. This section provides a guide to correct location in relation to the home and block. The objective is to minimise any visual or audio impact affecting the streetscape or neighbours.

7.1 Garden Sheds and Other Structures

- Garden sheds to a maximum size of 3.0 by 4.0 metres may be installed. These may be constructed from the same materials as the associated house or from Colorbond steel.

7.2 Air-Conditioners

The external units associated with split system or ducted air-conditioning units are not to be visible from the street or located where they will cause discomfort for neighbours. Any screening of these units must be constructed of similar materials to the main structure of the house, or associated to the subtropical architecture.

7.3 Other Roof Mounted Appurtenances

- Solar hot water heaters are encouraged, however, a roof storage tank is not encouraged on a roof truss without an engineer's certification and only if it is colour matched to the roof material.
- Satellite dishes and other antennae must not be visible from the street or public areas.

7.4 Other Structures

Clotheslines, hot water systems, gas tanks, water storage tanks, recycle and refuse bins and other ancillary structures including caravans, boats, trailers and recreational vehicles, must be screened or sited unobtrusively, so as not to be readily visible from the street.



AIR-CONDITIONING UNIT HIDDEN FROM STREET VIEW



RAINWATER TANK HIDDEN FROM STREET VIEW

8.0 SUPPORT DOCUMENTS

Appendix 1 - Preferred Brick List

Appendix 2 - Sales Use Plan of Development - SK101 to 103 REV-F

APPENDIX 1

PREFERRED BRICK LIST

Austral Bricks

METALLIX

Gunmetal Blue
Bronze*
Emery*

ULTRA SMOOTH

Tempo
Chill*
Jazz*
Rhythm*

LA PALOMA

Miro
Dali
Picasso*
Gaudi*

BOWRAL BRICKS

Entire Selection Included

Wilderness

Greygum
Blackbutt

SYMMETRY

Linseed
Paprika
Walnut
Mocha

GALLERIA

Entire Selection Included

CAMILLA

Rosado #
Sol #
Flame #
Azure #
Aubergine #

URBAN ONE

Pepper*
Seasalt
Silver
Macadamia
Grecian Gold
Latte
Chiffon

PRECISION

Linseed
Paprika*
Walnut*
Mocha*

BURLESQUE

Enchanting Yellow #
Luscious Red #
Deepening Green #
Bursting Orange #
Smashing Blue #
Charming Black #
Indulgent White #

Majestic Grey #
Karrington Silver #
Cognac Illusion #
Oyster Gret #
Sublime Steel #
Brushed Leather #

DYNASTY

Cognac Illusion
Brushed Leather
Karrington Silver
Majestic Grey
Indulgent White

COASTAL

Surf Wash

EVERYDAY LIFE

Freedom*
Engage
Stimulate
Leisure

PGH/Boral Bricks

NATURALS

Frost
Breaking Dawn*
Eclipse*
Woodchip*
Grey Stone*
Brown Bark*
Desert Sand

METALLIC

Platinum*
Pewter*
Cobalt*
Raven*
Bronze
Nickle Flash
Blue Metal Flash
Onyx

ACADEMY

Alumni
Julliard
Nobel
Oscar
Quantum

VELOUR

Crevole
Cream
Choc Tan*
Pearl Grey*
Mineral*
Volcanic*
Terracotta
Red*
Brown*

VIBRANT

Cosmic
Fizz
Paris
Rhapsody
Tango
Wasabi

SMOOTH

Harvest Cream
Pearl Grey*
June*
Cream
Volcanic*
Mineral
Red*
Choc Tan*
Brown*
Terracotta

ALTITUDE

Matterhorn
Everst
Olympus*
Apollo*

SEASCAPE

Dusk
Lagoon
Pumice
Sea Salt

ASPIRE

Slate*
Alloy
Tungsten
Ash
Ivory
Stonewash

DRY PRESSED

Belgenny Brown*
Mowbary Blue*
McGarvie Red*
Megalong Valley Grey

HORIZONS

Emerald
Hamilton*
Mitchell*

URBAN METAL

Bronze Sheen
Copper Lustre
Silver Spark
Zinc Shimmer

IMPRESSIONS

Alpine
Rice

MORADA

Blanco
Ceniza
Gris
Nero

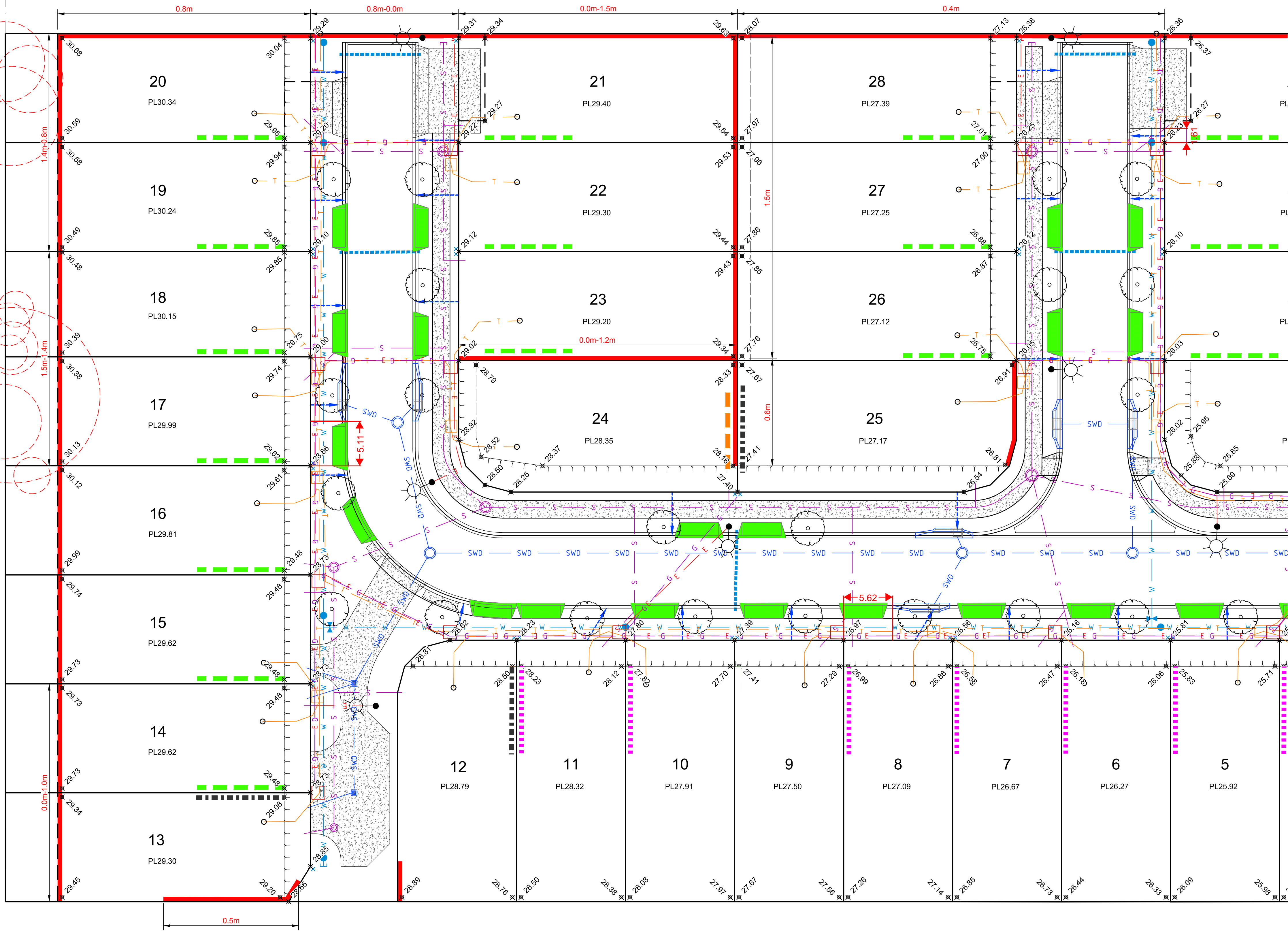
* Denotes the brick can be used as a feature brick when laid with off white mortar

Denotes the brick is a feature brick

BUYER'S INITIALS: _____

LEGEND

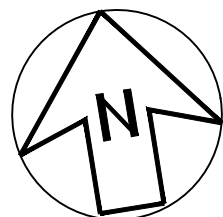
- PROPERTY BOUNDARY
- EASEMENT
- ADJOINING PROPERTY BOUNDARY
- EXISTING WATER RETICULATION MAIN
- EXISTING SEWER RETICULATION MAIN
- EXISTING OVERHEAD ELECTRICITY
- PROPOSED RETAINING WALL
- MANDATORY BUILT TO BOUNDARY WALL
- OPTIONAL BUILT TO BOUNDARY WALL
- WATER ROAD SERVICE
- WATERMAIN, VALVE, HYDRANT, WATER METER
- PROPOSED SEWERMAIN AND STRUCTURE
- PROPOSED STORMWATER DRAINAGE
- PROPOSED STORMWATER FIELD INLET
- PROPOSED STORMWATER MANHOLE
- PROPOSED STORMWATER KERB GULLY
- PROPOSED KERB ADAPTOR
- PROPOSED NBN
- PROPOSED GAS
- PROPOSED ELECTRICAL
- FUTURE DRIVEWAY LOCATION
- STREET TREES
- TREE PROTECTION ZONE
- RETAINING WALL HEIGHT
- CLASS 10A OFFSET - 0.9m MINIMUM
- MANDATORY BUILT TO BOUNDARY AS PER THRIVE DETAIL



FOR INFORMATION

F	AUSBUILD AMENDMENTS	06/06/2019	BF	BF
E	AUSBUILD AMENDMENTS	19/05/2019	BF	BF
D	AUSBUILD AMENDMENTS	17/05/2019	BF	BF
C	UPDATED LOT LAYOUT AND RETAINING WALL	09/05/2019	BG	CK
B	PRELIMINARY ISSUE	18/04/2019	BG	CK
A	PRELIMINARY ISSUE	17/04/2019	BG	CK
REV	DESCRIPTION	DATE	DRAWN	APPROVED

NORTH POINT:



ARCHITECT:

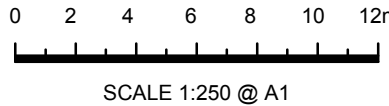
CLIENT:

UNISON PROJECTS
HOTEL PTY LTD

Inertia
Unit 58/85 Hudson Road
Albion, QLD 4010
ABN 82 115 498 023
E-mail: info@inertiaeng.com.au
Phone: 3857 7868
Fax: 3262 7359

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SCALE BARS:



PROJECT:

PROPOSED DEVELOPMENT
307 OLD GYMPIE ROAD
DAKABIN

DRAWING TITLE:

SALES USE PLAN OF
DEVELOPMENT
SITE LAYOUT SHEET 1

DESIGNED:
TJAMES

APPROVED:

RPEQ No.

8262

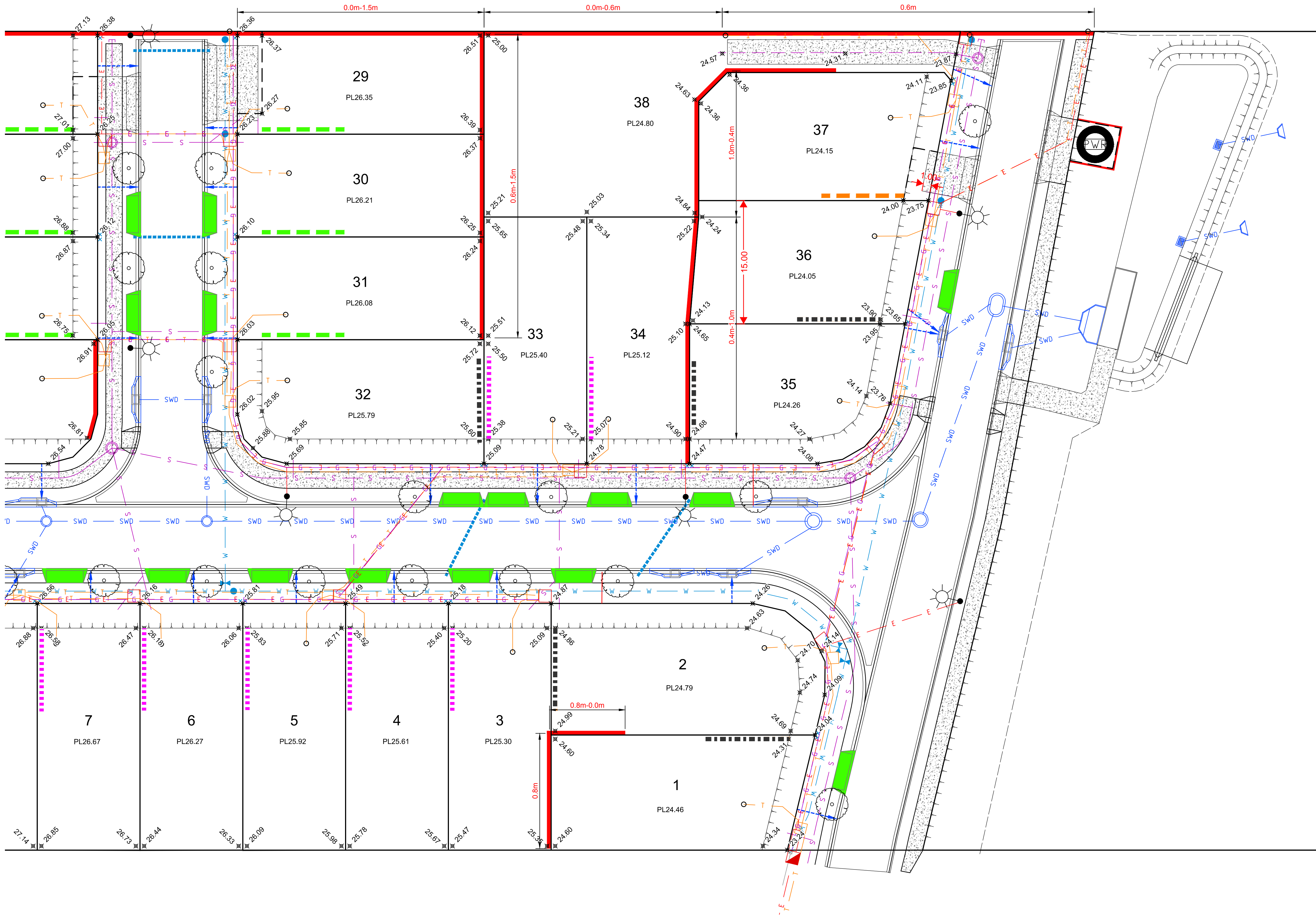
JOB No.

SK101

DWG. No.

F

REVISION



LEGEND

- PROPERTY BOUNDARY
- EASEMENT
- ADJOINING PROPERTY BOUNDARY
- EXISTING WATER RETICULATION MAIN
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FOR INFORMATION

F	AUSBUILD AMENDMENTS	06/06/2019	BF	BF	<p>NORTH POINT:</p>	<p>ARCHITECT:</p>	<p>CLIENT:</p> <p>UNISON PROJECTS HOTEL PTY LTD</p>	<p>SCALE BARS:</p> <p>0 2 4 6 8 10 12m</p> <p>SCALE 1:250 @ A1</p>	<p>PROJECT:</p> <p>PROPOSED DEVELOPMENT 307 OLD GYMPIE ROAD DAKABIN</p>	<p>DRAWING TITLE:</p> <p>SALES USE PLAN OF DEVELOPMENT SITE LAYOUT SHEET 2</p>	8262	
E	AUSBUILD AMENDMENTS	19/05/2019	BF	BF							JOB No.	
D	AUSBUILD AMENDMENTS	17/05/2019	BF	BF								
C	UPDATED LOT LAYOUT AND RETAINING WALL	09/05/2019	BG	CK							SK102	F
B	PRELIMINARY ISSUE	18/04/2019	BG	CK							DWG. No.	REVISION
A	PRELIMINARY ISSUE	17/04/2019	BG	CK								
REV	DESCRIPTION	DATE	DRAWN	APPROVED								

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Table 9.3.1.5 Setbacks

Emerging community zone - Transition precinct (developed lot), General residential zone - Next generation neighbourhood precinct and Caboolture West local plan - Urban living precinct (Next generation neighbourhood sub-precinct)									
Height of wall	Frontage Primary			Frontage Secondary to street			Side Non-built to boundary wall To OMP and wall	Rear to OMP and wall	Canal To OMP and wall
	To wall	To OMP	To covered car parking space*	To wall	To OMP	To covered car parking space*			
Less than 4.5m	Min 3m	Min 2m	Min 5.4m	Min 2m	Min 1m	Min 5.4m	As per QDC	As per QDC	Min 4.5m
4.5m to 8.5m	Min 3m	Min 2m	N/A	Min 2m	Min 1m	N/A	As per QDC	As per QDC	Min 4.5m
Greater than 8.5m	Min 6m	Min 5m	N/A	Min 3m	Min 2m	N/A	As per QDC	As per QDC	Min 4.5m

* Note - These requirements apply to all Class 10a buildings and structures as defined by the Building Code of Australia.

Frontage setbacks accord with Table 9.3.1.5 Setbacks

Build to boundary wall are:

- a. As shown on this plan;
- OR
- b. for all other built to boundary walls refer to Table 9.3.1.7 'Built to boundary walls' (mandatory/optional)
- c. of a length and height in Table 9.3.1.7 'Built to boundary walls';
- d. setback from the side boundary;
- i. not more than 20mm; or
- ii. if a plan of development shows only one built to boundary on the boundary, not more than 200mm;
- e. on the low side of a sloping lot.

Site Cover

Building height	Lot Size		
	300m² or less	301-400m²	401-500m²
8.5m or less	75%	70%	60%

Note:

Proposed dwellings not complying with the setback, site cover, built to boundary walls & car parking requirements outlined above will require a concurrence agency referral application to be approved by MBRC.

Written confirmation from the developer is necessary before lodging a concurrence agency referral application with MBRC to ensure the requested changes do not hinder the services, building approval, construction or use of the neighbouring allotments/dwellings.

Table 9.3.1.7 Built to boundary walls

Lot frontage width	Mandatory / Optional	Length and height of built to boundary wall
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 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

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. eg 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.

Car parking

Primary or Secondary frontage	Covered car space opening(s) per street frontage
Greater than 12.5m to 18m	6m wide maximum
12.5m or less	Single storey: 3.0m wide maximum; Two storey: 6.0m wide maximum and recessed 1.0m behind the front wall or balcony of upper level. Front wall is to have a minimum length of 40% of the adjoining frontage.

Access and driveways

Driveway crossovers are located in accordance with the locations shown on this plan.

Crossover widths are a maximum of 40% of the frontage access is being obtained from, or 4.8m whichever is the lesser.

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F	AUSBUILD AMENDMENTS	06/06/2019	BF	BF		ARCHITECT:	CLIENT:	 Unit 5B/85 Hudson Road Albion, QLD 4010 ABN 82 115 498 023 E-mail: info@inertieng.com.au Phone: 3857 7668 Fax: 3462 7559 ©Copyright of this engineering design and plan is the property of INERTIA ENGINEERING Pty Ltd		PROJECT:	DRAWING TITLE:	JOB No.		F											
E	AUSBUILD AMENDMENTS	19/05/2019	BF	BF																					
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REV	DESCRIPTION	DATE	DRAWN	APPROVED																					
															SK103		DWG. No.								
															DESIGNED: TJAMES		APPROVED:								
															RPEQ No.		REVISION								