

Design Guidelines

*MAGPIE RELEASE
(27-28)*







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Brentwood Forest is a quality residential development designed to create a sense of community that complements the natural bushland surroundings while enhancing both the climatic environment and the lifestyle aspirations of residents.

Brentwood Forest has been designed to create a community with a variety of building types, tree lined streets, footpaths, public spaces, playgrounds and parks.

These Design Guidelines have been prepared to enhance the quality and livability of the Brentwood Forest community by encouraging and promoting a consistent and high standard of building design whilst maintaining the quality of the environment.

WELCOME TO BRENTWOOD FOREST

INTRODUCTION

The Design Guidelines document has been prepared to assist Owners, Designers and Builders by guiding the design of the built environment within the Magpie Release of Brentwood Forest. It is in the interests of all residents to ensure a high standard of innovative, contemporary and environmentally compatible design and construction techniques. Homes are to be designed to address the local climatic conditions and Brentwood Forest's own unique character.

The Design Guidelines consist of five parts:

- Outline of Approval Process
- **Step 1** – Design your Home (Brentwood Forest Design Guidelines)
- **Step 2** – Design Approval (Application Form/Compliance Checklist)
- **Step 3** – Building Approval and Construction
- **Step 4** – Compliance Assessment (Performance Bond Release)

All care has been taken to ensure that the Design Guidelines comply with current building legislation. However, the Owner is responsible for ensuring compliance with all statutory requirements including the Sustainable Planning Act 2009, the Ipswich City Plan and the Queensland Development Code.

The receipt of documents, including building plans, colour and materials specifications, any assessment of compliance by AVID Property Group or the Covenant Administrator, their review, assessment or comment on the those documents or any other documents prepared by or on behalf of or provided by the Owner, does not result in the assumption of any obligation or liability by AVID Property Group or the Covenant Administrator and does not affect the Owner's obligations or absolve the Owner from its obligations and its responsibility to comply with these Design Guidelines. Owners, Designers and Builders should review these Design Guidelines in conjunction with the land sales contract.

In this document, "AVID Property Group" means the developer of the land.

WELCOME TO BRENTWOOD FOREST

APPROVAL PROCESS

Owners will need to obtain written approval for the design of their home including fencing heights, colour and materials from AVID Property Group before making a formal application for Building Approval to Ipswich City Council and prior to works commencing upon the land. A simple process is in place to ensure you can start to build your home and garden as soon as possible.

STEP 1: DESIGN YOUR HOME

- Review Brentwood Forest Design Guidelines;
- Seek clarification from Covenant Administration regarding interpretation of Design Guidelines (if required); and
- Prepare building plans in accordance with the Design Guidelines.

STEP 2: SEEK DESIGN APPROVAL

- Submit building plans to Covenant Administrator for approval;
- Plans are assessed by the Covenant Administrator for compliance with the Design Guidelines, any items requiring attention are discussed with you, and amended plans are to be resubmitted; and
- Design Approval issued.

STEP 3: BUILDING APPROVAL AND CONSTRUCTION

- Building Approval must be sought from Ipswich City Council or an accredited building certifier;
- Building and landscaping works are undertaken in accordance with approved designs.

STEP 4: COMPLIANCE ASSESSMENT

- Contact Covenant Administrator for performance bond compliance assessment;
- Compliance assessments undertaken for the property, any items requiring attention are discussed with you;
- Notice of Compliance for Performance Bond release is issued to enable bond release;
- If the property is sold, the new Owner signs the Deed of Covenant enforcing the Design Guidelines.

STEP 1 – DESIGN YOUR HOME

DESIGN YOUR HOME

When designing your home please ensure that you have read and understand the following sections of the Design Guidelines:

- General Guidelines;
- Building Design;
- Earthworks;
- Hard Landscaping;
- Landscaping requirements;
- Existing Developer Infrastructure;
- Corner Properties;
- Maintenance;
- Performance Bond; and the
- Setbacks Plan.

Design Approval will be issued when the proposed building, colours, materials and landscaping works are considered compliant with the intent of the Design Guidelines as outlined within these sections.

The intent of the Design Guidelines is to ensure a consistently high standard of development throughout Brentwood Forest – creativity and diversity of design is encouraged. Alternative design solutions may be presented to the Covenant Administrator and will be assessed on individual architectural merit and will be approved where it is considered that they achieve the overall intent and desired outcomes of the Design Guidelines.

A compliance checklist has been provided within the Design Guidelines to assist with this process. (Appendix A).

STEP 2 – DESIGN APPROVAL

DESIGN APPROVAL

Prior to lodging your application for Design Approval, please take the time to fill in the Application Form, including contact details and compliance checklist, and post or e-mail (PDF) together with a full set of A3 Proposal Plans (Site Plan, Floor Plan, Elevations and Fencing Plans and a Colour Sample) to the Covenant Administrator.

Ensure that the following key compliance measures are identified on Proposal Plans:

- Specifications of setbacks, site cover, proposed fencing, all external building materials colours and finishes;
- Location of all proposed ancillary structures e.g. rainwater tank, antennae, solar panels;
- Eaves;
- Roof pitch and material;
- Driveway location and materials;
- Letter box;
- Proposed cut and fill; and
- Retaining walls (location, extent, colour and height).

STEP 2 – DESIGN APPROVAL

DESIGN APPROVAL

Where any item is missing, AVID Property Group may withhold commencement of the review process until all requested information is supplied.

Process for Approval

The Covenant Administrator will be in contact via phone or e-mail to confirm receipt of the application for Design Approval and will advise of the anticipated timeframe and process for approval.

Design Approval will be issued when the proposal plans are considered compliant with the intent of the Design Guidelines. When Design Approval is issued, Owners will receive an official Covenant Approval Letter and a stamped copy of the approved proposal plans.

Owners presenting plans that vary from the solutions outlined within the Design Guidelines will receive a list of items that require further consideration and/or amendment. Where amendments are deemed necessary, the altered plans will be required to be re-submitted to AVID Property Group until Design Approval is granted.

AVID Property Group may from time to time allow variations to the Design Guidelines based on outstanding architectural and urban design merit. This is at the absolute discretion of AVID Property Group. In the event that AVID Property Group allows a variation from the Design Guidelines, the variation will not set a precedent nor imply that the approval will be repeated.

Please do not hesitate to contact Covenant Administration via phone or e-mail should you require further clarification on any of the requirements within this document on details provided below.

Covenant Administration for Brentwood Forest

Phone: 0459 981 857

E-mail: pmacleod@avidpropertygroup.com.au

STEP 3 – BUILDING APPROVAL AND CONSTRUCTION

BUILDING APPROVAL AND CONSTRUCTION

Once Design Approval has been issued, an application may be made to an accredited building certifier or Ipswich City Council for Building Approval. The accredited building certifier must be identified in the Covenant Approval Letter prior to approving any proposal plans.

Prior to the establishment of buildings, the property must be maintained to an acceptable standard. It is the Owners' responsibility to ensure that the property is free of excessive weeds, rubbish or garbage. Should AVID Property Group notify the Owner that slashing, maintaining or clearing of the property is required to maintain tidy presentation of the Estate, the Owner shall carry out the works within 14 days.

At completion of works continuing maintenance must be undertaken to ensure that a presentable streetscape is maintained at all times.

STEP 4 – COMPLIANCE ASSESSMENT

COMPLIANCE ASSESSMENT

At completion of all building and landscaping works the Owner must contact the Covenant Administrator to arrange a Performance Bond Compliance Assessment.

The Covenant Administrator will undertake a compliance assessment of the building and landscaping works based on the approved building, fencing and landscaping design and general compliance with the Design Guidelines.

When the Covenant Administrator is satisfied that the property complies with the Design Guidelines, a Notice of Compliance will be issued to the Owner.

GENERAL GUIDELINES

GENERAL GUIDELINES

These general requirements apply to all property within Brentwood Forest:

Use of Building and Land:

Caravans, boats and trailers of any kind, including commercial vehicles, must not be parked in the front yard of the property or on the roadway adjacent. No building may be used as a display home without AVID Property Group's written consent.

Existing or Temporary Structures:

The Owner shall not erect, bring upon or permit to remain upon the property any structure previously erected on another property or any caravan, tent or living shelter of any kind.

Completion of Works:

Building construction is to commence within 12 months of settlement of the purchase of the property and is to be completed within 12 months of commencement of construction.

Ancillary Structures:

Bins, storage areas, garden sheds, rainwater tanks, clothesline, hot water and gas systems, air conditioners, satellite dishes and antennae should not be visible from the street frontage. Where possible it is requested that designs submitted for approval show locations and treatment for these various elements.

Signage:

Signs and hoarding advertising products, services or businesses will not be permitted on residential allotments with the exception of approved display homes. Builder tradesperson's identification signs are permitted (up to 0.6m² – for example 20cm x 30cm) where they are required on the property during construction. These signs **MUST** be removed at completion of construction. It is not intended to prevent placement of signage on completed and occupied buildings for the purpose of a home-based business, and carried out in accordance with council requirements.

Letter Boxes:

The design of letter boxes must be complementary to the building and located adjacent to the pedestrian entry. Letter boxes are to be installed prior to occupation of the main building.

BUILDING DESIGN

BUILDING DESIGN

Buildings

- Only one (1) building/dwelling is permitted per property unless otherwise specified.
- No ancillary dwellings or duplexes are permitted unless otherwise specified.
- All buildings are new and of a high quality.

Site Planning and Location

- Your Builder will be able to provide advice on the design and the siting of your building to maximise the efficiency in energy saving and livability with regard to the specific characteristics of your property.

Height

- The building height must **NOT exceed 8.5m** above the natural ground level.
- The building is a **maximum** of two **(2) storeys**.

Setbacks, Site Coverage and Access

- In addition to the Design Guidelines, development is also subject to the requirements of the Setbacks Plan approved by Ipswich City Council. The Setback Plan details the specific design requirements conditioned for Brentwood Forest. Please refer to Appendix B – Setbacks Plan for the specific requirements of your property for setbacks, site coverage and driveway location.

Built to Boundary Designations

- Built to Boundary walls are only permitted in locations as nominated on the Setbacks Plan.
- Built to Boundary walls:
 - Are a maximum height of not more than 4.5m and the mean height is no more than 3.5m;
 - The total length shall not exceed 9.0m; and
 - Is at least 1.5m from the window of each habitable room in an existing building on an adjoining property.

Architectural Character

- Architectural features such as verandahs, porticos, feature windows, facade detailing, roof features and articulated building forms are required.
- Heritage replica, Federation adaptations and a themed approach to building design is not acceptable, such as Mediterranean, French Provincial or Tuscan.
- No two (2) homes within the same streetscape (assessed as within 4 – 5 buildings either side of the proposed building) are to be approved with the same front elevation design, colour scheme or landscape design.

BUILDING DESIGN

BUILDING DESIGN



Entry example

Entry

- Each building must incorporate a clearly defined entry point visible from the street unless approved by the developer.

External Walls and Finishes

- Walls to primary and secondary street frontages step in plan no less than once every 8.0m and include a minimum of 10% glazing.
- All elevations visible from the street or parks must comprise a variety of building materials. Acceptable materials include:
 - Concrete or masonry **rendered brick work to a maximum of 70%** of the total facade area (bagged and painted brick work is NOT an acceptable design solution);
 - **Custom orb** where used as a feature element on the front elevation and comprising **no more than 10%** of the total facade area;
 - **Stone facing** to a **maximum of 10%** of the total facade area;
 - **Facebrick** as a feature material to a **maximum of 20%** of the total facade area;
 - **Timber battening** as a feature element on the front elevation (e.g. timber posts on a portico or a gable infill feature detail) to a **maximum of 10%** of the total facade area;
 - **Weatherboard** (or similar profiled claddings), plywood or fibre cement wall sheeting with timber battened joins, all with a paint or stained finish to a **maximum of 20%** of the total facade area.
- All **side** (excluding secondary road frontage elevations) and **rear elevations** must be of a rendered or bagged and painted brick finish. 100% render to these elevations is also an acceptable design solution. Facebrick is not acceptable.



External wall example 1



External wall example 2



Example 3



External wall example 4



External wall example 5



External wall example 6

BUILDING DESIGN

BUILDING DESIGN

External Colours

- An external colour scheme is to be submitted for approval.
- A palette of colours has been selected to guide colours for new homes, outbuildings and fences. The colours are selected from the Dulux Weathershield Range (Colorbond). Refer image below.
- Colour samples (not words) of the proposed external colour scheme are to be submitted for approval if an external colour scheme differs from the selection of External Colours and Trim Colours shown.

Trim Colours



External Colours



Garage

- Enclosed garage accommodation for a **minimum of two (2) cars** for lots with frontages of 12.5 metres or more.
- Enclosed garage accommodation for a **minimum of one (1) car** for lots with frontages of less than 12.5 metres.
- Garages should be set back behind the front building line.
- The garage may only protrude forward of the front building line of the home where a significant architectural feature such as a porch, portico or verandah sits in line with or forward of the garage.
- Garages should be designed and constructed in a manner which is consistent with building design and consistent elements of building materials, roof pitch and colour.
- Carports are NOT permitted.



Roof example

BUILDING DESIGN

BUILDING DESIGN

Roofs

- Pitched roofs and Skillion roofs are acceptable design solutions.
- The minimum pitch for pitched roofs will be 22.5 degrees.
- Alternative roof forms and pitch will be considered and assessed on architectural merit. It must be demonstrated that the architectural intent of the design reflects the character of the area.
- Eaves or roof overhang is provided on all elevations at a minimum of 300mm except where a zero lot setback is utilised.
- Buildings without eaves or overhang are NOT an acceptable design solution unless outstanding architectural merit and sufficient climate comfort can be demonstrated.

Roof Materials

- Acceptable roof materials include metal corrugated roof sheeting with matt finish Colorbond non-reflective or concrete roof tiles.
- Copper and zinc roof sheeting is NOT an acceptable design solution. This type of material is often reflective and is considered inefficient for energy control.

Outdoor Areas

- Primary covered outdoor living areas have a minimum dimension of 9m².
- The structure, roof style and colour scheme of the outdoor living area is:
 - Integrated into the overall design of the main building;
 - Consistent with the roof pitch of the building;
 - Incorporated into the roof structure of the main building; and
 - Constructed at the same time as the building.
- Detached outdoor living areas are NOT an acceptable design solution unless outstanding architectural merit can be demonstrated.
- Flat steel roof styles are NOT an acceptable design solution.

Screening

- Screening must be provided to upper floor windows that overlook windows of adjacent buildings.
- Suggested screening may include:
 - Obscure glazing; or
 - Sill heights greater than 1600mm above floor levels; or
 - Fixed external screens to windows and openings.

BUILDING DESIGN

CORNER PROPERTIES

In addition to the outcomes outlined in the Design Guidelines, the secondary frontage on corner properties is also subject to the following:

External Walls and Finishes

- All elevations visible from the street must comprise a variety of building materials. Acceptable materials include:
 - Concrete or masonry **rendered brick work** to a **maximum of 70%** of the total facade area (bagged and painted brick work is NOT an acceptable design solution);
 - **Custom orb** where used as a feature element on the front elevation and comprising **no more than 10%** of the total facade area;
 - **Stone facing** to a **maximum of 10%** of the total facade area;
 - **Facebrick** as a feature material to a **maximum of 20%** of the total facade area;
 - **Timber battening** as a feature element on the front elevation (e.g. timber posts on a portico or a gable infill feature detail) to a **maximum of 10%** of the total facade area;
 - **Weatherboard** (or similar profiled claddings), plywood or fibre cement wall sheeting with timber battened joints, all with a paint or stained finish to a **maximum of 20%** of the total facade area.



Corner property fencing example



Corner property fencing example

Fencing

- Fencing to secondary street frontages is a maximum of 1.8m high and constructed as quality fencing that complements the building design. Acceptable designs include:
 - Lapped and capped timber paling fences with expressed posts and painted finish; or
 - High quality designs incorporating masonry piers with timber or tubular metal infill panels.
- Untreated side by side timber paling fencing is NOT an acceptable design solution on primary or secondary street frontages.
- Fencing must be constructed from a material that is unclimbable to koalas such as timber fencing without gaps between palings or must be fitted with a smooth surface (e.g. perspex) along the top 600mm of the fence including posts and supports.

BUILDING DESIGN

EARTHWORKS

All Properties

- Any works associated with any building construction on any property **must** limit earthworks **to a maximum of 0.5m cut and 0.5m fill**.
- Earthworks and additional Retaining Walls must be setback in accordance with engineering specifications Appendix E, and must not impact on the structural integrity of existing retaining walls.

Retaining Walls

- Retaining Walls installed by AVID Property Group must be retained in their original form and maintained to present a high quality finish.
- Retaining walls **must NOT exceed 0.5m** in height.

HARD LANDSCAPING

Retaining Walls

- Retaining walls **must NOT exceed 0.5m** in height.
- Additional Retaining walls must be setback in accordance with engineering specifications Appendix E and must not impact on the structural integrity of existing retaining walls.
- **Timber Sleeper or untextured Concrete Sleeper Retaining** walls are **NOT acceptable** design solutions in the **front yard** forward of the side fence returns or visible from the street or parks.
- Timber Sleeper or untextured Concrete Sleeper Retaining walls are acceptable design solutions in the rear yard and rear of the side fence returns and not visible from the street or parks.
- Retaining wall materials, colours and heights must be submitted to the Covenant Administrator for approval. Retaining wall design will be assessed on design merit.



Retaining wall example 1



Retaining wall example 2



Retaining wall example 3

BUILDING DESIGN

HARD LANDSCAPING



Retaining wall example 4



Retaining wall example 5



Retaining wall example 6

Fencing

- Side Boundary (excluding secondary road frontage elevations), Side Returns and Rear Fencing:
 - Fencing is built to a **maximum height of 1.8m and a minimum of 1.5m high**;
 - Fencing must be a minimum of a side by side timber paling fence design without gaps between palings;
 - Fibro-sheeting, metal or Colorbond sheeting products are **NOT** acceptable design solutions;
 - Side boundary fencing does not extend beyond the front building line of the building into the front yard;
 - Fencing must be constructed from a material that is unclimbable to koalas such as timber fencing without gaps between palings. Alternatively, fencing must be fitted with a smooth surface (e.g. perspex) along the top 600mm of the fence including posts and supports. Vertical Paling spacings must be less than 75mm.
 - The bottom of the fence must be no more than 75mm from the ground.
 - Fencing must be erected on the fencing brackets (where provided) on top of the retaining wall; and

BUILDING DESIGN

HARD LANDSCAPING

Fencing continued

- Forward of the Front Building Line:
 - Built to a **maximum height of 1.2m** and maintains at least **30% transparency**; and
 - Materials, colours and heights must be submitted to the Covenant Administrator for approval. Fencing design will be assessed on design merit.

Driveways

- Driveway grades must not exceed 1:4 and be located in accordance with the Setbacks Plan in Appendix B.
- Driveways are no wider than 5m.
- Appropriate materials may include pavers, exposed aggregate and stamped, stencilled and coloured concrete. Undecorated grey and broom finished concrete driveways are **NOT** an acceptable design solution.
- Driveway colour is to complement the building and landscape design.



Driveway example 1



Driveway example 2



Driveway example 3



Driveway example 4



Driveway example 5

LANDSCAPE REQUIREMENTS

LANDSCAPE DESIGN

The minimum landscaping that must be provided in the front yard includes:

- Three (3) trees of 45 litre stock (2.0m high at planting).
- Five (5) plants of 15 litre stock (1.0m high at planting).
- Mulched, mounded and edged garden beds for at least 40% of the front yard area.
- Good quality turf to the remainder of the landscaped area including the road verge.
- Ten (10) supplementary plants of 140mm container stock.



The Owner must retain and maintain any street tree planting provided by the Council or the developer.

LANDSCAPE MAINTENANCE

Landscaping works are completed within one (1) month of occupancy of the house.

Private and privately owned landscaping and vacant lots are maintained to a good standard and at no extra cost to the developer.

BUILDING DESIGN

EXISTING DEVELOPER INFRASTRUCTURE

Retaining Walls

- **Retaining Walls** installed by AVID Property Group must be retained in their original form and maintained to present a high quality finish.
- Additional Retaining walls must be setback in accordance with Retaining Wall / Zone of Influence Detail Appendix E and must not impact on the structural integrity of existing AVID Property Group retaining walls.

Fencing

- Fencing constructed by AVID Property Group must be retained in its original form and maintained to present a high quality finish.
- Additional fencing adjacent to existing fencing by AVID Property Group is NOT allowed.

Pathways/Driveway Crossover

- All driveway crossovers and pathways installed by AVID Property Group must be maintained in their original condition.
- Any damage to pathways and driveway crossovers must be replaced and/or restored to their original condition to the satisfaction of AVID Property Group and Ipswich City Council. All associated costs and works are the sole responsibility of the Builder and/or Owner.

Street Tree Removal

- **Removal of street trees is not permitted** unless prior consent has been obtained from AVID Property Group.
- All street trees must be replaced with the same species, height and quality as per the removed street tree.
- Street tree removal and replacement and all associated costs and works are the sole responsibility of the Builder and/or Owner.
- If species cannot be replaced as per the original planting, species must be chosen in accordance with the Ipswich City Council Street Tree Strategy. The Owner must liaise with the Council's Health, Parks and Recreation Department prior to any planting for determination of species selection.

BUILDING DESIGN

MAINTENANCE

- All properties must be maintained free of excessive weeds, rubbish or garbage and all turfed and garden areas must be presentable;
- After completion of building and landscaping works all properties must maintain the landscaping within the land and that part of the landscaping which extends from the street alignment to the kerb;
- Vehicles are not to be parked on any adjoining land, other than the designated driveway locations;
- Should AVID Property Group notify any Owner that slashing, maintaining or clearing of the property is necessary to maintain the tidy presentation of the Estate, the property Owner shall carry out the works within 14 days; and
- If the Owner fails to comply with the request to slash, maintain or clean the property, AVID Property Group may engage the services of a contractor to carry out the work and the property Owner shall pay AVID Property Group for the associated cost incurred.

PERFORMANCE BOND

A Performance Bond of \$1,000.00 has been incorporated into the land sales contracts for all properties within Brentwood Forest. The Performance Bond serves to ensure built form compliance with the Design Guidelines is achieved and to enhance the quality and livability of the Brentwood Forest community. Upon completion of all building and landscaping works (including fencing) a Compliance Assessment will be undertaken by AVID Property Group.

When AVID Property Group is satisfied that the building and landscaping complies with the Design Guidelines, the Performance Bond will be refunded to the Owner in full.

Any damage as to Existing Developer Infrastructure must be replaced and/or restored to their original condition to the satisfaction of AVID Property Group and Ipswich City Council or the Performance Bond will be forfeited.

It is the responsibility of the Owner to submit a request to the Covenant Administrator for a Performance Bond Inspection. A Performance Bond Inspection Request can be forwarded to pmacleod@avidpropertygroup.com.au

Property Address			
Property Description			
	Name & Postal Address	Phone	E-mail
Owner			
Builder			
Building Designer			
Person to Contact			
Details to be provided on the proposal plans include the following compliance measures			
Streetscape variety is provided through inclusion of covered balconies, verandahs, decks, porticos and/or walkways.	Yes		
Walls and rooflines have been designed, so as to minimise impacts to neighbouring properties and retain aesthetic amenity.	Yes		
Building height is identified and is a maximum of 8,5m and two storeys.	Yes		
Buildings are designed and sited to minimise overshadowing and overlooking of existing or proposed adjacent and adjoining buildings.	Yes		
Screening to upper floor windows that overlook windows of adjacent building.	Yes		
Walls to the secondary street frontages step in plan no less than once every 8.0m and include a minimum of 10% glazing.	Yes		
All external building materials are shown and comprise acceptable finishes, including render to all facades as outlined in the Design Guidelines.	Yes		
Roof eaves or acceptable alternative shade devices have been provided.	Yes		
Roof materials are shown and are either non-reflective (Matt finish) corrugated Colorbond or concrete roof tiles.	Yes		
All gutter and downpipe materials and colours complement the building design.	Yes		
Roof pitch is identified and is 22.5 degrees for conventional hipped roofs, or where modern and contemporary roof forms have been utilised reduced roof pitches are provided.	Yes		
Enclosed garage accommodation provided for a minimum of two cars.	Yes		
Garage doors do not dominate the appearance of the building from the street.	Yes		

Landscaping meets the minimum requirements outlined in Section 14 of the Design Guidelines.	Yes	
Outdoor Living Areas compliment the main building, have a minimum area of 9m ² , are integrated into the overall design of the main building and are constructed of appropriate materials.	Yes	
All ancillary structures are not visible from the street or are suitably screened from public view.	Yes	
Front fencing is a maximum 1.2m in height and is at least 30% transparent.	Yes	
Maximum of 1.8m high and a minimum of 1.5m high and is koala exclusive/dog containing.	Yes	
All fencing proposed is shown and has a finished appearance that compliments the building, contributes to privacy, security and amenity and does not dominate the streetscape.	Yes	
The home and any other buildings are sited in accordance with the Setbacks Plan and built to Boundary provisions.	Yes	
The maximum site cover requirement is in accordance with the Setbacks Plan.	Yes	
Earthworks and retaining walls comply with the provisions as outlined in the Design Guidelines.	Yes	
An external colour selection complies with the provisions as outlined in the Design Guidelines with colour samples submitted for approval.	Yes	

Please sign below to indicate that you have read through the Brentwood Forest Design Guidelines, understand all the requirements and will comply with this document.

Property:

Stage:

Name:

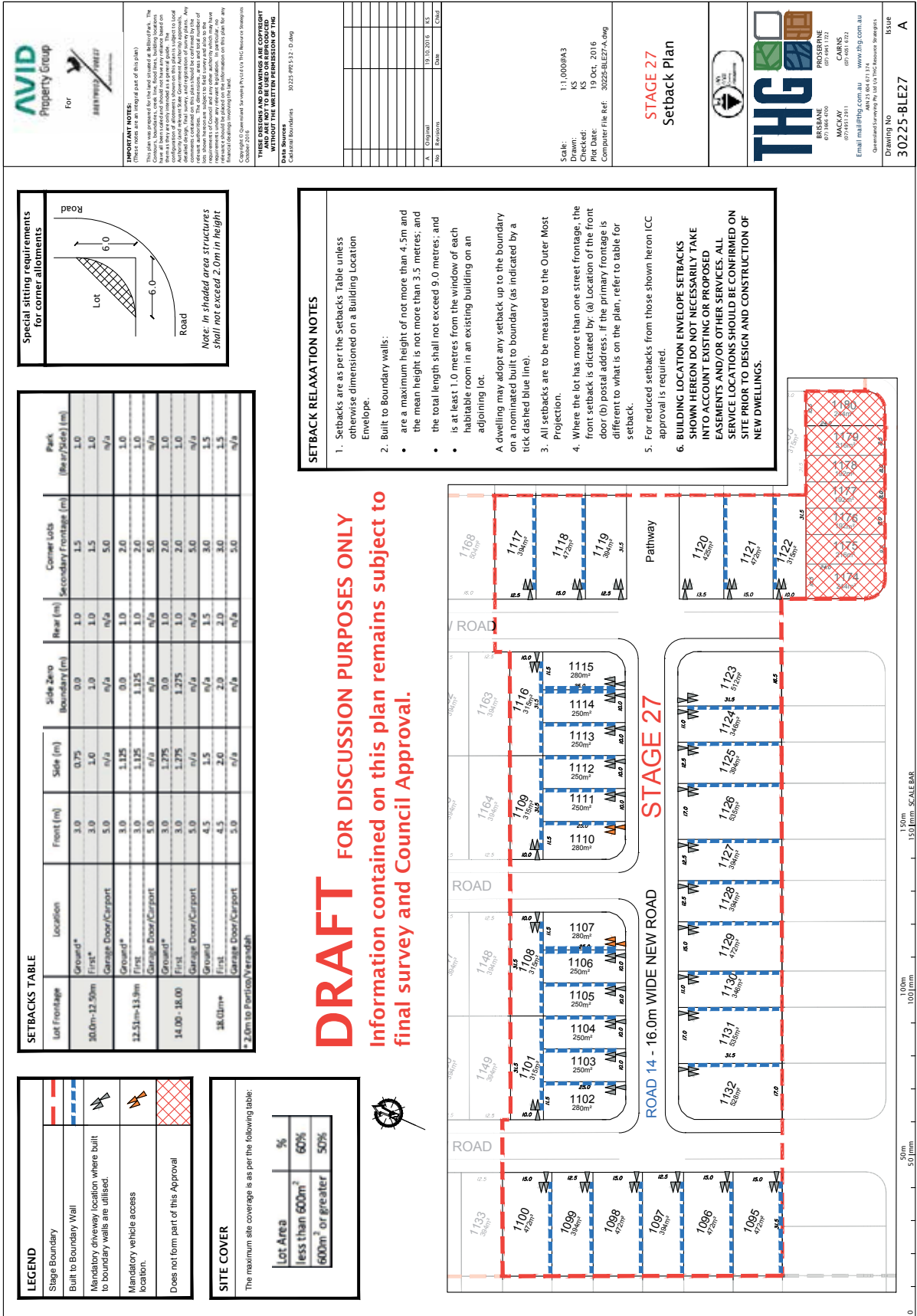
Signature:

Date:

If you have any further queries please do not hesitate to contact the Covenant Administrator on 07 3837 0735 or at pmacleod@avidpropertygroup.com.au

Please forward Application Form with required documents to:
 Brentwood Forest Development Manager
 AVID Property Group
 GPO Box 217
 Brisbane QLD 4001

Office Use:
 Date Received:
 Date Approval Issued:
 Issuing officer:



For REFERENCE ONLY

IMPORTANT NOTES:
(These notes are an integral part of this plan)
This plan was prepared for the land described in the plan. The information is based on the information provided to the surveyor. The surveyor has no liability for any errors or omissions in the plan. The surveyor is not responsible for any errors or omissions in the plan. The surveyor is not responsible for any errors or omissions in the plan. The surveyor is not responsible for any errors or omissions in the plan.

DATE SOURCES:
30225-BLE27-A-09g

DATE:
19 OCT 2016

Scale: 1:1,000 @ A3

Drawn: KS

Checked: KS

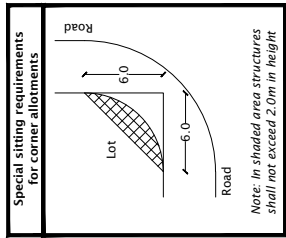
Plot Date: 19 Oct, 2016

Computer file Ref.: 30225-9LE28-A_recovery.dwg

STAGE 28
Setback Plan

THG
PROSPERINE
BIRBAIRIE
MCKAY
CHINESE
07-4611 7811
www.thg.com.au

Issue
A



SETBACKS TABLE

Lot Frontage	Location	Front (m)	Side (m)	Side Zero Boundary (m)	Rear (m)	Corner Lots Secondary Frontage (m)	Perk (Bearing/Scale) (m)
10.0m-12.50m	Ground*	3.0	0.75	0.0	1.0	1.5	1.0
	First*	3.0	1.0	1.0	1.0	1.5	1.0
	Garage Door/Carport	5.0	n/a	n/a	n/a	5.0	n/a
12.51m-13.9m	Ground*	3.0	1.125	0.0	1.0	2.0	1.0
	First	3.0	1.125	1.125	1.0	2.0	1.0
	Garage Door/Carport	5.0	n/a	n/a	n/a	5.0	n/a
14.00m-18.00m	Ground*	3.0	1.275	0.0	1.0	2.0	1.0
	First	3.0	1.275	1.275	1.0	2.0	1.0
	Garage Door/Carport	5.0	n/a	n/a	n/a	5.0	n/a
18.01m+	Ground	4.5	1.5	n/a	1.5	3.0	1.5
	First	4.5	2.0	2.0	2.0	3.0	1.5
	Garage Door/Carport	5.0	n/a	n/a	n/a	5.0	n/a

* 2.0m to Portico/Verandah

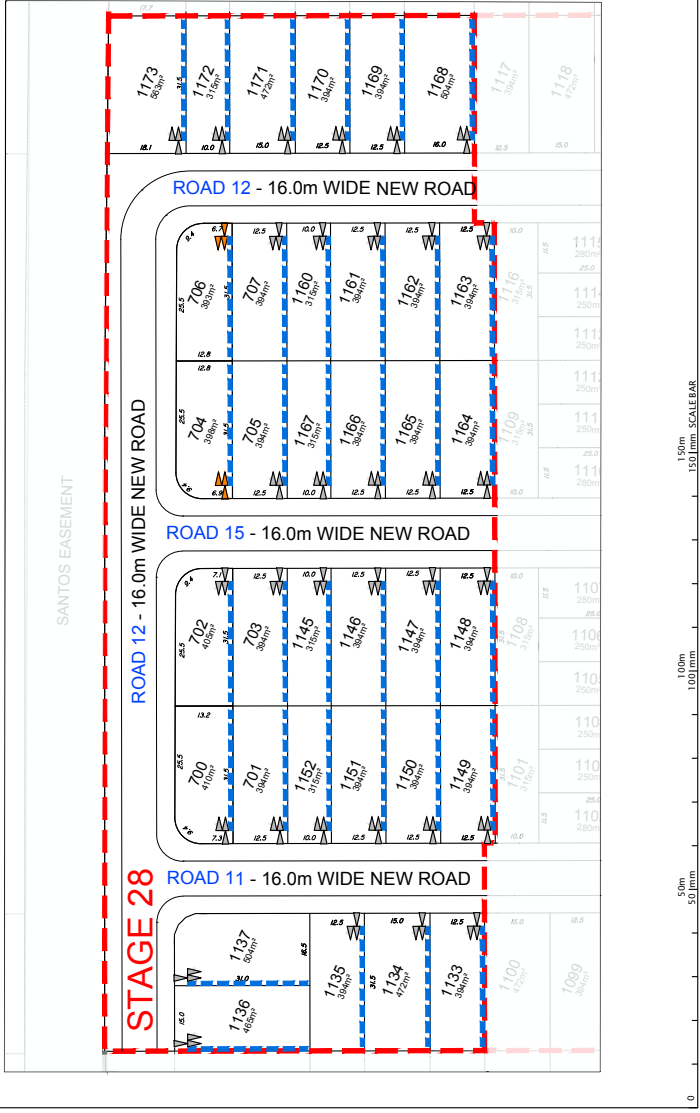
DRAFT

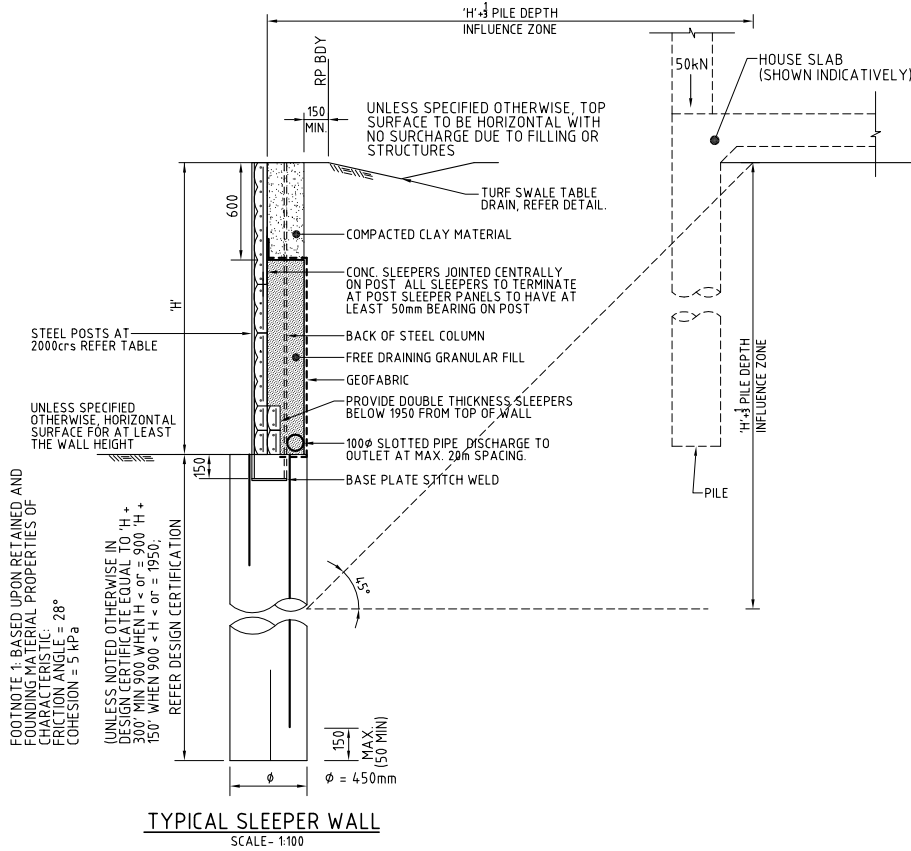
FOR DISCUSSION PURPOSES ONLY

Information contained on this plan remains subject to final survey and Council Approval.

SETBACK RELAXATION NOTES

- Setbacks are as per the Setbacks Table unless otherwise dimensioned on a Building Location Envelope.
- Built to Boundary walls:
 - are a maximum height of not more than 4.5m and the mean height is not more than 3.5 metres; and
 - the total length shall not exceed 9.0 metres; and
 - is at least 1.0 metres from the window of each habitable room in an existing building on an adjoining lot.
 A dwelling may adopt any setback up to the boundary on a nominated built to boundary (as indicated by a tick dashed blue line).
- All setbacks are to be measured to the Outer Most Projection.
- Where the lot has more than one street frontage, the front setback is dictated by: (a) Location of the front door (b) postal address. If the primary frontage is different to what is on the plan, refer to table for setback.
- For reduced setbacks from those shown heron ICC approval is required.
- BUILDING LOCATION ENVELOPE SETBACKS SHOWN HEREON DO NOT NECESSARILY TAKE INTO ACCOUNT EXISTING OR PROPOSED EASEMENTS AND/OR OTHER SERVICES. ALL SERVICE LOCATIONS SHOULD BE CONFIRMED ON SITE PRIOR TO DESIGN AND CONSTRUCTION OF NEW DWELLINGS.**





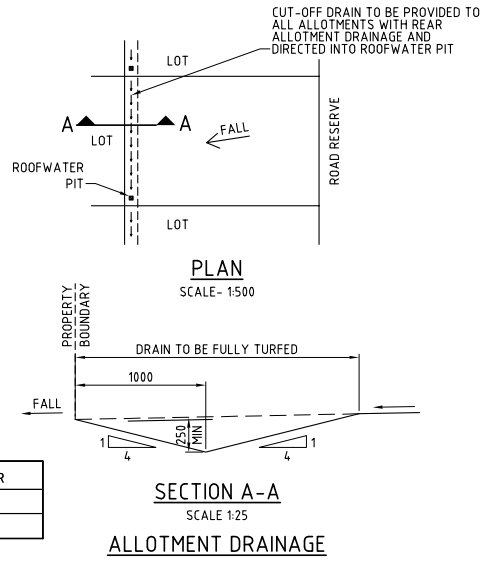
- NOTES**
1. CONCRETE SLEEPER WALL DETAILS ARE INDICATIVE ONLY. DETAILED DESIGN & CERTIFICATION TO BE PROVIDED BY CONTRACTORS RPEQ.
 2. DESIGN IS BASED UPON:
EARTH-RETAINING STRUCTURES CODE AS4678-2002
CONCRETE STRUCTURES CODE AS3600
STEEL STRUCTURES CODE AS4100
BUILDING CODE OF AUSTRALIA
 3. LAND SLIPS (E.G. SLIP CIRCLE FAILURE MECHANISMS) HAVE NOT BEEN CONSIDERED IN THE RETAINING WALL DESIGN. THE DESIGN IS BASED UPON THE ASSUMPTION THAT THE WALL IS FOUNDED ON GROUND NOT SUBJECT TO SLIP. THE DETERMINATION OF THE SITE SUSCEPTIBILITY TO SLIP IS THE RESPONSIBILITY IS THE PROJECT ENGINEER AND THE GEOTECHNICAL CONSULTANT AND IS BEYOND THE SCOPE OF WORK OF CONCRIB AND QLD STRUCTURAL ENGINEERING PTY. LTD.
 4. HOUSES BUILT WITHIN INFLUENCE ZONE (H-1/3 PILE DEPTH) TO BE PILED TO BELOW RETAINING WALL INFLUENCE LINE DEPTH.

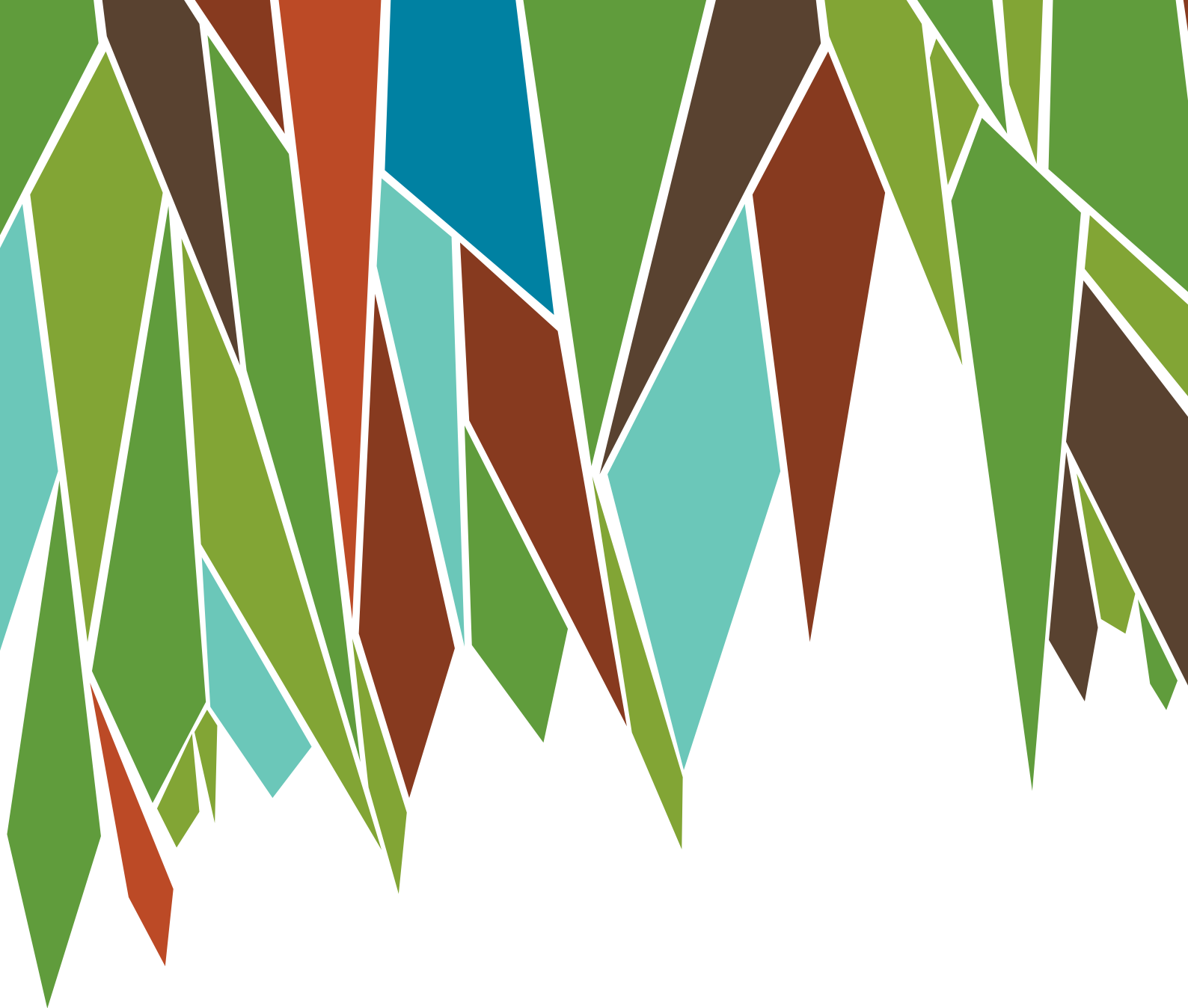
- DESIGN PARAMETERS**
1. REFER DESIGN CERTIFICATION FOR RETAINED AND FOUNDED SOIL DESIGN PARAMETERS, DESIGN SURCHARGE LOADS AND WALL DESIGN GEOMETRY.
 2. CONCRETE STANDARD - AS3600 STANDARD DESIGN EXPOSURE CLASSIFICATION SLEEPERS & POSTS - B1, FOOTINGS - A2
 3. SLEEPER WALLS TO BE DESIGNED FOR AN ALLOWABLE 0.5m CUT TO BASE OF WALL AND ADDITIONAL 0.5m OF FILL TO BE PLACED TO TOP OF WALL SHOULD EARTHWORKS BE UNDERTAKEN ON RESIDENTIAL ALLOTMENTS FOLLOWING CIVIL WORKS CONSTRUCTION.
 4. MINIMUM SURCHARGE LOAD OF 5 kPa TO BE USED FOR DESIGN.
 5. WALL TO BE DESIGNED TO BRIDGE ANY UNDERGROUND SERVICES SO AS NOT TO IMPOSE ANY ADDITIONAL LOADING ON SERVICES.
 6. DESIGN DRAWINGS AND RPEQ CERTIFICATION TO BE PROVIDED TO SUPERINTENDENT 5 WORKING DAYS PRIOR TO COMMENCEMENT OF RETAINING WALL CONSTRUCTION.
 7. NOMINAL LINE LOAD OF 50kN/m TO BE USED FOR PILE DESIGN WITHIN INFLUENCE ZONE.

ELEMENT	GRADE	SLUMP	MIN. COVER
SLEEPER	N50	50mm	20mm x **
FOOTING	N25	80mm	75mm

* RIGID FORMWORK & INTENSE COMPACTION
** MINIMUM SPECIFIED COVER 25mm.

REINFORCEMENT STANDARD - AS/NZS 4671
YIELD 500 MPa; DUCTILITY CLASS N





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