



HARBOUR BEACH

Residential Design Guidelines
Detached Housing

Stage 1A – November 2020



Table of Contents

Introduction & Overview	3
How to Use these Residential Housing Design Guidelines	3
Important General Matters.....	4
Turtle Management Plan	4
Groundwater	4
Bushfire Management Setback.....	4
Mackay Region Planning Scheme 2017	4
Amended/Replacement Planning Scheme.....	5
Sustainable Design.....	5
Building Approval.....	5
Amendments	5
The Housing Design Review Assessment Process	6
Building Time & Lot Maintenance.....	7
Implementation	7
Site Maintenance	7
Site Design & Development	8
Site Development	8
Building Envelopes & Setbacks	8
Build to Boundary Allotments	9
Building Heights	10
Design & Orientation	10
Site Coverage	11
Garage/Carport Location, Design and Site Access	11
Dwelling Design & Building Form.....	13
Streetscape & Coastal Character	13
Primary Frontage & Entrances.....	13
Roof Form	14
Storage.....	15
Vehicle Accommodation	16
Driveways.....	16
Privacy.....	17
Building Services and Ancillary Structures	18
Energy Management – Climatic Design	19
Building Finishes	20
Roofing.....	20
External Building Materials	20
Colours.....	21
Landscaping & Environmental Protection.....	22
Landscaping	22
Fencing	23
Developer Fencing	25
Site Works & Retaining Walls.....	27
On-Site Water Management.....	27
Turtle Management.....	28
Definitions.....	29
APPENDIX 1.....	33
APPENDIX 2.....	39
APPENDIX 3.....	42

Introduction & Overview

Dunes, Harbour Beach is a beachside haven where land meets the ocean and the river to create a waterside lifestyle like no other.

Dunes will set a new benchmark in beachside living boasting modern coastal homes seamlessly integrated amongst tourism nodes to create a relaxed life by the sea.

As a proud owner both you and your builder must become fully acquainted with the Dune's Residential Design Guidelines and Standards. These guidelines establish housing and landscape character for all homeowners to create a sense of place which also respects the environmental significance of Dune's location.

The Residential Design Guidelines promote:

- Housing that is sympathetic to the beachside location, the existing built environment, and the natural environment and attributes of Harbour Beach.
- Landscaping, streetscape, and building design standards encouraging design innovation.
- Housing diversity within a relaxed coastal character to suit a myriad of lifestyle needs.
- Design responses to site specific attributes to enhance your living environment via passive and active spaces that promote privacy, outlook, convenience, aesthetics, microclimate management and safety.
- A sense of place and community aligned to the Dune's environmental and natural attributes.
- Energy efficiency measures achieved through housing design principles. ie. the use of energy efficient practices, materials building systems and resources.

These Residential Design Guidelines are a Development Approval conditional requirement of the developer for subdivision of the land established from Mackay Regional Council, the Department of Environment & Energy, and the Queensland Government. All landowners at the Dunes are contractually bound to comply with the design principles and parameters of these housing design guidelines.

The Guideline lists **Design Principles**, **Permissible Solutions** and **Recommended Design Outcomes**.

Design Principles - identify overall design and site development objectives

Permissible Solutions – articulates mandatory housing design requirements

Recommended Design Outcomes - are advisory in nature and encourages design outcomes to enhance lifestyle, amenity and energy / water conservation outcomes.

How to Use these Residential Housing Design Guidelines

When you purchase an allotment at Dunes a Building Covenant forms part of your contract of sale which includes compliance to the Residential Design Guidelines. It is a contractual requirement that that all proposed housing designs are submitted for review of the Developer, and similarly must obtain a written notification of compliance from the Developer prior to lodging and obtaining any statutory approvals and commencing construction of a house on an allotment.

The Permissible Solutions and Recommended Design Outcomes of this Residential Design Guideline are to be read in conjunction with the Dunes - Harbour Beach Setback Plan & Development Requirements for Residential Product - Drawings B00214-LD001 - LD002 and B00214-ABEP01 - ABEP04 included in Appendix 1.

Important General Matters

Turtle Management Plan

As Harbour Beach is recognised as a low-density sea turtle nesting beach, a Turtle Management Plan has been established to ensure site development is sensitively implemented. Dunes is setback approximately 85-100m from Harbour Beach via an environmental reserve buffer which will be protected, rehabilitated and maintained as a natural dune corridor.

Turtle protection measures in accordance with design guidelines have been established to maintain and respect the environmental significance of Harbour Beach in conjunction with approvals obtained from the Department of Environment & Energy, and Mackay Regional Council. Lighting controls, window treatments and other operational issues to minimise light spill over beach areas, are to be adopted.

Groundwater

Groundwater remains a precious resource requiring careful management. The use of bores or spear pumps within Dunes is prohibited in accordance with conditions of Development Approval established by Mackay Regional Council.

Bushfire Management Setback

A 10-metre setback (Fire Protection Zone FPZ) to built infrastructure is established by way of a covenant over Lots 21-22, 26, 28-36, and 800-801 in accordance with conditions of Development Approval established by Mackay Regional Council. Construction of dwellings or ancillary structures are not permitted to be constructed within 10m of the rear property boundary of these allotments.

Mackay Region Planning Scheme 2017

This Residential Design Guideline seeks to establish consistent dwelling house building setback and site development provisions in accordance with Access & Building Envelope Plans, “*Dunes - Harbour Beach Setback Plan & Development Requirements for Residential Product - Drawings B00214-LD001 - LD002 and B00214-ABE001 - ABE004*”, and approved by Mackay Regional Council under a ‘Response as Concurrence Agency – Prior to Building Works Application’.

Where compliance with the approved Access & Building Envelope Plans cannot be demonstrated, assessment in accordance with Mackay Region Planning Scheme 1997 (through Part 5) regulating building work in accordance with sections 32 and 33 of the Building Act 1975, may apply where permitting the planning scheme to:

- regulate, for the Building Design Guideline of Australia (BCA) or the Queensland Development Design Guideline (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in part MP 1.1, MP 1.2 and MP 1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site car parking and outdoor living spaces. It may also regulate other matters such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors;
- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*;
- specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*.

Amended/Replacement Planning Scheme

The Mackay Region Planning Scheme 2017 may be subject to amendment or may be replaced, however all subsequent versions as they apply to the land shall be adhered to in accordance with the intent of this Residential Design Guideline.

Sustainable Design

Development should be sustainable and incorporate measures by which to minimise / mitigate environmental impacts. Appropriate site layout and building design should incorporate best practice measures for ecological sustainability, including climatically responsive, energy efficient, water sensitive approaches which minimises impacts on non-renewable resources, sensitive land and water resources.

Building Approval

Once a Residential House Design Assessment Approval is granted from the developers of the Dunes, a Development Permit for Building Works (Building Approval) needs to be obtained via a Building Certifier prior to the commencement of construction of your home. Plans stamped by the developer in no way constitute a Development or Building Approval, nor imply compliance with statutory requirements.

Amendments

Amendments to the terms and conditions of these Housing Design Guidelines are at the sole discretion of the Developer. Any amendments will be published as an amendment on the amendments page, and you accept that such variation will be effective in relation to you from the date of publication of the amendments page.

The Housing Design Review Assessment Process

Prior to lodging applications for a Building Approval via your private building certifier, you must first submit plans of your proposed home to be assessed and approved by the Developer. The housing design assessment submission must include the following as a minimum requirement:

- Site plan (at a scale of 1:200)
- Floor plans (at a scale of 1:100)
- Street elevation to scale or a suitably detailed sketch elevation
- Landscape and siteworks plan
- Preliminary colour and material selection

A design assessment will be undertaken and an approval and/or comments regarding the suitability of the proposed house design will be issued to the applicant. When approved the applicant may then proceed to detailed design for the proposed home and have the completed house design drawings and other documents prepared for building approval by the relevant authority.

The drawings and associated documents noted in the checklist at the end of this document should be submitted for approval to designreview@dunesharbourbeach.com.au

The Design Review Application Form included in these Design Guidelines must be completed and included with the submitted drawings and other supporting and relevant information required by and detailed in Appendix 2.

Your plans and building specifications must be submitted to **The Developer- Dunes** for a Housing Design assessment approval before you commence any further approval applications. The developer will assess each application to determine if it complies with both the Design Principles and Permissible Solutions of the Residential Housing Design Guidelines , however, the developer may grant either conditional and unconditional approvals at its discretion and will consider each application on its individual merit.

If the developer does not grant an approval, the developer will advise the applicant of its reasons for refusing the application and wherever possible identify for the applicant amendments which could be made to the application to obtain approval. To avoid potential delay, it is recommended that non-conforming designs be discussed with the Developer early in the Assessment process.

The developer will not charge a fee for assessing house designs submitted and will endeavour to process your plans within ten (10) working days of receiving submissions that include the minimum requirements.

Building Time & Lot Maintenance

Implementation

Permissible Solutions

- ❑ In assisting to create a vibrant community, and to ensure protection of the natural amenity, purchasers shall commence construction of the dwelling within eighteen (18) months of land settlement.
- ❑ Once you have commenced constructing your home, construction shall not be left without substantial work being carried out for longer than 3 months and in any case the dwelling shall be completed within a period of 18 months from the commencement of construction.

Recommended Outcome

- ❑ It is noted that the *Environmental Protection Act 1994* requires that development proponents avoid carrying out activities that cause, or are likely to cause, environmental harm. This is an enforceable legal obligation under the Act with penalties for non-compliance. During construction in particular, it is recommended that appropriate construction and soil erosion and sediment control practices remain in place. The developer of Dunes - Harbour Beach, are required to notify the Department of Environment and Science, and Mackay Regional Council of any infringements against Section 31 (11) of the *Environmental Protection (Water and Wetland Biodiversity) Policy 2019*.

Site Maintenance

Permissible Solutions

- ❑ In assisting to maintain a clean community, purchasers are required to keep allotments clear of weeds/rubbish and generally maintained to a reasonable standard prior to construction commencing.
- ❑ During construction of your dwelling a containment structure for the disposal of all waste materials shall be provided and suitably maintained. In instances where allotments are not maintained to a reasonable standard acceptable to the developer and Mackay Regional Council works will be undertaken to ameliorate the site at the expense of the landowner.
- ❑ In instances where site trees designated to be retained on your allotment pursuant to the “*Dunes - Harbour Beach Setback Plan & Development Requirements for Residential Product - Drawings B00214-LD001 - LD002 and B00214-ABEP01 - ABEP04*” are damaged or removed during the construction phase of your dwelling these will be replaced at the cost of the land owner.
- ❑ Front yard site is installed with a fixed irrigation system coinciding with the completion of your dwelling. Landscaping should be maintained in good condition thereafter.

Recommended Outcome

- ❑ It is recommended that all site landscaping be installed with a fixed irrigation system coinciding with the completion of your dwelling. Landscaping should be maintained in good condition thereafter.

Site Design & Development

Harbour Beach is a significant part of Mackay's environmental and landscape character. The following objectives should be accommodated through the site design and development of individual allotments within Dunes:

- ❑ To address and respect the environmental significance of adjacent reserved parts of Harbour Beach; and
- ❑ To ensure residential development is integrated with the characteristic vegetation, landform and weather conditions.

Each allotment at Dunes has features that should be considered when determining the design and position of each dwelling. Particular attention should be given to position and orientation to ensure that each dwelling obtains the best possible advantage of prevailing breezes and minimises the effects of the North Queensland weather. Before choosing or designing a home, it is important to consider how the features of the allotment might influence the location and layout of its design in order to improve the lifestyle for you and your family, as well as improving the overall amenity of the neighbourhood.

Factors to consider include:

- Site Development
- Building Envelopes and Setbacks
- Build to Boundary Allotments
- Building Heights
- Design & Orientation
- Site Coverage
- Garage/Carport Location, Design and Site Access

Site Development

Design Principle

Buildings have the appearance and bulk of a single detached house with ancillary outbuildings.

Permissible Solution

- ❑ Allotments may accommodate one main dwelling unit and one subordinate dwelling unit only (i.e. granny flat/retreat)
- ❑ Any subordinate dwelling unit is no larger than 60 square meters in gross floor area and not further than 10 meters from the main dwelling unit.

Building Envelopes & Setbacks

Design Principle

The setback of buildings is an important factor in achieving desired residential character. Access and Building Envelope Plans have been developed for each allotment having regard to visual and landscape character of Dunes and recognises relationships between buildings, open space, solar access and breezes. They are also designed to ensure retention of street trees, avoidance of conflict with services, and achieve formalisation of setbacks from property boundaries and separation between dwellings.

Permissible Solution

- ❑ Siting of dwellings and associated buildings (including garages, carports, patios, pools and garden sheds) must comply with the requirements of the relevant "Dunes - Harbour Beach Setback Plan & Development Requirements for Residential Product - Drawings B00214-LD001 - LD002 and B00214-ABEP01 - ABEP04" prepared for the site.
- ❑ The setbacks nominated are adopted as a minimum setback to the outermost projection for single storey dwellings. Where in accordance with the Queensland Development Code an increased

setback would typically apply due to the height of the dwelling / structure the increased setback must prevail.

Recommended Outcome

- ❑ While the Access and Building Envelope Plans specify the minimum setbacks, dwellings should adopt a variety of setbacks to create visual interest.

Build to Boundary Allotments

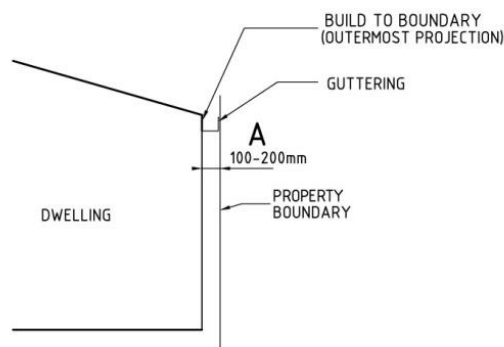
As it is possible to build to the boundary line of nominated allotments, generally identified as Villa and Courtyard allotment types, it is important to consider your building design.

Design Principle

Build to boundary allotments achieve a high level of residential amenity through full adoption of applicable permissible design solutions.

Permissible Solution

- ❑ Houses are constructed to a pre-nominated side boundary in accordance with the applicable Access and Building Envelope Plan prepared for the allotment included in Appendix 1.
- ❑ The maximum length of build to boundary wall shall not exceed 60% of the total boundary length, with a maximum single wall section length not exceeding 9 metres.
- ❑ All build to boundary wall sections shall be to non-habitable rooms only. Habitable rooms as defined by the QDC shall otherwise adopt a minimum setback compliant with section A2 of MP1.1 and MP1.2 of the QDC.
- ❑ The maximum height of build-to-boundary wall is 3.5m above natural ground level. Two (2) storey structures proposed on villa and courtyard allotments shall otherwise comply with building setbacks provided by the QDC.
- ❑ A build to boundary setback of 200mm should be typically adopted which shall allow for the provision of fixed guttering to the dwelling fascia which shall be connected to a piped underground stormwater drainage system to the street frontage.



Notes:

- i The provisions of the QDC apply unless otherwise noted.
- ii All setback distances are taken from the outermost projection (OMP). Setbacks are measured as the distance from the OMP (as defined by the QDC) to the allotment property boundary and identified by "A" in the build to boundary elevation.
- iii Build to boundary setbacks adopted for Villa and Courtyard lots shall allow for the provision of fixed guttering to the dwelling fascia as shown by the build to boundary elevation

Figure 2.3.4

Build to boundary elevation.

- ❑ Boundary fencing will not be permitted adjacent to a build to boundary wall. The fence should be returned to that section of the wall, which abuts the boundary.
- ❑ Parapet walls will not be permitted on a build to boundary setback.
- ❑ Services including but not limited to air-conditioning units, fixed clothes lines, hot water systems, gas cylinders and fuel storage systems where fixed to a wall less than 1.5m to the common boundary are not permitted. In general, unless noise attenuated, these services are not recommended on the build to boundary setback for the purposes of serviceability, access and noise amenity of the adjoining premises.

Recommended Outcome

To provide opportunity for increased air circulation on build to boundary allotments dwellings should provide:

- ❑ a minimum 3 x 3 metre courtyard to the build to boundary setback; or
- ❑ a courtyard of minimum area of 10m² and minimum depth of 1.5 metres to the outermost projection.

Building Heights

Design Principle

The height of dwellings and structures should not cause significant loss of amenity to adjacent properties.

Permissible Solution

Dwellings, including any feature or building component shall be no more than two storeys, or exceed overall height of 8.5 metres above natural ground.

Design & Orientation

Design Principle

Dwellings should be positioned and orientated to maximise the benefits of each site's natural aspect. The location of a dwelling shall consider adjoining properties (or future properties), services and easement locations.

Permissible Solution

- ❑ Dwellings are designed to minimise unfavourable solar exposure and to maximise ventilation through favourable access to north-easterly summer prevailing breezes.
- ❑ Dwellings are designed to address exposure from easterly and southerly winds.
- ❑ Where the building form or allotments do not facilitate optimum orientation, passive means of protection in the form of overhangs, screens and landscaping should be employed.
- ❑ Floor plans and openings for habitable spaces, indoor and outdoor living, and bedrooms ensure they are orientated towards prevailing breezes from the north-east through to the south-east.
- ❑ Dwellings must be designed to have either a living room, dining room or bedroom window or balcony overlooking the street.
- ❑ Dwellings on allotments adjoining open space must ensure high-quality presentation and incorporate design features to enable casual security surveillance to those areas.

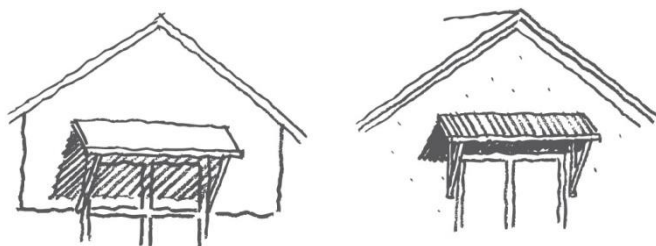


Orientation and location of openings should maximise ventilation

Recommended Outcomes

- ❑ Locate at least one living area of the dwelling in a north-east facing position. Strategically placing doors, windows, louvres and living spaces to the North or East will help take advantage of prevailing afternoon summer breezes.

- ❑ Additional measures to consider assisting to cool dwellings include:
 - raised ceilings
 - larger shaded windows
 - floor to ceiling louvres
 - insulation and ventilation of roof cavity
 - half height walls and feature cut-outs to help internal airflow
 - verandahs and covered outdoor entertainment areas
 - effective use of shade e.g. wider eaves and strategically placed trees and plants



Fixed window shading devices can also add visual interest to the building.

Site Coverage

Design Principle

Dwelling design should adopt a building form which does not unduly dominate the landform and otherwise establishes functional indoor-outdoor spaces and landscaping that do not detract from the character of development on land in the general vicinity of the allotment.

Permissible Solution

- ❑ Site coverage and site development is in accordance with the applicable Access and Building Envelope Plan prepared for the allotment included in Appendix 1.

NOTE. Site coverage is the ground floor level area of a building (including the dwelling, garage and carport, but excluding unroofed pergolas) expressed as a percentage of the total site area.

- ❑ The minimum area and dimension of private open space is provided in accordance with the applicable Access and Building Envelope Plan prepared for the allotment included in Appendix 1, where one part of this space is directly accessible from an internal living area.

Recommended Outcomes

- ❑ Over-development of a site is to be avoided. Site development should maintain enough private open space for on-site outdoor living spaces, entertaining and enjoyment of the property, whilst maintaining functional landscaping, clothes drying areas and space for air circulation.

Garage/Carport Location, Design and Site Access

Design Principle

Access and Building Envelope Plans prepared for Dunes nominate driveway location/s for each allotment. Design should demonstrate that the garage does not remain dominant and a high standard of street appeal will be maintained through the integration of significant design treatments.

Permissible Solution

- ❑ Driveway Access is in accordance with the applicable Access and Building Envelope Plan prepared for the allotment included in Appendix 1.
- ❑ Site access must maintain clearance from storm water pits, light poles, Telstra and Ergon service points, street trees and any other utilities which are located to the site frontage.
- ❑ Site access must strictly not be taken directly from Dunes Boulevard for those residential allotments immediately adjacent to that road reserve.

Villa and Courtyard Allotments

- ❑ Garages and carports on Villa and Courtyard allotments shall be set back a minimum of 1.5 metres behind the main building line and should incorporate integrated design elements such as patios, porches or other structures which provide articulation in the building as it presents to the street.

Economy Traditional and Traditional Allotments

- ❑ Garages and carports on Economy Traditional, and Traditional allotments shall set back a minimum of 500mm behind the main building line and should incorporate integrated design elements such as patios, porches or other structures which provide articulation in the building as it presents to the street.

Recommended Outcomes

- ❑ Design treatments to reduce garage dominance shall address built form, landscape provision and colour schemes. Colour & materials selections in conjunction with landscape plan must be provided with all building plans submitted for building design review.

Dwelling Design & Building Form

It is desired that houses at Dunes - Harbour Beach embrace a high-quality fresh style of contemporary coastal tropical architecture that responds to the Mackay climate and embraces the importance of its relationship to Harbour Beach. Quality house design, building materials and finishes are promoted to create an attractive neighbourhood streetscape and to preserve the landscape and environmental character of Harbour Beach.

Contemporary coastal tropical architecture should remain visually dominant and appear to carry through the design by:

- Ensuring articulated built forms and adoption of lightweight materials
- Ensuring contemporary design responsive to the locale and prevailing climatic conditions
- Ensuring appropriate colour selection and treatment of external surfaces

Factors to consider include:

- Streetscape & Coastal Character
- Primary Frontage & Entrances
- Roof Form
- Storage
- Vehicle Accommodation
- Driveways
- Privacy
- Building Services & Ancillary Items
- Energy Management – Climatic Design

Streetscape & Coastal Character

Design Principle

It is important to consider the visual impact your home will have on the overall streetscape and adjacent reserve parts of Harbour Beach at Dunes. When planning your home consider ways in which the form and materials of your home will enhance the street appeal of the property and neighbourhood to establish a fresh coastal theme.

Permissible Solution

- ❑ Each house is considered individually with respect to site and layout requirements.
- ❑ Appropriate dwelling design incorporates:
 - Definition of entry e.g. Entry porticos or entry pavilions within the building envelope
 - Articulation of building massing, walls and roofline into smaller components.
 - Articulation and variance of materials & colours and use of combinations of construction techniques suited to the coastal aspect of the site.
 - Building massing and voids are to be used to draw attention away from the garage.
 - Wide eaves and shading of openings, covered balconies, verandas and other external living areas for sun and rain protection
 - Manipulation of the form/scale of the building to consider any slope of the site e.g. Stepping of the building form, use of varied materials to reduce the bulk of a building.
 - Landscaping – hard and soft eg. Fencing and plants that is complimentary to both the building design and the coastal locality

Primary Frontage & Entrances

Design Principle

It is intended that the primary frontage of houses be interesting and attractive, with varied setbacks from front and side boundaries at the upper and lower levels. Protruding or recessed balconies and porches, the position and size of windows and the use of shutters / screening devices should all be considered to add to the visual interest and appeal of the dwellings. Integrated feature fencing and landscape treatments are also considered key elements of the appearance of the street frontage.

Permissible Solutions

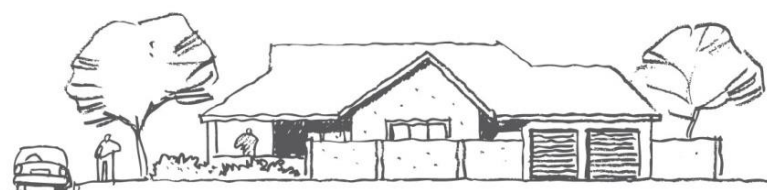
- ❑ Front elevations adopt an articulated and stepped main building form (including varied building setbacks at each level).

Note. Decks/porticos/patios are considered a form of articulation as is setting the garage into the allotment relative to the building form over and adjacent.

- ❑ The primary frontage incorporates elements that provide interest to the façade ie:
 - recessed or projecting balconies, porches or patios
 - broken rooflines, extended eaves / overhangs
 - pergolas or canopies
 - well-proportioned and balanced window settings
 - timber shutters and sunshades where appropriate
 - fenestration including timber feature panels, louvres and trims



- ❑ In instances of corner allotments, the secondary frontage similarly establishes an interesting façade utilising varied roof form and is designed with aspect to the street via integrated fencing design and landscaping.



Recommended Outcomes

- ❑ Strong entry statements such as porticos with a minimum area of 4m² and minimum depth of 1.5m, that express the entry point are encouraged.

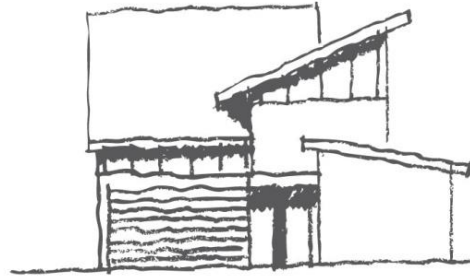
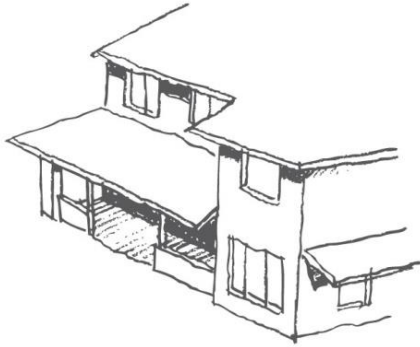
Roof Form

Design Principle

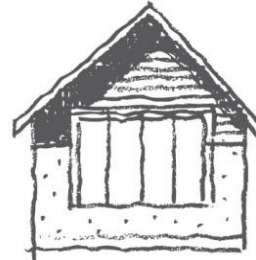
Dwellings should have attractive roof designs to create visual interest while also addressing the functional aspects of shading and water collection. Roof forms will be evaluated on their architectural merit but should be of a consistent scale, form and material construction that is reflective and complementary of contemporary northern Australian coastal architecture.

Permissible Solutions

- ❑ Roof forms must adopt articulated shapes to reduce building bulk. Hips, gables, and other more contemporary forms of skillion roofs, 'butterfly' forms or curved roofs are acceptable forms. Large single unbroken roof forms are not acceptable.



- ❑ Pitched gable/hip roofs must have a minimum pitch of 24° for the main roof. A roof pitch of 22.5° will be considered and assessed on architectural merit on secondary roof elements or where the allotment is 18 metres or wider.
- ❑ Skillion roofs should have a minimum pitch of 5° and consist of a minimum of two roof planes.
- ❑ Roof eaves are a minimum of 600mm (excluding gutters). The maximum length of under eave extensions to the dwelling is 4m.



Recommended Outcomes

- ❑ Generous roof overhangs to external walls are recommended to improve opportunity for shading and cooling of the building mass – a minimum of 900mm-1200mm is encouraged.
- ❑ Gable ends adopt an overhang of 300mm to enhance shading & ventilation
- ❑ Design roof forms to incorporate a northern facing area, of a size and pitch suitable for the location of slimline solar PV panels and where possible not visible from the primary frontage.
- ❑ Solar PV systems must be integrated into the structure or roof plane to limit their appearance to neighbours (and limited to street frontages). Details of the type and location of any proposed solar systems must be submitted with or indicated on documents submitted for Design Review.

Storage

Design Principle

Adequate and versatile storage areas provided both for internal and external purposes are included as part of the layout of the building.

Permissible Solutions

- ❑ Screened under-croft areas incorporated into the building form for external storage purposes is preferred.

Recommended Outcomes

- ❑ It is recommended a storage room should be provided that has a minimum area of 6m², a minimum internal dimension of 1.5m, and a height of not less than 2.1m, and accessible from garage/carport or under-croft areas.

Vehicle Accommodation

Design Principle

Dwellings should be provided with sufficient and convenient on-site car parking for residents enabling creation of a safe street environment. Garaging and parking areas must be designed to reduce their visual dominance and not detract from the attractiveness of the streetscape.

Permissible Solutions

- ❑ Garages / Carports adhere to the requirements of the Access & Building Envelope plans established for the allotment, and relevant provisions of this Residential Design Guideline.
- ❑ Garages / Carports are setback from the main building elevation and designed to reduce visual dominance using building articulation, and two storey elements (where appropriate). Detached carports and sheds shall not be constructed forward of the main building line.
- ❑ Garages / Carport structures have a maximum aggregate width (openings and walls) of 6.0m (maximum opening 5.4m), or 50% of the total width of the dwelling, whichever is the lesser.
- ❑ Provision is made for a minimum of two (2) off street car parks, one (1) of which shall be an enclosed lock up car parking space.
- ❑ Garage doors must be a single panel style and should be designed to complement the character of the dwelling.
- ❑ Garages and carports should be under the main roof, however, consideration may be given to well-designed freestanding structures where otherwise compliant with the remaining provisions of this Residential Design Guideline.
- ❑ Open carports must have screening when viewed from the street which may be provided by way of fencing or adequate landscaping.

Recommended Outcomes

- ❑ On-site parking space is provided for the storage of boats, caravans, trailers or similar, with this area concealed from the street and adjoining allotments or open space.

Driveways

Permissible Solutions

- ❑ Only one driveway is permitted per allotment, with a maximum width at the front property boundary of 5.0 metres for a double garage / carport, and a maximum width of 3.0 metres for a single garage / carport.
- ❑ Where a footpath is installed to the property frontage, the footpath shall not be removed as part of the driveway construction.
- ❑ Driveways and parking areas shall be constructed of attractive and durable materials which may (subject to covenant endorsement) include high quality:
 - clay or concrete pavers
 - coloured pattern paved concrete
 - exposed aggregate finishesPlain concrete will not be permitted

Recommended Outcomes

- ❑ The driveway should be constructed between the garage / carport and the kerb line of the roadway, and a minimum 750mm away from the side property boundary to facilitate a landscaping strip. Works permission for driveway construction including kerb and channel crossover must be sought from Mackay Regional Council.
- ❑ It is the responsibility of the owner/builder to rectify any damages to the kerb & channel, and footpath caused during the construction of the driveway
- ❑ A secondary driveway may be permitted on corner allotments where a specific need can be demonstrated, and subject to Mackay Regional Council approval. Any second driveway shall be a maximum width at the front property boundary to the secondary frontage of 4 meters.
- ❑ Materials/finishes and colour themes used in the construction of the driveway should complement those used in the home and otherwise prescribed in the Building Finishes of this Residential Design Guideline.

Privacy

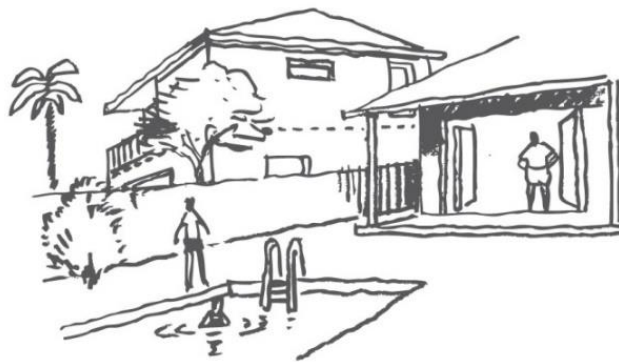
Design Principle

As two (2) storey homes may be constructed it is important that homes are designed with the privacy of adjoining properties in mind. Direct overlooking from upper level windows and balconies to the private open space and internal living areas of adjacent dwellings should be minimised through good design. Otherwise adoption of measures from vantage points that have a direct outlook to neighbouring private open spaces, bedroom or living room windows to address loss of privacy is required.

Permissible Solutions

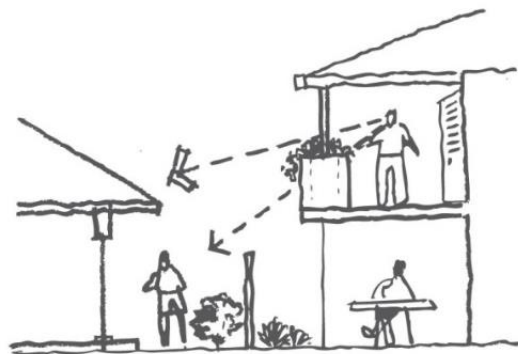
- ❑ Building layout, location and design of openings and external living areas and screening design and landscaping are to be employed in reducing overlooking between adjacent residences.
- ❑ Protect the privacy of adjacent residents from overlooking where second storey dwelling components are located within 6 metres of the adjoining property boundary using appropriate design measures including but not limited to:
 - Articulating the building to create a screening effect
 - Use of fixed or operable screens (of materials and colours complementary to the building)
 - Utilising a windowsill height of 1.5 metres above floor level.

Note. Where this technique is used consideration should be given to increasing the width of the window to improve the amenity of the room, depending on the orientation of the window and the need for shading devices.



Recommended Outcomes

- ❑ Adjustable/Operable/Retractable screens are encouraged to external living areas for visual and acoustic screening.
- ❑ Use of soft landscaping, such as screening vegetation
- ❑ Screening solutions of obscure glazing/high sills is least preferred



Building Services and Ancillary Structures

Design Principle

To assist with residential amenity the design, appearance, location and materials of ancillary external items and building services should be discrete and unobtrusive. Services and appurtenances such as air-conditioners, pumps and other motors, antennae, satellite dishes, plumbing, hot water service tanks and other equipment should be incorporated into the building design in locations to prevent nuisance to adjacent properties and where possible to avoid being visible from public view.

Permissible Solutions

- ❑ Gazebos or other similar structures associated with outdoor or pool areas are generally permitted where compliant with Local Authority restrictions, however, they must reflect the architecture of the associated dwelling, and be finished in compatible materials and colours.
- ❑ Pool filtration plant and equipment must be in such a position as to not be visible from the street and public spaces or impose any audible operation noise on neighbouring properties.
- ❑ All waste and water supply plumbing (other than roof downpipes) must be concealed within the dwelling fabric so as not to be visible to the exterior of the dwelling.
- ❑ Solar PV systems must be integrated into the structure or roof plane to limit their appearance to neighbours (and limited to street frontages). Details of the type and location of any proposed solar systems must be submitted with or indicated on documents submitted for Design Review.
- ❑ External antennae are unobtrusive and extend no more than 2.0m above the roof line. Satellite dishes or similar devices must not be visible from the street.
- ❑ Air-conditioning units and heat-pump systems (condensers and fan units) are in unobtrusive areas that consider the acoustic and visual impact of their location and shall not be a nuisance to adjoining allotments nor be readily apparent. Box air-conditioning units (window or wall mounted) are not permitted.
- ❑ Clothes drying areas should be located within the side or rear yards of the dwelling and not be directly visible from the street.
- ❑ No wheelie bin storage or other rubbish storage may be visible from the street.

Recommended Outcomes

- ❑ Letterboxes should be constructed of similar materials to that of the dwelling and located adjacent the driveway.
- ❑ Air-conditioning plant, clothes lines, hot water systems, gas bottle systems etc may be screened from view with screening that is part of and complementary to the building form, materials and colours.

Secondary Structures

Design Principle

Secondary structures are separate structures such as garden sheds, workshops, aviaries and other similar buildings located in rear and side garden areas. Where storage cannot be achieved as part of the dwelling structure, external storage where maintaining site and visual amenity may be considered on a case by case basis. In all instances structures should be discrete and unobtrusive.

Permissible Solutions

- ❑ A separate lawn locker or small storage shed (3x3m maximum) where adopting a non-reflective colour scheme consistent with the dwelling is accepted. Sheds larger than 3x3m are not encouraged.
- ❑ All structures must not be forward of the building line or visible from the street / public areas (in particular to lots 1-21 shall not be visible from the Dunes foreshore pathway).

Recommended Outcomes

- ❑ Larger structures will be considered on a case by case basis where addressing the following guidelines:

- The maximum dimensions and heights of secondary structures where not situated forward of the main building line and demonstrated to be not visible from the street or public should not exceed:

Dimensions for Secondary Structures			
Size of Allotment	Maximum Dimensions	Maximum Wall Height	Maximum Ridge Height
> 650m ²	8m x 6m	2.4m	2.7m
500m ² - 650m ²	6m x 4m	2.4m	2.7m
400m ² - 500m ²	5m x 3m	2.4m	2.7m
< 400m ²	3m x 3m	2.4m	2.7m

- Secondary structures should:
 - not overshadow or block light from the windows of an adjoining dwelling
 - have no solid wall located closer than 0.6 metres to a property boundary
 - sheds less than 15m² will be considered in Colorbond coloured steel matching the roofing colour and colour selections of the associated dwelling
 - sheds greater than 16m² will be considered where constructed in the same materials and with the same colour scheme as the associated dwelling

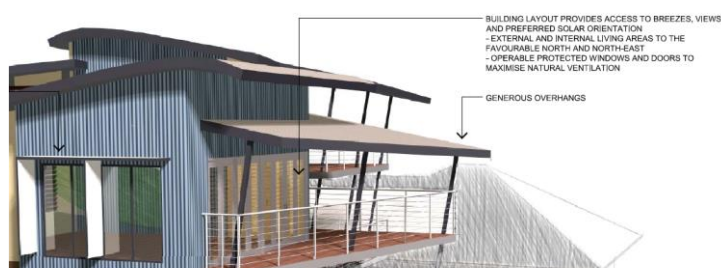
Energy Management – Climatic Design

Design Principle

Buildings are designed to optimise access to natural ventilation and lighting and prevent unfavourable solar heat gains.

Permissible Solutions

- ❑ Dwellings should be positioned and orientated to maximise the benefits of each site's natural aspect to meet the Design & Orientation principles and permissible solutions of these Residential Design Guidelines.



Increase natural ventilation and shade through spatial layout and generous overhangs.

- ❑ Windows, glazed doors etc are to be shaded or screened to provide effective passive solar control and reduce glare/reflectivity from glass surfaces – shading is to be effective for the full year and to cover a minimum of 70% of glazing at all times.
- ❑ Materials
 - Light non-reflective colours are utilised for surfaces exposed to direct sunlight to reduce solar heat gain (care must be taken in selection to avoid reflective materials)
 - Materials with lower embodied energy (energy used in extraction, production and manufacture of materials) and recycled content/able to be recycled or reused are encouraged.

Recommended Outcomes

- ❑ Large areas of unshaded glazing are discouraged to minimise direct solar heat gain.
- ❑ Insulation is employed to assist in controlling (reducing) heat gain within internal spaces.

Building Finishes

Housing and associated structures at Dunes should use a diversity of quality finishes, materials and colours to create an attractive neighbourhood character with a contemporary coastal style, integrated with the tropical coastal setting of Harbour Beach.

Roofing

Design Principle

The appearance and materials used for roofing should complement the style of the dwelling ideally of a coastal character and should generally be of a non-reflective finish.

Permissible Solutions

- ❑ Roof materials are limited to colorbond steel sheeting or slimline concrete or slate roof tiles.
- ❑ Rainwater gutters, downpipes and flashings etc are to complement the building design and match roof materials and finishes.
- ❑ Silvers, metallic colours and plain zinc aluminium & galvanised finish roofing materials (ie. Colorbond Trimdeck) are not permitted.

Recommended Outcomes

- ❑ Other materials may be considered on their merits i.e. durability, reflectivity, visual effect relative to adjoining allotments and relevance to design.

External Building Materials

Design Principle

Construction materials and finishes should be appropriate to climate and locality, be of a high standard matching the coastal character of the Harbour Beach setting and quality of Dunes.

Permissible Solutions

- ❑ Lightweight material finishes with 'coastal' architectural merit such as weatherboard and similar associated lightweight external cladding finishes should be integrated into the dwelling.
- ❑ Exterior walls shall be constructed / finished with a combination of at least two (2) materials utilised to enhance visual interest and promote a broken façade. Use of materials shall also be effective in reducing the dominance of the garage through the integration of articulated design elements such as porches and entry statements.
- ❑ A maximum of 70% of any one material for cladding or finishing is allowable to ensure wall scale, texture and finished form are modified to provide variation in scale and appearance.

Recommended Outcomes

- ❑ A variety of materials and finishes should be employed to modify building scale, articulate facades and create attractive and contemporary coastal homes of individual character.
- ❑ Materials and design elements that are encouraged include:
 - Weatherboard and external cladding finishes
 - Texture coated fibre-cement cladding
 - Colorbond coated corrugated metal sheeting
 - Expressed joint painted/stained panel cladding
 - Timber and powder coated aluminium feature panels such as:
 - window shutters and shades
 - window frames and louvres
 - Feature tile, stonework or decorative hebel banding and corbelling to blockwork
 - patios, courtyards or porches.
- ❑ 100% use of one material is not supported unless the scale, texture or form of the wall finishes are modified to provide variation in scale and appearance.
- ❑ Zinalume and other such highly reflective materials are not supported.

Colours

Design Principle

Building colours enable each dwelling to complement or merge with the natural environment, minimising the visual impact on the site from the surrounding areas. Colours to be employed are to be natural colours reflective of the indigenous vegetation and geography that compliment site conditions to help blend the building form with the site and Harbour Beach.

Permissible Solutions

- ❑ A variety of colours are employed to assist in providing articulation to building form and modifying the building scale.
- ❑ Colours to be employed are typically a neutral palette reflective of a fresh tropical coastal theme - white and soft greys – with introduction of colour through use of local landscape, sand, stone and timber elements which can be utilised to help blend building forms with the site.
- ❑ Elements of black/darker shades may be used to achieve tonal variation.
- ❑ Primary/Bright colours (red, blue and yellow), and some saturated secondary colours (oranges, purples) are to be avoided unless it can be demonstrated these accent building form and discreet features e.g. Entry walls, landscape elements, structural elements, trims and the like.
- ❑ A colour scheme shall be submitted for approval to Eastpoint Mackay Pty Ltd prior to the commencement of the dwelling construction.

Recommended Outcomes

- ❑ Combinations of colours are encouraged, and external colour schemes must incorporate at least two (2) colours.

Landscaping & Environmental Protection

Harbour Beach is a significant part of Mackay's environmental and landscape character. Dunes will be developed sensitively to adjoining environmental values and visible character of Harbour Beach.

The provisions of this Residential Design Guideline should be considered in conjunction with the Environmental Management Plan (including Vegetation Management Plan and Turtle Management Plan) and the Access & Building Envelope Plans established under federal, state and local government approval arrangements developed for the site.

Landscaping

Design Principle

Landscaping is integrated to achieve an attractive, green and leafy neighbourhood, and assists in integrating the built form into the beachside locality.

Permissible Solution

- ❑ Plants selected should draw upon indigenous species and other non-local species that are suited to the local climate and sandy coastal environment to minimise the need for watering and maximise the chances of survival. The attached species list included in the Appendix 3 identifies suitable species for planting adopted as part of Dunes and approved by the local government authority.
- ❑ Landscaping selected should provide shade to the home and its outdoor living areas to create a more pleasant living environment and to reduce the need for mechanical cooling.



Design landscaping to include tall, spreading shade trees that filter sunlight and allow cooling breezes to enter the dwelling.

- ❑ Install mulched garden beds to the dwelling frontage (between the building line and the front boundary) comprising a minimum area of 20m² for a Traditional allotment, 15m² for an Economy Traditional allotment and 10m² for a Courtyard or Villa allotment using a variety of plants of different sizes and types, including trees, shrubs and ground covers to create an attractive setting for the home. Turf to be installed to the remainder of the front garden area.
- ❑ Landscape front yards, particularly corner allotments, to maintain a clear sight distance for vehicles and pedestrians and to avoid conflict with services and utilities including water mains, stormwater and sewers.
- ❑ Landscape side courtyards and rear gardens using a mix of plants including larger trees to provide shade.
- ❑ Landscaping shall be installed with a fixed irrigation system to the property frontage upon completion of your dwelling

Recommended Outcomes

- ❑ To enhance the appearance of the property, owners are encouraged to establish and maintain the turf and any landscaping located on the footpath of the property in addition to the turfing established for the purposes of soil erosion and sediment control placed by the developer.
- ❑ A fixed drip irrigation system should be installed to minimize water use and reduce wastage from spray mechanisms.

Fencing

Fencing marks the division between public and private areas, providing sense of ownership of property while maintaining ability to maintain visual appeal to the front of the home, and screening and privacy to side and rear yards.

Street Boundary Fencing and Gates

Design Principle

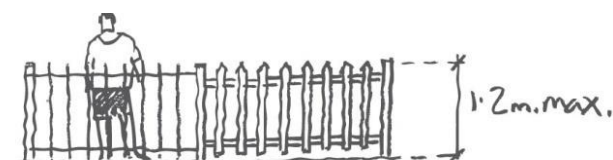
Where front fencing is proposed it should be kept relatively low and open to maintain passive surveillance over front gardens and to the front of the dwelling. Landscaping (eg. garden beds and hedges) should be used in conjunction with the front fence.

Permissible Solution

- ❑ Fence height must not exceed 1.2m and shall be constructed of materials and be in colours sympathetic to those of the associated dwelling
- ❑ The fence must incorporate a minimum transparency ratio of 50% ie. Open fencing such as powder coated steel or timber picket fencing, and open weldmesh (transparent metal gates may constitute part of the 50% transparency)
- ❑ 50% of the fence must be set back 600mm from the front boundary and incorporate appropriate landscaping ie. vines, creepers and small hedges.

Recommended Outcomes

- ❑ *Hedges and other forms of 'soft' landscaped edges are encouraged as an alternative to structural fencing.*



Open fencing – metal rails or timber pickets.



Pier and plinth masonry fences with infill options including lattice railings and hedges.

Side & Rear Boundary Fencing

Design Principle

Fencing to side and rear boundaries must be functional to screen services and establish private open space whilst remaining of a consistent type to other fencing established on site and compatible with the dwelling.

Permissible Solution

- ❑ Fencing must be 1.8m in height and may be constructed of; painted rendered concrete block OR stained / treated timber fencing
- ❑ Metal fencing will not be allowed to street frontages or forward of the building line.
- ❑ Where a zero-lot line boundary is utilised, fencing is not permitted to be constructed along the boundary adjacent to this length of external wall.

Recommended Outcomes

- ❑ Discuss your proposed fencing with the adjoining owner prior to construction and refer to relevant 'Dividing Fences' legislation and guidelines before construction.

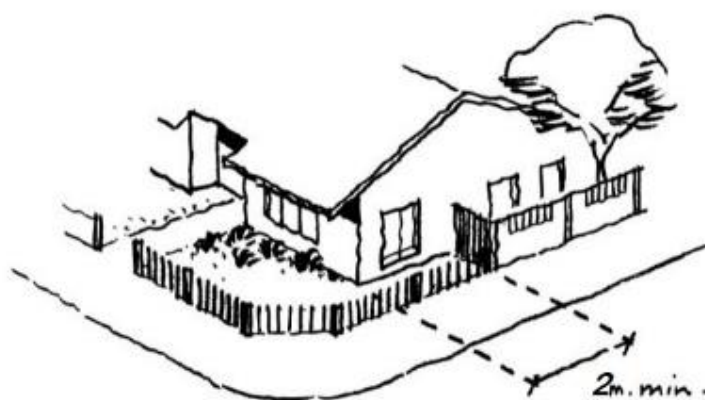
Fences on Corner Sites

Design Principle

Fencing consideration includes fencing along secondary frontages between the front boundary and the building line. Where a side boundary is a corner allotment special attention should be given to ensure that the fencing presents an attractive appearance to the street.

Permissible Solution

- ❑ On a corner allotment front fencing should extend along the secondary frontage to a point at least 2 metres behind the primary frontage building line; and should be coordinated with any front fencing if provided.
- ❑ Fencing of the balance of the secondary frontage on corner allotments may otherwise have a maximum height of 1.8 metres but must incorporate feature details / panels, presented to the street frontage. Such fencing must comply with statutory requirements for sight visibility.



Front fencing should extend around the corner and behind the building line, with attractive high fencing to the secondary frontage to provide privacy to the private open space

Recommended Outcomes

- ❑ An articulated fenceline including stepping in and out, change of materials or orientation and introduction of landscape treatments can be effective.
- ❑ It is recommended that feature details / panels shall include but not be limited to a minimum of timber picket fencing with one (1) of the following:
 - mini orb
 - face brickwork
 - painted and / or rendered masonry or masonry look
 - powder coated steel / aluminium
 - hedges and other forms of soft landscaped edges.

Fences on a Common Boundary with Environmental Reserves & Harbour Beach Foreshore

Permissible Solution

- ❑ Fencing along the common boundary with an environmental reserve is to be:
 - A maximum of 1.8m height
 - Constructed of fire-resistant materials
- ❑ Fencing along the common boundary with the Harbour Beach Foreshore is to be a maximum of 1.2m height and enable passive visual surveillance over the adjoining footpath.

Recommended Outcomes

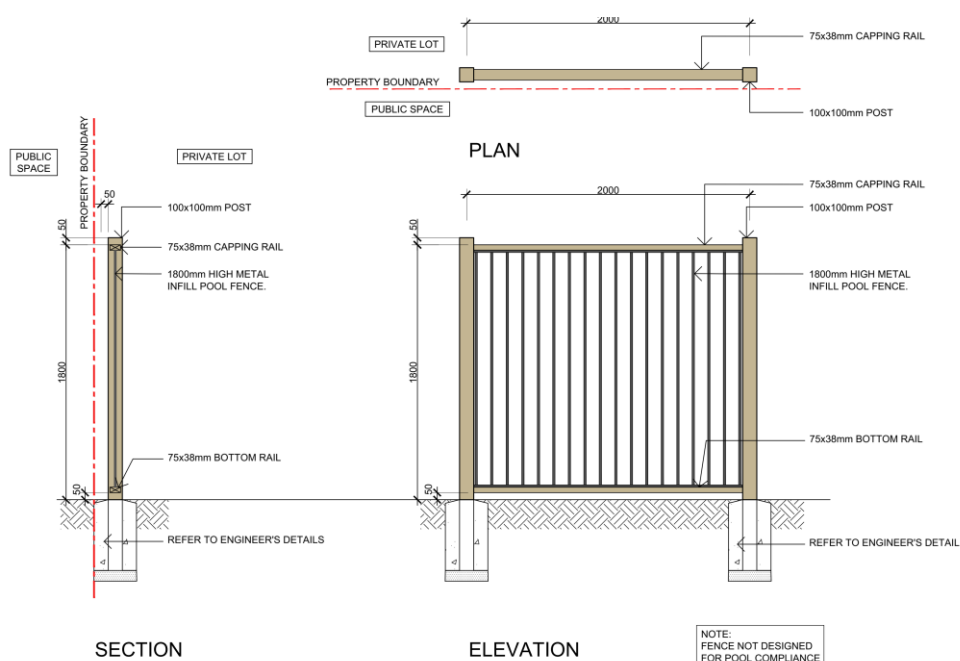
- ❑ Boundary fencing installed by the developer is to be maintained to its current standard.

Developer Fencing

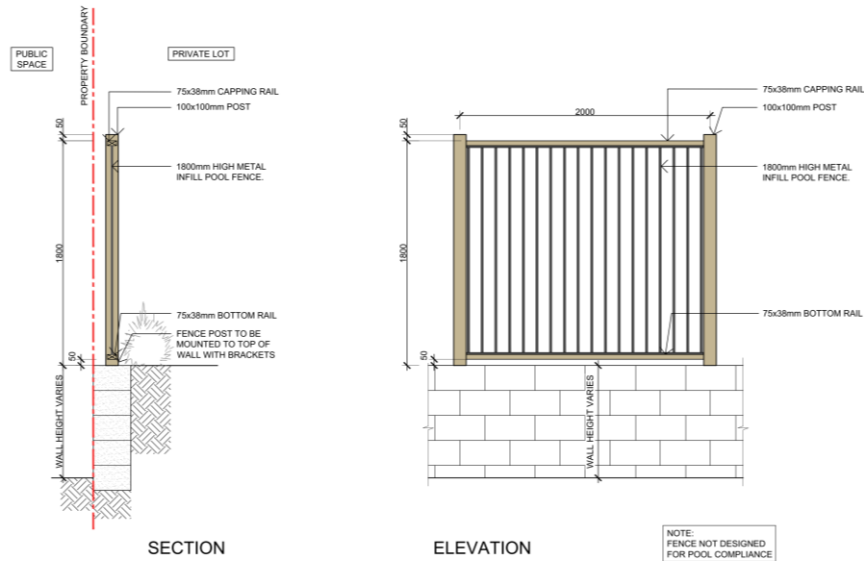
Where the developer has constructed a fence, entry statement or retaining wall, it is to be maintained by the owner to the standard to which it was constructed. Boundary fences and/or retaining walls constructed by the developer will be positioned within the property boundary at a consistent setback determined by the largest footing requirement.

Permissible Solution

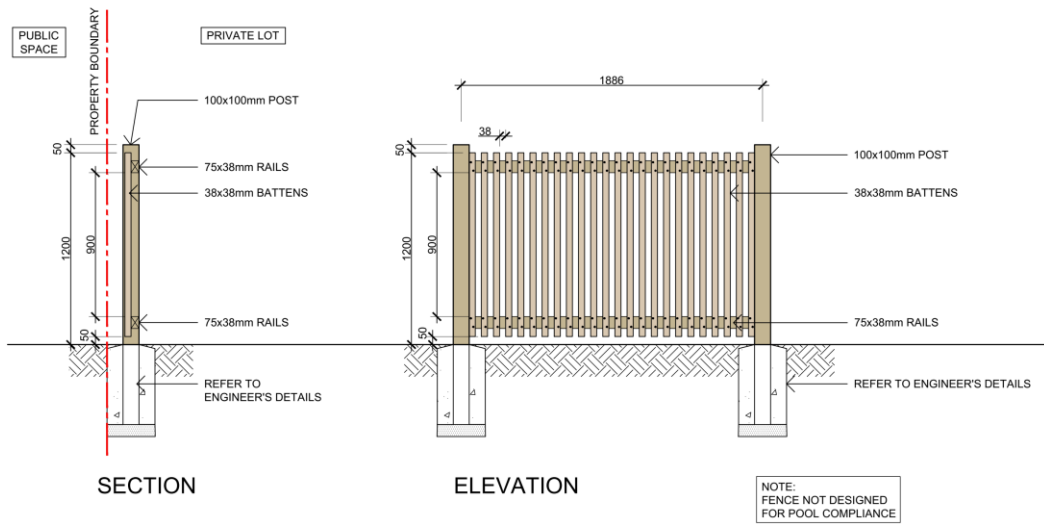
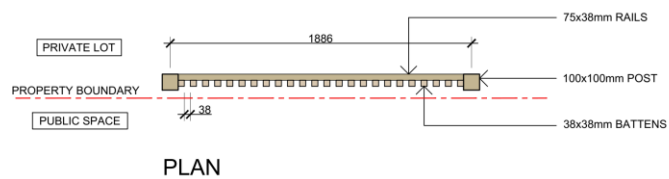
- ❑ When constructing within the zone of influence of a developer supplied retaining wall a certificate of compliance (Total engineering solution) will be required from a registered engineering practice and shall be submitted in accordance with the Residential Design Guidelines with the drawings to be assessed by the seller. The certificate of compliance must certify any building works constructed on the land within the zone of influence of a retaining wall erected on the land by the Seller has not exceeded the maximum loading limitation of the retaining wall.



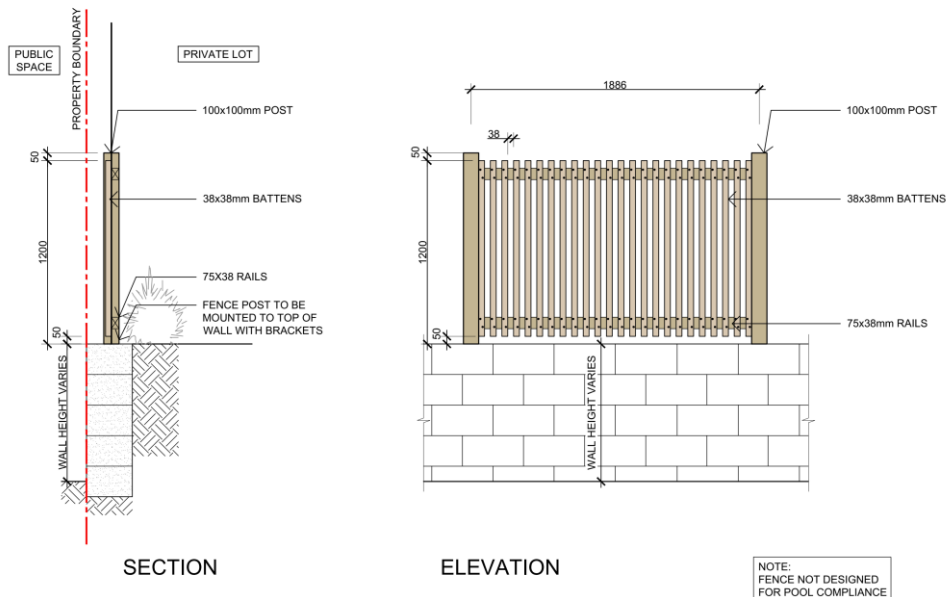
01 FENCE TYPE 3 - IN GROUND
604 1:20 @ A1



02 FENCE TYPE 3 - WALL MOUNTED
604 1:20 @ A1



01 FENCE TYPE 1 - IN GROUND
603 1:20 @ A1



02 FENCE TYPE 1 - WALL MOUNTED
603 1:20 @ A1

Site Works & Retaining Walls

Design Principle

The dwelling is designed and constructed to minimise impact on the natural ground level where possible and to minimise the extent and visibility of retaining walls. Retaining walls visible from the street or from public spaces are to be constructed of high-quality materials and finishes.

Permissible Solution

- ❑ Limited to 1m in height before the inclusion of a 0.5m wide landscaped terrace.
- ❑ Must be constructed from high quality boulder, stone or masonry to match the dwelling.
- ❑ Retaining walls to side and rear boundaries must be integrated into common boundary fencing and shall be agreed with adjoining neighbours prior to construction to ensure that the height of the retaining suits the finished ground levels on adjacent allotments

Recommended Outcomes

- ❑ A variety of construction techniques are adopted to reduce reliance on cut and fill to achieve slab on ground construction. ie. The use of framed construction is encouraged and supported.
- ❑ Timber retaining walls may be constructed to rear and side boundaries (excluding secondary street frontages) where not forward of the building line.

On-Site Water Management

Design Principle

On-site water management must be considered when designing a home.

Permissible Solution

- ❑ Install rainwater tanks to collect water and provide for garden & general household needs.
- ❑ Plant indigenous vegetation and other drought-resistant landscaping.

Recommended Outcomes

- ❑ Use drip or weep irrigation systems to minimise the use of water in the garden.
- ❑ Drain roof water discharge from paved areas to planting beds or grassed areas.

Turtle Management

Protection measures including lighting controls, window treatments and other operational issues to minimise light spill over beach areas are to be adopted, in particular during turtle nesting season (Nov-March).

Design Principle

Development within Dunes shall be considerate of its potential to contribute additional lighting impacts on Harbour Beach. Appropriate light management strategies are to be employed to curtail turtle-impacting light pollution from the Dunes development. Light management tactics include selecting some lights to be turned off, controlling light so that the level reaching the beach is minimised, and ensuring that the light that does reach the beach is the least disruptive colour.

Permissible Solutions

- ❑ Building Design General
 - Lights within rooms and buildings are recessed into the roof to achieve a lower level of ambient glow.
 - Rooms requiring bright lighting after dark (eg kitchens and bathroom) should be located with windows and doors facing away from the beach (ie westward).
 - Outdoor entertainment areas (eg barbecue, patio areas etc) designed to be used after dusk should be shielded from the beach.
- ❑ External lights:
 - Shields or compression of the lighting footprint to avoid 'overspill' from the property is adopted
 - Timers and motion detectors are adopted to reduce light emission time
 - Lighting with lower mounting heights / at ground level is installed
 - 'Bug' lights (yellow-tinted incandescent lights) for all external lighting (in conjunction with shields, timers and motion-sensors) are adopted.
 - Lighting with reduced wattage is installed
- ❑ Internal lights:
 - Adopt a cut-off style fixture or sunken roof fixture (ie. avoid drop globe fixtures)
 - Place internal lights away from windows facing the beach
 - Window tinting is installed for properties and rooms which have the potential to cause lighting impacts to Harbour Beach
 - Lighting with reduced wattage is installed
- ❑ Use vegetation within landscape treatments to shield lighting from spilling beyond the allotment footprint
- ❑ Control / limit domestic animals accessing the beach during nesting season

Recommended Outcomes

- ❑ Seasonally turn off lights or reduce use of lights (Nov-March)
- ❑ Relocate or redirect light fixtures during nesting season (Nov-March)
- ❑ Reduce night-time activities after 8pm during turtle nesting season (Nov-March)
- ❑ Integration of lit tennis courts or similar night-time activities are not promoted
- ❑ Encourage education and community awareness about turning off lights or reducing light emission

Additional Design Guidelines for Attached Residential Product

Notwithstanding the provisions of these guidelines this section has been prepared to regulate development of the attached residential product (Townhouse lots) within Dunes and outlines factors, in addition to Australian Standard, Building Code of Australia and local authority regulation, which require consideration during their design, construction and ongoing maintenance.

The master plan for Dunes has carefully considered the scale and density of residential development to offer a gradual transition from the lower density detached residential precincts to the higher density attached residential and apartment precincts, located closer to Tourist Accommodation Centres and community node. Where not stated below, the provisions of the design guidelines otherwise prevail.

General Architectural Attributes

It is expected that Townhouse dwellings will establish an active urban coastal village hub presentation and will continue to maintain a high level and consistent quality of building form and streetscape presentation expected by these Residential Design Guidelines.

Residential Site Planning Considerations

The planning and design of each townhouse dwelling is required to consider and appropriately respond to the following guidelines which have been introduced to ensure all Dunes residents enjoy the benefits and amenity of a well-planned community.

Permissible Solutions

❑ Site Cover

Maximum site cover of 75% (excluding eaves, shading devices, porticos, verandahs and balconies)

❑ Building Height

Townhouse Product shall be constructed to a maximum of two storey with an overall height not to exceed 8.5 m above Existing Ground Level.

❑ Setbacks

Dwellings must comply with the boundary setback requirements below:

Primary Road Frontage

Building setback to the primary road frontage shall be:

- minimum of 4.5m to the garage face (or covered carport)
- minimum of 3.0m to the dwelling
- minimum of 2.0m for a portico, verandah and upper level balcony

Side and Rear Boundary

Side and Rear boundary setbacks (including secondary road frontages) shall be in accordance “Dunes - Harbour Beach Setback Plan & Development Requirements for Residential Product - Drawings B00214-LD001 - LD002 and B00214-ABEP01 - ABEP04” included in Appendix 1.

❑ Built to Boundary Walls

- The maximum height for a built to boundary wall is 7.5m above Existing Ground Level.
- For Lots with a primary road frontage equal to or less than 8.5m, the maximum length of a built to boundary wall shall be 80% of the total length of the boundary.
- For Lots with a primary road frontage greater than 8.5m, the maximum length of a built to boundary wall shall be 60% of the total length of the boundary.
- The construction of built to boundary walls shall comply with BCA requirements for fire and acoustic separation, assessable by the appointed Building Certifier.
- High density easements may be considered for built to boundary walls where attached dwellings are constructed simultaneously.

❑ Building Form

Dwellings are designed and detailed to establish a responsive, diversified and articulated contemporary residential community which reflects the North Queensland tropical coastal environment and lifestyle.

Streetscape Diversity

The streetscape and built form solutions for each lot require diversity to avoid a sense of repetition and similarity. To achieve this, dwellings shall consider:

- varying housing models within an attached residential arrangement
- introduction of a mix of roof forms and expression
- varied form and detail of portico, verandah and upper level balcony elements
- utilising landscape treatment to offer visual interest and scale along the streetscape.

Articulation in Streetscape Built Form

For neighbouring dwellings with a common Built to Boundary Wall alignment, the upper level of at least one dwelling shall not have an adjoining wall for the first 4.0m of the building envelope addressing the primary road frontage (measured back from the primary road frontage setback along the side boundary). Standard side and rear setbacks shall apply within this area.

❑ Dwelling Entry & Activated Streetscape

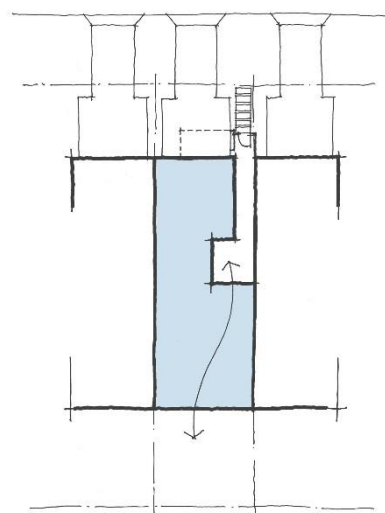
To benefit the sense of community, enhance passive surveillance (and CPTED principles) and articulate the streetscape, the planning of all dwellings should encourage activity along the street edge.

This shall be achieved by one or more of the following:

- clear identity of the dwelling entrance (or arrival experience)
- active courtyard and living spaces addressing the street – privacy is maintained through the careful screening of these spaces
- introduction of upper level habitable spaces and balconies overlooking the street

The entrance for the dwelling and location of the front door shall be clearly defined from the frontage. For dwellings with Built to Boundary walls along both side boundaries, the location of the front door may be recessed behind the Car Accommodation and shall include:

- an entry gatehouse, arbour or other such structure as part of the building envelope along the Primary Road Frontage
- An entry court of minimum dimension of 3.0m x 3.0m adjacent the front door (it is desirable for a habitable space on ground level to address this entry court).



❑ Privacy

Windows, balconies and decks of upper floors must be in positions that limit overlooking or direct view of indoor and outdoor spaces of neighbouring properties. Where overlooking or direct view does, or may potentially occur, balconies, decks and windows must be fitted with appropriate screening or window sill heights raised to an appropriate level to limit overlooking.

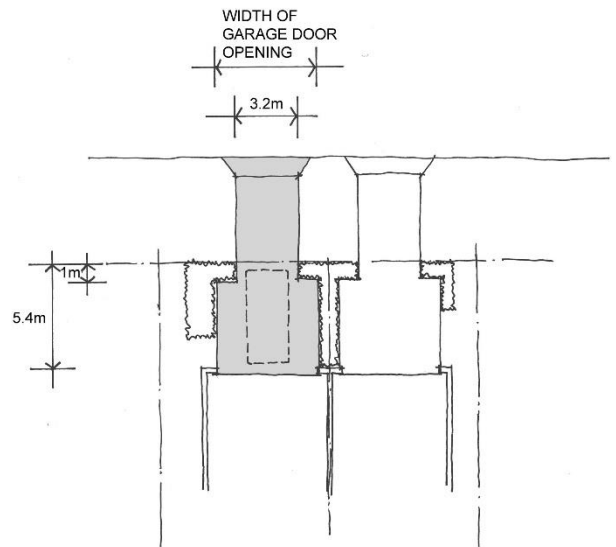
❑ Driveways & Car Accommodation

The location of driveway crossovers for the Townhouse lots have been determined as part of the master planning process to assure a coordinated approach balancing site infrastructure requirements and landscape intent for the streetscape.

Garages or carports, shall be planned as an integral element within the streetscape form of the dwelling without dominating the frontage through:

- Driveways within the road reserve shall be generally 3.2m wide (one per allotment)

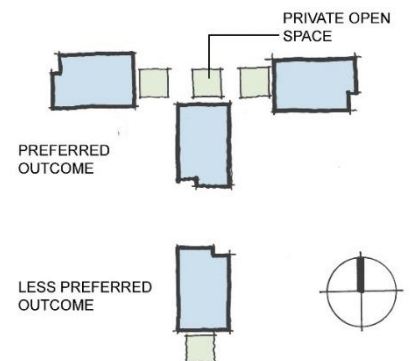
- To extend landscape features into the primary frontage, including letter boxes, fencing and vegetation, minimum width driveways shall extend 1.0m into the lot before increasing in width to suit garage or carport openings.
- To maintain articulation in the built form, garage setbacks shall be in accordance with the “Dunes - Harbour Beach Setback Plan & Development Requirements for Residential Product - Drawings B00214-LD001 - LD002 and B00214-ABEP01 - ABEP04” included in Appendix 1.
- For single and two storey dwellings, this setback must be achieved by recessing the opening to the garage or carport a minimum of 1.0m behind the front wall or balcony of the upper level.
- Garages or carports – shall be limited within the building envelope as follows:
 - maximum of 3.0m wide opening for single storey dwellings
 - maximum of 5.4m wide openings for two storey dwellings



□ Dimension and Orientation of Private Open Space

Private open space of appropriate areas is required to ensure that there is adequate on-site outdoor space for living, entertaining and enjoyment of the property. Minimum private open space either covered or uncovered, shall:

- be planned adjacent a primary living space
- have a minimum area of 16sqm
- have a minimum dimension of 4.0m
- Preferably be orientated towards North or East.



□ Servicing

Each dwelling shall design for the appropriate location of services and other functional utilities to ensure the streetscape and amenity of neighbouring residents is not adversely impacted.

Refuse

Each dwelling shall provide minimum dimension of 1.0m x 2.0m, for the storage of refuse and recycling bins. The nominated area shall be screened from public areas and not located within a road frontage. The nominated area may include a garage or carport provided it does not impede on the minimum car parking dimensions, is adequately screened and naturally ventilated.

Clothes Lines

Each dwelling shall provide adequate area for an external clothes line screened from public areas and not located within a road frontage. The nominated area may include a garage or carport provided it does not impede on the minimum car parking dimensions, is adequately screened and naturally ventilated.

Air Conditioning Units

Air-conditioning or heat-pump systems must be installed at ground level and located in such a position as to not be visible from the street and public spaces or impose any audible operation noise on neighbouring properties.

Definitions

Ancillary Structures

Out buildings including sheds, pool pump enclosures, gazebos, freestanding carports and the like with an area of no greater than 15m². Retaining walls greater than 600mm in height.

Building Height

The vertical distance from natural ground level to the highest point on the roof or other structure measured in metres at any point. Such measurements exclude any self-supporting ancillary devices such as free to air TV and radio aerials or antennae attached to the building, but includes other projections such as architectural feature elements and satellite dishes.

Natural Ground Level

The ground level of the lot on the day the first plan of survey showing the lot was registered.

Outermost Projection

The extremity of a building measured horizontally including roof overhangs and fascias but excluding gutters and downpipes.

Rear Boundary

Any boundary line or part thereof which coincides with another allotment and is generally paralleled with the nominated front boundary.

Primary Frontage Boundary

The frontage of an allotment determining the allotment address and is generally adjoining a vehicular access way and is considered the narrow frontage.

Setbacks

Refers to a lines or lines, parallel to a boundary beyond which a building or other structure including ancillary structures will not encroach. The minimum distance from an allotment boundary to a building, measured horizontally from the vertical projection of the allotment boundary to the outermost projection of the building at their closest point.

Side Boundary

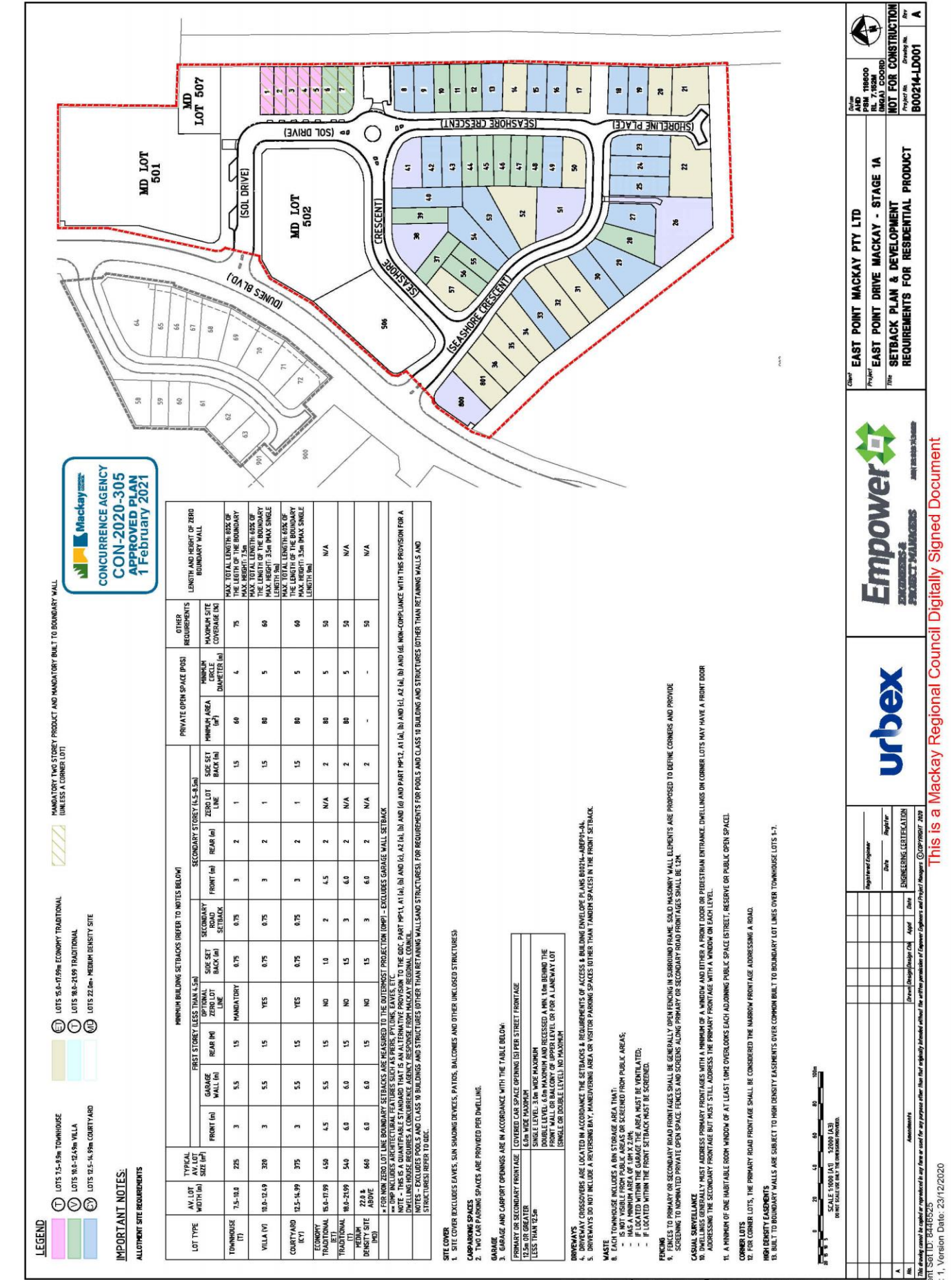
Any boundary line or part thereof which coincides with the alignment of another lot and which is not the rear or front boundary.

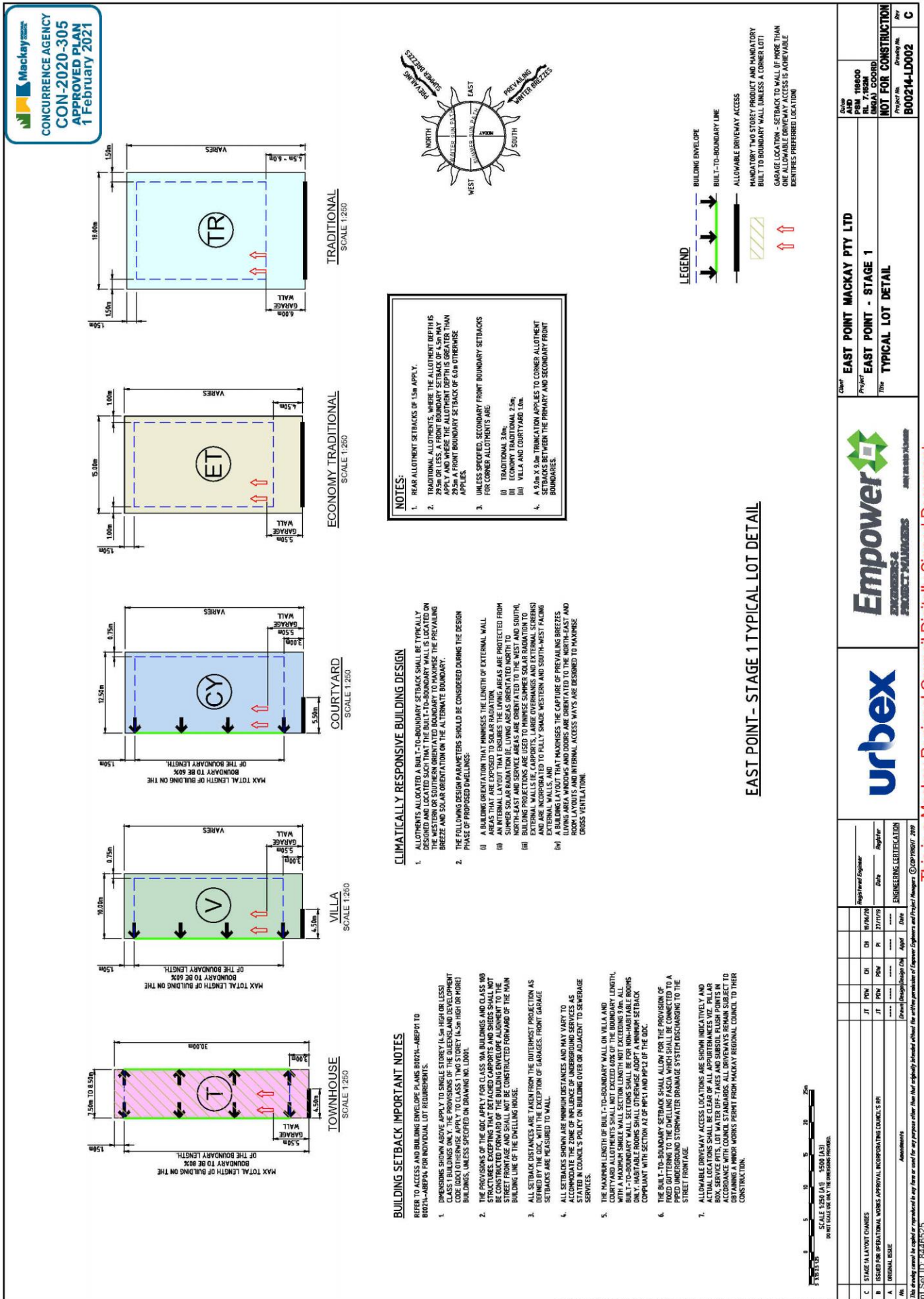
Site Cover

The proportion of an allotment which is covered by a building or other structure having an impervious roof, including covered balconies and eaves.

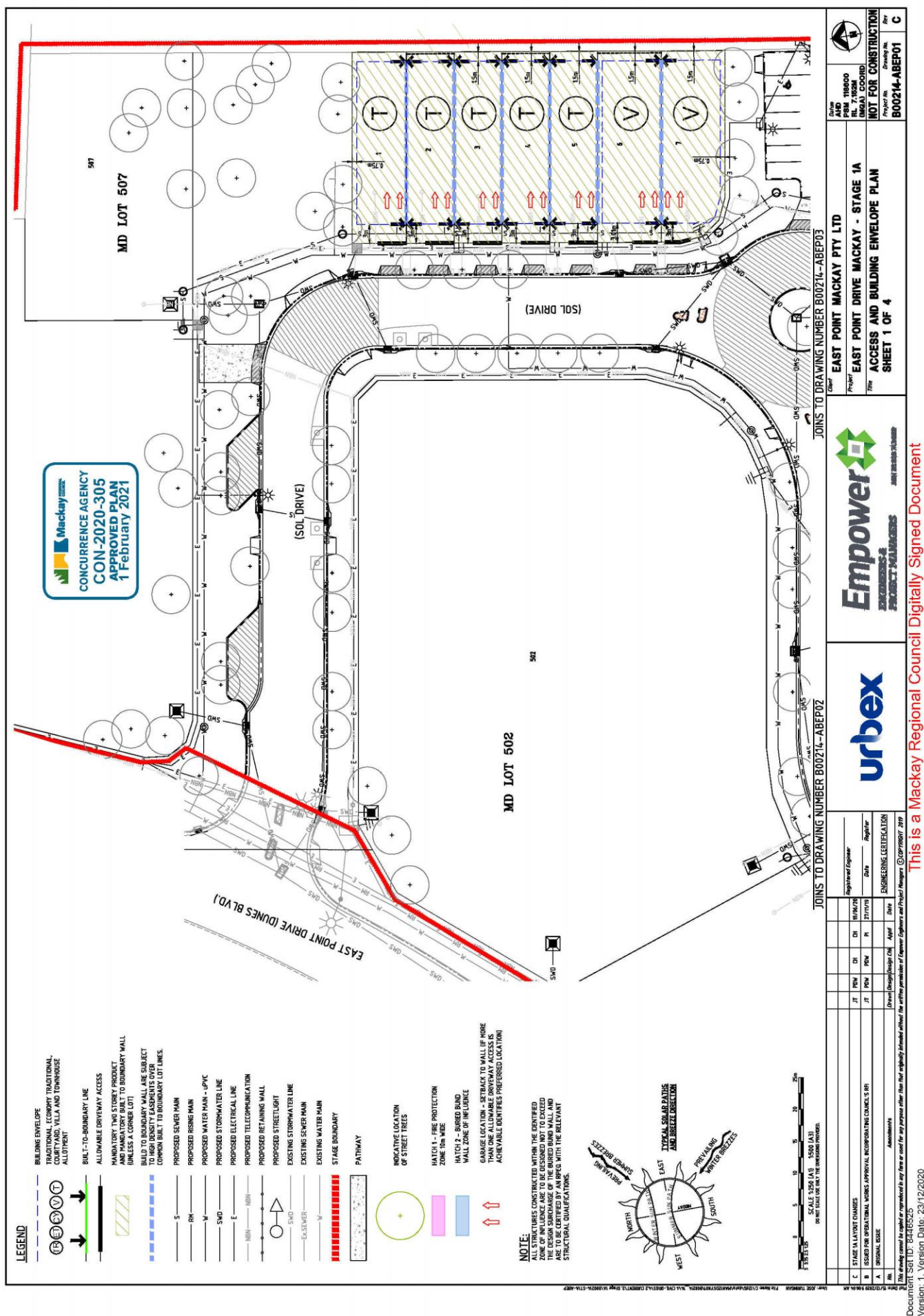
APPENDIX 1

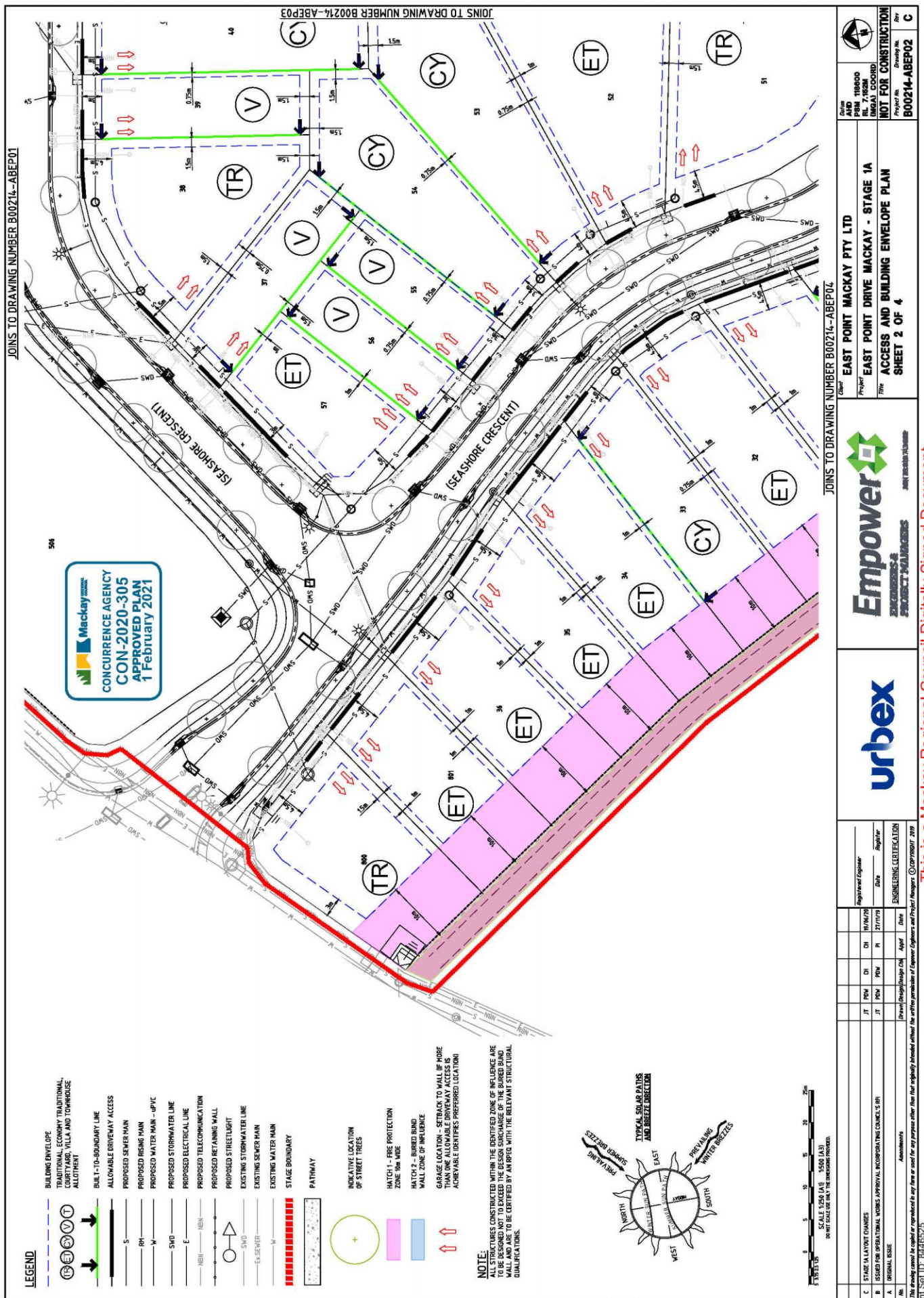
STAGE 1A SETBACK PLAN & RESIDENTIAL DEVELOPMENT REQUIREMENTS



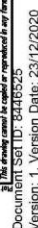


STAGE 1A ACCESS & BUILDING ENVELOPE PLAN









APPENDIX 2

DUNES – HARBOUR BEACH DESIGN REVIEW APPLICATION FORM

Lot Number: _____ Street: _____

Date Submitted: _____

OWNERS DETAILS

Name: _____

Address: _____

Post Design
Guideline:

Contact Numbers:

Home () _____ Mobile _____

Business () _____ Fax () _____

Email _____

BUILDER / ARCHITECT DETAILS (PLANS PROVIDED BY)

Name: _____

Address: _____

Post Design
Guideline:

Contact Numbers:

Home () _____ Mobile _____

Business () _____ Fax () _____

Email _____

LANDSCAPE ARCHITECT/DESIGNER DETAILS (PLANS PROVIDED BY)

Name: _____

Address: _____

Post Design
Guideline:

Contact Numbers:

Home () _____ Mobile _____

Business () _____ Fax () _____

Email _____

Please ensure that the following are included in your submission (all plans and elevations to be at a minimum 1:100 scale and on minimum A3 sized paper):

- (1) Site plan (be drawn to 1:200 scale) indicating:
 - Distances from all boundaries to face of wall of all parts of the dwelling.
 - Driveway position, width and material
 - Site coverage of the dwelling
 - Fence locations, types and finishes
 - Water tank location
 - Air Conditioning plant location
- (2) Floor plans of all floors of the proposed dwelling (drawn at 1:100) indicating:
 - Floor areas in m²
 - Floor levels
 - Decks and terraces adjoining the dwelling
- (3) Elevations of all sides of the proposed dwelling (drawn at 1:100) indicating:
 - Roof or eave overhang dimensions
 - Exterior materials noted on drawings
 - Overall height of the dwelling above natural ground level
 - Roof pitch
 - Ground level shown accurately
- (4) Landscape plan, scaled and dimensioned indicating:
 - Turf areas
 - Planted areas, including plant types and density
 - Paved areas, including materials
 - Decks or terraces
 - Ponds or other water features
 - Fence locations, types and finishes
 - Entry statements including gatehouses etc.

- (5) Ancillary Structures. Provide notes or details on appropriate drawings:
- Gazebo or other separate buildings
 - Wheelie Bin storage
 - Any other structures or features separate from main building
 - Including swimming pool & equipment
- (6) Fencing details. Provide plans and elevations of street boundary fencing, where permitted, indicating:
- Materials
 - Height
 - Finishes
 - Distance to boundary
 - Planting associated with fence
 - Gates
 - Gate Houses or any other entry statement (where permitted)
- (7) Colour Scheme. Provide details of all exterior colours including:
- Wall finish materials and colours
 - Windows
 - Roofing
 - Fascias
 - Gutters
 - Balustrades
 - Any other materials visible to the exterior of the dwelling
 - Colours and their locations must be clearly identified on a copy of elevations

APPENDIX 3

DUNES – HARBOUR BEACH PLANT SPECIES LIST

This section outlines the plant species typically used throughout the Dunes - Harbour Beach development. Plant species nominated have been selected on their form, growth habit, ability to tolerate site conditions, hardiness, and general availability for use in site landscaping.

Groundcovers	Common Name
<i>Canavalia rosea</i>	Beach Bean
<i>Carboprotus glaucescens</i>	Pig Face
<i>Casuarina glauca</i>	Cousin It
<i>Chrysocephalum apiculatum</i>	Yellow Buttons
<i>Crinum pedunculatum</i>	Swamp Lily
<i>Dianella brevipedunculata</i>	Blue Flax Lily
<i>Dianella congesta</i>	Beach Flax Lily
<i>Dianella longifolia</i>	Pale Flax Lily
<i>Gazania rigens</i>	African Daisy
<i>Hibbertia scandens</i>	Snake Vine
<i>Hymenocallis littoralis</i>	Spider Lily
<i>Ipomea pescaprae</i>	Beach Morning Glory
<i>Lomandra hystrix</i>	Mat Rush
<i>Lomandra longifolia</i>	Spiny Head Mat Rush
<i>Myoporum boninense</i>	Coastal Boobialla
<i>Myoporum ellipticum</i>	Coastal Boobialla
<i>Scaevola calendulacea</i>	Fan Flower
<i>Scaevola sericea</i>	Baeck Naupaka
<i>Themeda australis</i>	Kangaroo Grass
<i>Xerochrysum bracteatum</i>	Strawflower

Shrubs	Common Name
<i>Callistemon citrinus</i> 'Endeavour'	Endeavour Bottlebrush
<i>Callistemon pachyphyllus</i> 'Red'	Wallum Bottlebrush
<i>Hibiscus heterophyllus</i>	Native Rosella
<i>Leptospermum</i> 'Cardwell'	Cardwell Tea Tree
<i>Melaleuca linariifolia</i> 'Claret Tops'	Claret Tops Honey-Myrtle
<i>Melaleuca</i> 'Snow in Summer'	Snow in Summer
<i>Melastoma malabathricum</i>	Malabar Melastome
<i>Rhaphiolepis</i> Apple Blossom	Indian Hawthorn
<i>Syzygium australe</i>	Brush Cherry
<i>Vitex rotundifolia</i>	Beach Vitex
<i>Westringia fruticosa</i>	Coastal Rosemary

Trees	Common Name
<i>Bismarckia nobilis</i>	Bismark Palm
<i>Casuarina equisetifolia</i>	She-Oak
<i>Cupaniopsis anacardioides</i>	Tuckeroo
<i>Hibiscus tiliaceus</i>	Beach Hibiscus
<i>Hibiscus tiliaceus</i> 'rubra'	Red Beach Hibiscus
<i>Livistona decipiens</i>	Ribbon Fan Palm
<i>Macaranga tanarius</i>	Parasol Leaf Tree
<i>Melaleuca viminalis</i>	Weeping Bottlebrush
<i>Mimusops elengi</i>	Spanish Cherry
<i>Pandanus tectorius</i>	Screw Pine

