



# **BOTANIC**

HIGHFIELDS RD

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**DESIGN GUIDELINES**

## OUR VISION FOR BOTANIC

The vision for Botanic is to create a residential community enveloped in nature, with over 42% of the site dedicated to native environmental reserve, open space and parklands.

The Botanic master plan has been carefully considered alongside nature's gifts, to provide residents with the ideal environment to build a life in a community designed with Australian community values in mind.

The Design Guidelines are in place to protect the investment of your home and ensure surrounding homes are of an equally high standard. They encourage a variety of contemporary styles and modern designs that will be harmonious to surrounding environments and provide a distinctive neighbourhood character.

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## GENERAL INFORMATION

The Botanic Design Guidelines have been compiled to assist in protecting the quality of the community.

These flexible Design Guidelines will provide the framework that will steer the creation of Botanic. You can be assured that your home, and those around you at Botanic, will showcase excellence in design, innovation, construction, landscaping and lifestyle.

The Design Guidelines form part of your land sales contract, and you have an obligation to comply with these guidelines.

You are required to obtain written approval from the Developer, prior to submitting plans to the relevant authority for statutory approval, prior to the commencement of building works.

Interpretation of these Design Guidelines is at the discretion of the Developer and can be amended or added to as required.

Innovation and design individuality are encouraged to complement the neighbourhood characteristics, with the primary objective to protect the investment of its new residents.

As a means of ensuring the development meets the proposed vision, these Lifestyle Rules and Design Guidelines are recommended to establish a minimum standard and further enhance the overall aesthetic of the neighbourhood.

## BUILDING APPROVAL PROCESS

The Design & Siting Guidelines are administered by the Developer's Design Review Committee. The committee is made up of person/s appointed by the Developer. Decisions or considerations made by the Design Review Committee are final. The design approval process is as follows:

### 1. CONTRACT SIGNING

You will receive your Land Sales Contract and any relevant accompanying documents (including special conditions and annexures). It is your responsibility to read and understand the obligations prescribed in them. Should any further clarification be required, you should contact your legal representative.

### 2. BUILDING WORK DESIGN

It is essential that the design of any of your building work meets the requirements of these Guidelines. It is strongly recommended that you pass on a copy of these Design & Siting Guidelines to your architect, designer and/or builder.

### 3. DESIGN ASSESSMENT

You must submit your plans to the Developer for approval prior to obtaining a building approval. The items listed below are to be submitted in A3 size:

- A Site Plan at 1:200 scale indicating: north point, setback dimensions, location of the proposed house, contours and levels of your lot, the proposed pad and slab level of your house, proposed earthworks, retaining walls, driveway, fences, paths, stormwater drainage provisions and any other external fixtures and fittings.
- Floor Plan/s at 1:100 scale indicating: dimensions and material and finishes of any structures, and any external fixtures and fittings.

- Elevations of all aspects of the proposed house at 1:100 scale indicating: external materials and finishes, roof pitches, height, and any other structures likely to affect the appearance of the proposed house (retaining walls, fencing etc)
- Sections through the proposed house at 1:100 scale.
- Landscape Plan/s showing general surface treatments including lawn planting and paving areas, as well as planting layout including location, size, and species of plants.

### 4. DESIGN APPROVAL

When your design is deemed compliant with the requirements of these rules and guidelines, the Developer will issue to you a design approval letter. Should there be issues to address in your design to achieve compliance, these will be provided accordingly.

**Please email submissions to [approvals@jaysonpatedesign.com.au](mailto:approvals@jaysonpatedesign.com.au)**

### 5. STATUTORY APPROVAL

Once written design approval has been received, you may proceed to obtain your statutory local government approvals and begin construction.



## DESIGN OF DWELLING AND RESIDENTIAL USE

The design is to be prepared with the intent of complimenting Botanic's characteristics by combining quality design, landscaping, and the neighbourhood streetscape. Modern contemporary design and architecture is encouraged with a minimum floor area of 180m<sup>2</sup> unless approved in writing by the Developer.

The lot is to be utilised for a single dwelling unless otherwise approved in the Development Approval or consented to in writing by the Developer.

The running of a business enterprise or for manufacturing purposes cannot occur unless approved by the statutory authority.

## SITING GUIDELINE SETBACK TABLE

Building setbacks are in accordance with the QDC.

### Generally:

Front	6.0m
Side (Ground Floor)	1.5m
Side (First Floor)	2.0m
Rear (Ground Floor)	1.5m
Rear (First Floor)	2.0m

For more information on QDC requirements, refer to: [www.business.qld.gov.au/industries/building-property-development/building-construction/laws-codes-standards/queensland-development-code](http://www.business.qld.gov.au/industries/building-property-development/building-construction/laws-codes-standards/queensland-development-code)

## DRIVEWAY LOCATIONS

As nominated on the 'Roads & Footpaths Detail Plan' by GenEng Solutions.

## STREET FRONT FAÇADE AND ARTICULATION

The design should enhance the primary and secondary street frontages along with complimenting the streetscape. Consideration is to be provided to the following façade articulation detail to reduce building mass:

1. Windows recessed into the façade;
2. Balconies or porches;
3. Architectural screens;
4. Architectural hoods.

Buildings must include two or more of the following attributes:

1. Roof overhang;
2. Balconies or porches;
3. Awning or permanent shade structure.

## FAÇADE COLOURS AND MATERIALS

Preferred external colours are to consist of natural and earthy tones.

Bright colours will be considered on merit and in small applications.

Untreated materials that are raw and reflective are not permitted.



The use of a mix of two building materials is required in order to provide texture and articulation with either the use of render and/or cladding combined.

Face brick will be considered if it is a feature brick or a speciality type.

**Please note:** A mix of only face brick and render will not be approved.

## ROOF DESIGN

Roof designs and material should be complementary and consistent with the rest of the house design and can be constructed of either concrete tile, terracotta or non-reflective Colorbond and must incorporate eaves of at least 450mm.

### Roof pitches can consist of:

- Traditional hip and/or gable roofs between 20 and 35 degrees; or
- Skillion roofs proposed should have a pitch between 10 – 15 degrees.

Other roof forms outside of those noted will be considered upon architectural merit.

## EXCAVATION AND SLOPE

Any excavation is required to be constructed as per statutory authority requirements and should be kept to a minimum where possible.

Designing around existing land contours is encouraged.

Where retaining is proposed and unavoidable the preferred material is to be constructed of concrete or masonry material to compliment the house or of a similar material to the existing retaining walls.

Timber retaining material is only to be permitted in areas not visible from the street unless for landscape purposes.

If the total height of a retaining wall is more than 1m above the lots designed surface level, a building approval is required in accordance with statutory authorities requirements. This will involve a Structural Engineer's design of the wall and certification after construction.

## GARAGES

Garages must be constructed under the roof of the main dwelling and must be an integrated element of the design.

Garages are to be constructed along the build to boundary side and in line with Development Approval setbacks criteria.

Homes must consist of a double garage and are to be set back a minimum 1.0m behind the main face of the house.

## CARPORTS

Carports may be considered however, must compliment the main dwelling and be in accordance with the approved setback criteria.



## DRIVEWAYS

Only one driveway is permitted for each house unless approved in writing by the Developer.

Driveways must extend from the kerb edge to the garage.

Driveways must be constructed from exposed aggregate concrete or coloured concrete and should complement the design of the house.

Plain concrete driveways will be permitted on homes with upgraded front facades and landscaping. All driveways and crossovers are to comply with the statutory authorities' requirements.

## OUTBUILDINGS AND SHEDS

Outbuildings and sheds are to be located behind the side returned fence and screened from public view.

Proposed outbuildings and sheds are to be standalone and must be located at the rear of the property and be built with finishes that complement the main house. Where pre-finished metal is utilised, it must be non-reflective.

## ANCILLARY STRUCTURES

All ancillary structures must be located away from the primary and secondary frontage where possible and screened from public view where possible.

Ancillary structures such as swimming pools must be clearly indicated on site plans.

## SHADE SAILS

Shade sails are not permitted to be installed at the front of the property.

## TEMPORARY STRUCTURES

Temporary or relocatable structures are not permitted unless for use in the construction and must be removed upon completion.

## RUBBISH BINS

Rubbish bins are to be stored behind the main building line and not visible from the street.

## AIR CONDITIONING UNITS

Air conditioners are to be concealed from street view where possible or screened.



## SECURITY SCREENS

Security screens are permitted to be installed but must not be diamond grill style to the front of the house.

## CLOTHES LINES

Clothes lines are to be concealed from the street and where possible attached to the house and not fence.

## HOT WATER SYSTEMS

Hot water systems must not be visible from the street.

## ANTENNAS

Antennas must be unobtrusive and located towards the rear of the house.

## UNDER CROFT AREAS

Screening of these areas is a requirement and will be approved based on the suggested application to be utilised in conjunction with the overall house design and materials utilised in the house construction.

## LANDSCAPING

Good quality landscaping with mature plants must be provided to the primary and secondary street frontage.

Climate conditions must be considered when selecting plant species and drought tolerant species are encouraged.

Front lawns must be turfed and not seeded. Artificial or synthetic turf is not permitted.

Landscaping must be completed within two months of occupation and must be well maintained.

## VEGETATION AND TREE CLEARING

Tree clearing where required is to be limited to the building area and must be in with line statutory authorities' requirements.

## LETTERBOXES

Must be constructed in a manner that compliments the design of the house and must be completed in line with occupancy. Standalone post letterboxes are not encouraged.

Non reflective metal letterboxes are also permitted.

## FENCING

Boundary fences (between lots) must be of timber construction and not exceed 1.8m in height between neighbours.

Any fencing forward of the building line to be a maximum 1.2m height and must be painted monument grey.

No Colorbond or sheet steel fencing is permitted.

Corner lot fencing must be painted monument grey to the side facing the street.

## WINDOW DRESSING

Your home must be furnished with window dressings prior to occupation.

Design and colour toning are to compliment the dwelling with acceptable dressings including blinds, curtains, or shutters.

No cross-mesh security screens are permitted within the estate.

## OWNERS OBLIGATIONS

Owner's obligations include and are not limited to:

- Comply with QDC setbacks.
- Repair any damage caused to street verges throughout construction;
- Footpaths and nature strips are to be free from building material during construction;
- Do not store any building material on adjacent lots;
- Keep the lot free from any rubbish;
- Ensure gardens to the front are maintained;
- Ensure boats, caravans, and trailers are to be garaged or kept behind fencing and not visible from street view; and
- All builder's rubbish is to be removed from site and must not to be stored on other lots.

## ANIMALS

House pets are permitted in accordance with the statutory authorities' requirements and must be confined to your property.

Livestock and poultry are not permitted.

## LOT MAINTENANCE

At all times, the property must be well maintained and free from excessive weeds. Trees are to be pruned and kept in a safe manner to the public and neighbouring properties.

## SIGNAGE

Signs, advertisements, or similar structures are to be kept to a maximum of one per lot. In addition to this one, a Builders Contractors sign will be permitted throughout the construction period.

## CONSTRUCTION COMMENCEMENT

Construction must commence within 12 months of settlement of the land and must be completed 6 months from commencement.

Incomplete building works must not be left for a period of more than 3 months without work being carried out.

## SALE BY THE BUYER

The buyer must pass to the successor of the title all design and landscaping requirements before disposing of the lot.

The successor will be bound by these design and landscaping requirements.

# DESIGN APPROVAL APPLICATION FORM

Lot No. .... Street Address .....

## OWNER DETAILS

Name:.....

Address: .....

Phone: ..... Email:.....

## ARCHITECT DETAILS

Contact Name ..... Company Name.....

Phone: ..... Email:.....

## BUILDER DETAILS

Contact Name ..... Company Name.....

Phone: ..... Email:.....

## DOCUMENTATION (A3 SIZE) REQUIRED TO BE SUBMITTED FOR APPROVAL:

- Site Plan at 1:200 scale - Including dwelling, garage and outbuildings.
- Floor Plans at 1:100 scale - House and any external fixtures or fittings
- Elevations at 1:100 scale - Front, rear and both sides
- Sections at 1:100 scale - Sections through the house

Builder/Owner Signature ..... Date .....

Please email submissions to [approvals@jaysonpatedesign.com.au](mailto:approvals@jaysonpatedesign.com.au)



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HIGHFIELDS RD

**Ph: 0473 733 234**

**[botanic@youandipm.com.au](mailto:botanic@youandipm.com.au)**

**[BotanicHighfields.com.au](http://BotanicHighfields.com.au)**

Disclaimers and Acknowledgement: The Developer has the right in any other sale of any part or stage within the estate to waive, vary or relax these Design & Siting Guidelines, and in such an event, you have no claim whatsoever against the Developer. Whilst care has been taken in the preparation of this brochure, the particulars are not to be construed as containing any representation of the facts upon which any interested party is entitled to rely. All interested parties should make their own enquiries.