



# Design Guidelines

RELEASE 13

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.



# Aim of the Guidelines

The Design Guidelines will assist you and your builder in the design of your home so that it reflects the lifestyle of Brentwood Forest and the value of your investment.

The Design Guidelines will detail:

- the requirements for siting your home on your land;
- your home facade and roof treatments;
- your landscaping and fencing requirements;
- the process to get your home approved.

## COMPLIANCE

All home designs must comply with all statutory requirements including the Sustainable Planning Act 2009, the Queensland Development Code and the Ipswich City Council Approved Plan of Development (POD). The POD is a statutory document. AVID does not have the right to provide relaxations in respect to POD conditions. If you require a relaxation on any POD condition, your builder must seek a Generally In Accordance (GIA) approval from Council, prior to Building Approval and Certification. The POD is located on the Brentwood Forest website.

The required plans for your home must be submitted to [covenants@avid.com.au](mailto:covenants@avid.com.au) for assessment against the Design Guidelines. AVID will respond to your email within 10 business days. If amendments are required and you need to resend amended plans, then the 10 business days will restart from the date of the updated plan submission. AVID will endeavour to respond earlier than the 10 business days.

Home designs that are not in compliance with the Design Guidelines but can demonstrate that they fulfil the intent of the Brentwood Forest vision, will be considered on their merits, at the discretion of AVID.

If similar building designs and treatments are proposed within 4-5 buildings either side of the proposed building, AVID will notify the parties to discuss design solutions to differentiate the homes. However, AVID reserves the right to approve or refuse applications.

AVID reserves the right to relax and modify the Design Guidelines from time to time, and on a case-by-case basis.

The Design guidelines on the Brentwood Forest website is the most current version of the Design Guidelines and overrule any other previous versions.



# Steps for Designing Your Home

The Design Guidelines have been prepared to assist with the design of your home and garden. The following steps will see you well on your way to living in Brentwood Forest:



## STEP 1: GETTING STARTED

Purchase your land and meet with your designer/builder to begin designing your home.

## STEP 2: COMPLY WITH COUNCIL POD - PAGE 6

Your home design must comply with the Ipswich City Council Approved Plan of Development (POD).

## STEP 3: COMPLY WITH DESIGN GUIDELINES - PAGE 10

Your home design must comply with these Design Guidelines and be submitted to [covenants@avid.com.au](mailto:covenants@avid.com.au) for approval. AVID will issue a covenant approval for your home design. Sustainable living initiatives are encouraged.

## STEP 4: BUILDING APPROVAL

Your builder will contact a building certifier to process your building approval. The certifier is responsible for conducting inspections during construction and lodgement of all documentation to the relevant authorities.

## STEP 5: BUILD YOUR DREAM HOME

From settlement, you have 12 months to commence construction. From commencement of construction, you have 12 months to complete construction. From completion of construction, you have 3 months to complete landscaping and fencing.

AVID will inspect homes following completion.

## WELCOME TO BRENTWOOD FOREST



# Comply with Council POD

If you need a copy of the POD - Please go to the Brentwood Forest website under purchaser information in plans and certificates you will find the POD.

All home designs must fully comply with the Ipswich City Council Approved Plan of Development (POD).

If you require a relaxation on any POD condition your builder must seek a Generally In Accordan (GIA) approval from Council, prior to Building Approval and Certification.

The POD provides a set of design controls that your building must comply with, including:

- building height;
- setbacks;
- driveways and garages;
- site cover

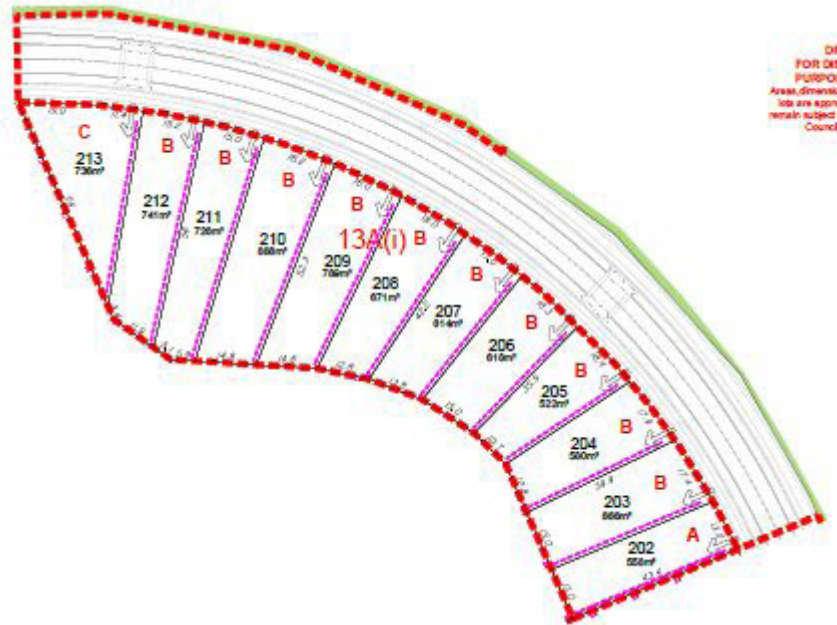
Please refer to the POD for further detailed information relating to the above design controls. Frequently Asked Questions have also been provided to clarify certain design controls. Refer to page 16.

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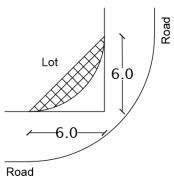


11 These development rules do not apply to Lots 9002 and 9005 which require signage (subject to separate approvals).

DRAWN FOR DESIGN PURPOSES  
Areas, dimensions and areas shown remain subject to Council Approval



## Special siting requirements for corner allotments



Structures located within the shaded area shall not exceed 2.0m in height

## Setback table

Lot Type	Location	Front	Side	Side zero boundary	Rear	Corner lots secondary frontage	Park (rear/side)
A	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
B	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
C	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
D	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

All measurements are in metres  
2.0m to portico / verandah setbacks do not apply to lots 9002 and 9005 which shall have 0m setback to each boundary)

## Legend

Stage boundary	
Drainage reserves	
Drainage reserves (refer note below)	
Optional built to boundary location	
Surveillance fence location	
Nominated driveway location (alternate locations provided on corner lots)	



**Development Notes**

1. Setbacks are as per the Setbacks Table unless otherwise dimensioned on a Building Location Envelope.
2. Site Cover:
  - lots up to 600m<sup>2</sup> - 60%; and
  - lots over 600m<sup>2</sup> - 50%
3. 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 14.0 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 thick dashed magenta line).
3. All setbacks are to be measured to the Outer Most Projection.
4. 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.
5. For reduced setbacks from those shown hereon ICC approval is required.
6. Building location envelope setbacks shown hereon do not necessarily take into account existing or proposed easements and/or other service. All service locations should be confirmed on site prior to design and construction of new dwellings.
7. A wall which is 1.0m or more above finished ground level is:
  - (i) set back a minimum of 750mm from the side or rear boundary; or
  - (ii) where less than 750mm to the boundary, maintenance free; and
  - (iii) setback from any road boundary the minimum of the secondary frontage boundary setback for that lot type.
8. There are no requirements for structures, other than swimming pools, less than 1.0m above the finished ground level.
9. Two possible driveway locations have been identified for corner allotments. Only one driveway is permitted for each residential allotment (not including Future development lots).
10. All single tier walls (on rear boundaries) over 2.0m in height shall include a garden bed (1.0m in width) at the foot of the wall to be constructed and landscaped prior to the use commencing.
11. These development notes do not apply to Lots 9002 and 9005 which are proposed to be used for real estate signage (subject to separate approvals).





# Plans and Application Form

Please ensure that you have completed the following submission checklist and the application details below. This page must be submitted with your full set of plans (in a single PDF document) to: [covenants@avid.com.au](mailto:covenants@avid.com.au).

Submission Checklist	
<b>Site Plan (1:200) with dimensions, detailing:</b>	
	setbacks - to wall and OMP
	building footprint (and eave footprint)
	site cover - percentage and sqm
	driveway - location, width and materials
	pool (if applicable)
<b>Floor Plan (1:100) with dimensions, detailing:</b>	
	internal layout
	total floor area
<b>Elevations (1:200) with dimensions, detailing:</b>	
	facades - materials, finishes and colours (noting seamless rendered concrete finish to at least 35% of facade)
	roof - profile, pitch, materials and colours
	building height
<b>Landscaping Plan (1:100 or 1:200), detailing:</b>	
	softscape - location (turf, garden beds, plants), plant sizes and varieties
	hardscape - materials and colours
	letterbox - location, materials and colours
	fencing - type, location, height, materials and colours
	retaining walls - height, materials and colours
	outdoor lighting
	external elements - location (clothesline, bins, aircon, hot water, gas bottles, water tanks, pool/spa pumps)

## Application Details

Lot Number:	Land Price:	\$ <input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00
Release:	Build Price:	\$ <input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> .00

The buyer is to sign below, to guarantee that the submitted plans will be a true indication of the final constructed outcome. This buyer agrees that the fencing, landscaping, letterbox and driveway are to be completed within 30 days of handover.

Buyers Name:	
Signature:	Date Signed:



# Design Guidelines

## FRONT AND SECONDARY STREET FACADES

Front facades are to have a single door and an opening window to a habitable space. Sliding doors as an entry door is not accepted.

The following building finishes are permitted:

- Primary finish (comprising at least 60% of the total facade area) must be a seamless finish cement render, exclusively to: block work, brick work, NRG, Hebel, Exsulite, AAC or Koolwall.
- Complementary finishes (comprising of a maximum of 2 different complementary finishes and a maximum of 20% per complementary finish of the total facade area) may include:
  - » timber
  - » linear board
  - » texture coated fibre cement
  - » stone or face brick
  - » metal cladding types may be considered on application.

The total facade area excludes openings (windows, doors and garage doors). The building finishes applied to the front facade must also wrap 1 metre around the sides of the home. Please identify all finishes to each facade on the plan.

A second street facade must use the same building finishes chosen for the front facade. The above proportions of primary and complementary finishes also apply to the second street facade. Percentage of material is assessed on each individual facade not as a total material usage for the whole building.

Where specific housing styles call for different building finishes, AVID will consider appropriate and good quality house designs on application (ie. Hamptons style).

## SIDE ENTRY

If the front door is set back from the front building wall and accessed down the side of the dwelling, the design must demonstrate that:

- A footpath is provided and clearly articulates the location of the front door.
- The front door and side entry footpath are well lit.

The footpath and letterbox must be on a direct alignment from the verge to the front door. It is not to be connected to the driveway.

A light should be installed in the portico or above the front door.

Meter boxes are not to obstruct the side entry footpath and must be screened from the road. Some screening options may include; planting tree tall enough to screen, a timber or laser-cut screen, attached as a nib wall, or an inset to the garage side wall.

## HARDSCAPE

Your front entry includes the footpath, driveway, path and portico. The materials and colours of these elements are to complement your home.

Appropriate materials may include:

- pavers
- exposed aggregate
- stamped and stencilled or
- coloured concrete

Undecorated grey, broom finished concrete is not permitted.

## DRIVEWAY

- all driveways must meet Ipswich City Council standards.
- where there is a footpath within the verge (either install or to be installed post house construction) residential driveways must be constructed in accordance with Ipswich City Council policy, specifications and drawings which specify the existing/proposed footpaths must be saw cut and removed prior to driveway construction.

## SOFTSCAPE

The minimum landscaping required for the front yard is:

- 3 plants of 45 litre stock (approx 2 metres high).
- 5 plants of 15 litre stock (approx 1 metre high).
- 10 supplementary plants of 140mm container stock.
- mulched, mounded and edged garden beds.
- good quality turf to remainder of the landscaped area including the road verge.

Artificial turf must not be visible from any street frontages. Invasive plant species must be avoided.

The owner is responsible for maintaining their front yard, verge and street planting.

The owner is responsible for the presentation of their property even while it remains vacant. If excavated material or rubbish is dumped on a property, it is the owner's responsibility to address this themselves or with their adjoining neighbours.

Landscaping works is to be completed within 1 month after occupancy of the house.

## EXTERNAL ELEMENTS

The following elements are to be screened from all street frontages, laneways and public open spaces:

- all clothes drying areas
- rubbish storage
- heating and cooling units
- hot water systems
- gas bottles
- water tanks
- pool/spa pumps

Meter boxes must not be located on the front façade.

Caravans, boats and trailers of any kind must not be parked in the front yard or verge.

The rubbish storage area must accommodate easy movement of bins to the street via an outdoor route of appropriate width.

## GARAGE

- Enclosed garage accommodation for a minimum of 2 cars for lots with frontages of 12.5 metres or greater.
- Enclosed garage accommodation for a minimum of 1 car for lots with frontages less than 12.5 metres.
- The garage is not to dominate the front facade.
- Carports are NOT permitted.



## FRONT FENCING

Fencing of your front yard is encouraged, particularly:

- On-ground wall  
Full wall of rendered concrete to block work, brick work or fibre cement composite.
- Columns with infill panels  
Columns may be rendered concrete to block/brick work, precast concrete tilt-up or fibre cement composite. Infill panels may be treated timber, aluminium or steel with 30% transparency.
- Short on-ground base wall with posts and infill panels. Base wall may be rendered concrete to block/brick work, precast concrete tilt-up or fibre cement composite. Posts and infill panels may be treated timber, aluminium or steel with 30% transparency.

At a minimum standard, your front fence:

- must be a maximum 1.5 metre high.
- the letterbox must be incorporated into the fence design.
- front fences must not exceed 10 metres in length without articulation or detailing, this can include stepping the line of the fence and the use of columns.

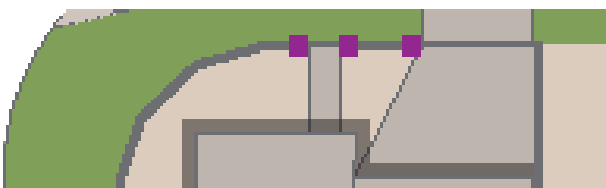
No unfinished materials are permitted. Timber must be painted or stained. Metal must be painted. Front fences must compliment your home, using the same colours and materials.

AVID will consider alternative and good quality fencing designs on application.

## LETTERBOXES

Letterboxes must be incorporated within the front fence design. In the absence of a front fence, the letterbox design must be a freestanding pillar, rendered masonry or timber panel type. It must compliment your home facade, using the same materials and colours. Metal on post letterboxes are not permitted.

### Options for letterbox locations



## SIDE RETURN FENCING

If you don't have a front fence, side return fences are required

Side return fences must be installed to screen the setback/ access down the side of your home, between the side property boundary and the Building Wall.

The side return fence is to be constructed:

- in line with, or less than 1 metre behind the front corner of the home (except where required to tie in to adjoining fences).
- with a gate, to provide side access for pedestrians and bins.
- adopts the same height, colours and materials specified for side boundary fencing (where visible from the street).

## SIDE AND REAR BOUNDARY FENCING

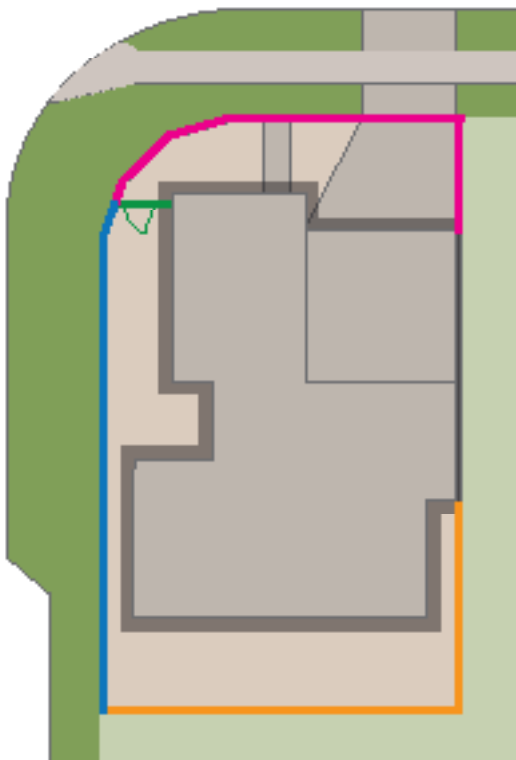
Where visible from the street, boundary fences:

- Must be 1.8 metres high.
- Height must tie in to adjoining fences.
- Must be a minimum standard of vertical lapped and capped timber fence, painted or stained finish.
- Must be constructed with in-ground footings.
- Fencing must be constructed from a material that is unclimbable to Koalas.
- 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.

Where not visible from the street, boundary fences:

- Must be 1.8 metres high.
- Height must tie in to adjoining fences.

### Fencing Span Descriptions



the street)  
on the street)

## FENCING CONSTRUCTED BY AVID

AVID may opt to construct fencing in specific locations; such as acoustic boundary fences and terrace front walls. For detail on these fencing treatments, please refer to the disclosure plans provided within your land sale contract.

## RETAINING WALLS

Retaining walls are to be constructed:

- Retaining Walls installed by AVID Property Group must be retained in their original form and maintained to present a high quality finish.
- All Retaining wall drainage is the responsibility of the Property Owner to maintain a suitable outlet and ensure subsoil drains are kept free flowing to their outlets in kerb and channel where provided.
- Properties with retaining walls where the retaining wall drainage system is not able to be outletted to the road- front have been provided with a 300mm x 300mm pit connecting into the retaining wall drainage. It is the responsibility of the Property Owner to connect this pit into the properties roof-water drainage system which outlets to the provided Kerb Adapters
- 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





## CORNER ALLOTMENTS

House designs for corner allotments need to demonstrate that the design addresses the Secondary Street Frontage.

For single storey construction:

- the home must have vertical articulation in the roofline addressing both street frontages; occurring within 8 metres of the front house corner and having a maximum depth of 2 metres. Creating a notable visual interest to passers-by.

For two storey construction:

- the home must have windows within 3 metres of the front corner of the side facade. Windows which wrap around the corner are encouraged.
- articulation of the building wall addressing the secondary street frontage is required. The wall articulation must be on the upper level and visible notable from the street.
- balconies are encouraged.

## ROOF FORM AND MATERIALS

Preferred roof forms are hip or gable, with a minimum roof pitch of 22.5 degrees.

Other architecturally appropriate roof forms such as skillion, curved and flat will be considered. A specific roof pitch is not applicable for these roof forms.

Roof materials options are steel sheets or flat roof tile. Materials must not be highly reflective or comprise of unfinished materials.

Eaves or roof overhangs 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.

## OUTDOOR AREAS

Primary covered outdoor living areas have a minimum dimension of 9m<sup>2</sup>. 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.
- 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.

# Definitions

Please ensure that you have completed the following submission checklist and the application details below. This page must be submitted with your full set of plans (in a single PDF document) to: [covenants@avid.com.au](mailto:covenants@avid.com.au).

Terms	
Balcony	occurs at the second level of a home, providing outdoor living. It may be covered or uncovered.
Building Wall	is an exterior wall of your home, which frames an enclosed room of your home. This excludes eaves, awnings, shade structures, porticoes, verandahs and balconies.
Built to Boundary Wall	refers to a Building Wall that is built up to the boundary of an adjoining lot. A minimum setback is required for the slab and external wall, to ensure no part of the building (including footings, wall eaves, gutters, etc.) extends over the side boundary.
Driveway Width	is the width of the driveway as it crosses the street verge and the front allotment boundary.
Entrance Portico	delineates the entry to your home. It is a covered but unenclosed space.
Front Façade	is the Building Wall on the Primary Frontage facing the street.
Front Setback	is measured from the property boundary on your Primary Frontage to the Building Wall.
Garage Setback	is measured from the property boundary on your Primary Frontage to the Building Wall supporting the garage door or opening to your garage.
Maximum Building Height	is 8.5 metres for a Dwelling House. It is calculated from the existing surface ground level to the highest point of the building roof (apex) or parapet at any point, but not including any non-load-bearing antenna, aerial, chimney, flagpole or the like.
POD	is a Council approved document which regulates the design and siting of homes in Brentwood Forest.
Primary Frontage	is for determining setbacks, irrespective of garage location.
Rear Setback	is measured from the rear property boundary to the Outer Most Projection.
Secondary Frontage	occurs on a corner allotment where the side elevation of your home also fronts the street.
Secondary Frontage Setback	is measured from the property boundary on your Secondary Frontage to the Outer Most Projection.
Secondary Façade	is the Building Wall on the Secondary Frontage facing the street.
Side Setback	is measured from the side property boundary to the Outer Most Projection.
Site Cover	is measured as the proportion of the site covered by buildings including roof overhangs.

# Frequently Asked Questions

## What if I decide not to adopt my Optional Built to Boundary Wall?

The location of Built to Boundary Walls are indicated on the POD. Where an Optional Built to Boundary Wall is not adopted, side setbacks shall be in accordance with the POD side setbacks for a Non Built to Boundary Wall.

## What setbacks apply to a corner lot?

A corner lot adjoins the intersection of two streets.

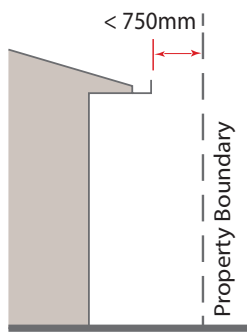
For the purpose of determining setbacks, a corner lot has:

- a primary frontage
- a secondary frontage
- two side boundaries

## Where do I measure to achieve my setbacks?

All setbacks are measured from the Outer Most Projection.

### Example of Type A Lot Ground Level



### Non Built to Boundary Wall

## Am I required to install eaves?

For a Non Built to Boundary Wall:

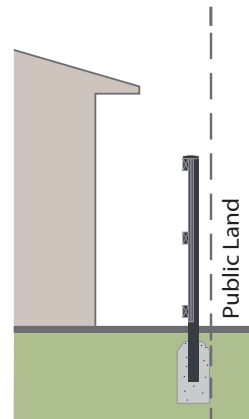
- Eaves need to be minimum of 300mm and located on all elevations.
- Gutters must not extend beyond the property boundary.

For a Built to Boundary Wall:

- There are no eaves.
- Gutters must not extend beyond the property boundary.

It is the owners, builders and building certifier's responsibility to ensure compliance with the relevant building standard in relation to Built to Boundary Walls with respect to termite protection, water proofing and drainage to ensure no external impact to neighbouring properties. The minimum Built to Boundary Wall setback provided for within the POD. This applies to the concrete slab/footing as well as the external wall.

## Can I construct my fence directly on my property boundary line?



Where your allotment adjoins public land, it is a Council requirement that all building walls, retaining walls, fences and footings must be constructed entirely within your property boundary. Given the width of footings, typically, it is not possible to build a front fence (and for corner allotments, a side fence) directly above your property boundary line.

For dividing fences shared by an adjoining allotment, side and rear fences would typically be constructed on the property boundary line, with equal land-take from each neighbour. It is advised that you talk to your neighbour prior to the construction of a dividing fence.

The Neighbourhood Disputes Resolution Act also provides ways for neighbours to resolve disputes about dividing fences. Council and AVID do not become involved.

## Can I add fill and landscaping in the verge?

All fill materials must be contained within the allotment.

Verges are built to desired levels, with infrastructure to match. If fill is added to public land, the existing services (NBN pits, water meters, electrical pillars, manholes, etc.) would sit too low or be buried. This causes trip hazards, water ingress and access issues for infrastructure authorities. The owner is responsible for any rectification costs.

Street trees are Council assets. It is an offense to trim, relocate, remove or interfere with trees in the verge.

Council allows residents to plant a self-assessable verge garden consisting of low growing plant species. This provides residents with an opportunity to beautify their verge, plant an edible garden, or trade turf for low-maintenance ground cover plants to minimise mowing. Refer to Council's website for details on their verge garden policy.



## Can I move my driveway?

Driveway locations identified on the POD are mandatory.

Any variation to the driveway location, requires AVID approval. AVID will investigate if the proposed driveway location will impact on existing or planned infrastructure, stormwater devices, streetscape elements and fencing.

If a driveway relocation is accepted by AVID, but requires the removal of street trees, the owner is responsible for providing for a (same or similar) replacement of the street trees.

## Can I remove the section of footpath to pour my driveway?

Yes, but where there is a footpath within the verge (either install or to be installed post house construction) residential driveways must be constructed in accordance with Ipswich City Council policy, specifications and drawings which specify the existing/proposed footpaths must be saw cut and removed prior to driveway construction.

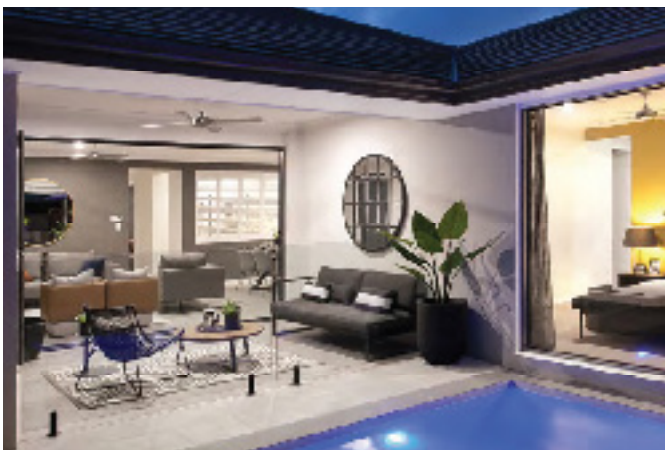
Any damage to pathways must be replaced and/or restored to their original condition to the satisfaction of AVID Property Group and Ipswich City Council. All associated costs and works are the sole responsibility of the Builder and/or Owner.



Example Driveway Cross Section

## Can I use decorative screening in my front yard?

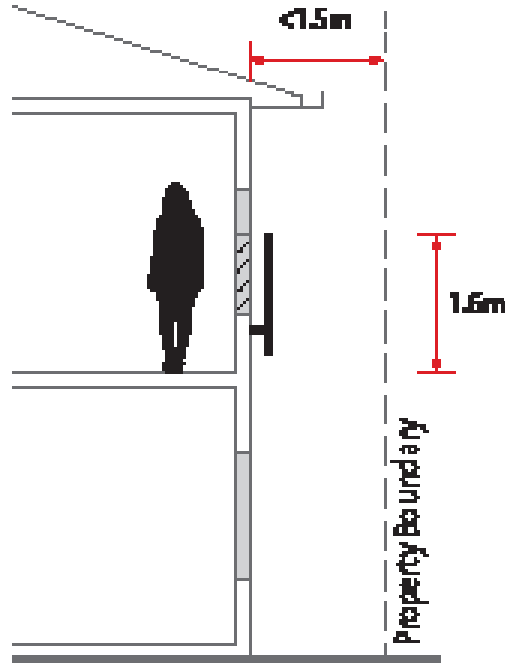
Yes, but it must be incorporated into the front fence and a painted finish. Stand alone screens in the front yard are not permitted.



## Where do I need to provide privacy treatments?

Privacy treatments are required for a second storey window or balcony that overlook windows from your side or rear property boundary, which adjoins a neighbouring allotment.

### Example Type D Lot



For any window or balcony that fits these criteria, you may choose to either:

- install a permanent screen that screens any part of the window or balcony that extends between your floor level and 1.6m above your floor level.
- order your window with obscure glazing over any part of the window that extends between your floor level and 1.6m above your floor level.
- design your window so that its sill is 1.6m above your floor level.

## When do I have to complete my build?

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.

## How big does my portico/verandah need to be?

- For lot type A, B and C require a 2m portico/verandah.
- Lot type D require a 3.5m portico/verandah. All measurements are in metres.

## Can I have advertising signage?

No, signs and hoarding advertising products, services or businesses will not be permitted on residential allotments with the exception of approved display homes. Builder tradespersons identification signs are permitted (up to 0.6m<sup>2</sup> - 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-base business, and carried out in accordance with council requirements.

## How high can I build my house?

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

## Can I build additional fencing on existing fencing?

No, additional fencing adjacent to existing fencing by AVID Property Group is not allowed.

Fencing constructed by AVID Property Group must be retained in its original form and maintained to present a high quality finish.

## Can I remove existing street trees?

No, 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 trees. 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.



# Sustainable Initiatives for Your Home

Brentwood Forest is part of the masterplanned community in SEQ to achieve six 'leaf' national Enviro Development certification.

We encourage you to consider adopting sustainable living initiatives when you build in Brentwood Forest. In a smart and sustainable home you will help the environment, save on household bills and live more comfortably in your home.

Some of these initiatives are described below.

## Waste

During the construction process it is important to control and manage waste. You may consider:

- the use of skip bins rather than cages;
- maintenance of waste records;
- use of contractors who transport waste to a licensed recycling centre;
- select materials and products which use minimal or recyclable packaging; and
- design dwellings to maximise use of standard sizes of materials wherever possible.

## Water

You can be water efficient by choosing water-saving showers and taps, using water tanks or grey water recycling systems for the garden and for flushing the toilet. Water efficient appliances such as dishwashers and washing machines can reduce your water costs considerably. Consider installing:

- showerheads that use <6 litres per minute; and
- taps to bathrooms, kitchen and laundry that use <6 litres per minute.
- a dishwasher with a water consumption of <14 litres per use.

## Energy

A smart home reduces energy consumption, saving money for your family. Passive solar design features such as house orientation, ventilation, insulation and shading can improve energy efficiency. Your home can stay cool in summer and warm in winter without artificial heating and cooling devices.

You can also reduce your home running costs with the use of energy efficient appliances and home systems, including:

- gas hot water, solar hot water or heat pump.
- dishwashers (energy consumption of <245kWh p/annum).
- air conditioning (COP of >3.20 and EER of >3.00).

## Materials

The materials used within your home may affect indoor air quality. Many paints, paint strippers, wood preservatives and glues give off Volatile Organic Compounds (VOC's), chemical substances that become airborne at room temperature.

The Housing Industry Association (HIA) provides the following advice for consideration:

- choose untreated products or those that contain low pollutant emissions.
- if manufactured wood products such as MDF or particleboard are used, choose less harmful products made with phenol formaldehyde rather than urea formaldehyde, and cover all surfaces and edges with laminates or seal them with low emitting paint or varnish to reduce emissions of formaldehyde.
- select materials which have been pre-dried, are quick drying, use water as the solvent or are classed as zero or low VOC.
- use alternative floor coverings like ceramic tiles, concrete, timber finished with plant based hard oils or waxes, linoleum or cork glued with natural rubber latex, sisal, coir, jute or seagrass matting.
- ask carpet suppliers to unroll and air out the carpet before installation and use mechanical fixing. If adhesives are needed use low-emitting water-based types.

When selecting your indoor building materials, consider:

- efficiency in material production and installation stages.
- materials that are highly durable and require limited maintenance.
- materials that can be reused or recycled at end of life.

### Sources:

*EnviroDevelopment National Technical Standards Version 2 by Urban Development Institute of Australia.*

*Building the GreenSmart Way Guidance Notes by Housing Industry Association.*



# Legal Obligations

## Disclaimer

While we have taken care to ensure the accuracy of information in this document at the time of publication, AVID gives no warranty and makes no representation as to the accuracy or sufficiency of any description, photograph, illustration or statement contained in this document and accepts no liability for any loss which may be suffered by any person who relies upon the information presented. All information provided is subject to change without notice.

Purchasers should make their own enquiries and satisfy themselves as to whether the information provided is current and correct and if appropriate seek advice before entering any contract.

Photographs and illustrations in this document are indicative only and may not depict the actual development. Dimensions, areas, layout, time periods and dates are approximate only and are subject to change without notice.

## Variation to the Design Guidelines

The Design Guidelines reflect the building design principles which underpin and regulate construction in Brentwood Forest.

Home designs that are not in compliance with the Design Guidelines but can demonstrate that they fulfil the intent of the Brentwood Forest vision, will be considered on their merits, and considered at the discretion of AVID. The exception to this is the Plan of Development (POD) which is a Council statutory document and requires full compliance prior to Building Approval and Certification.

If similar building designs and treatments are proposed within close proximity of each other, AVID may notify the parties to discuss design solutions to differentiate the homes. However AVID reserves the right to approve or refuse applications.

Substitute or alternative materials may be proposed, which differ from those listed in the Design Guidelines. These materials may be approved at the discretion of AVID, if it is their opinion that the materials are consistent with the aims and principles embodied in the Design Guidelines.

AVID reserves the right to relax and modify the Design Guidelines from time to time. A copy of the current Design Guidelines is available from AVID.

The Owner agrees that if AVID exercises its discretion to vary, relax, waive or enforce any requirements contained within Design Guidelines, the Owner or any other buyer in **Brentwood Forest**, either prior to or after home construction, will not object and the Owner will not hold AVID liable for doing so. If there is any dispute as to the interpretation of Design Guidelines, the determination of AVID will be final.

## Rights of Inspection and Rectification

The Owner irrevocably authorises AVID and its agents, upon giving reasonable notice to enter your site to:

- carry out an inspection to determine if there has been a breach of any of the Design Guidelines or determine compliance with any requirements specified by AVID;
- rectify any breach of the Design Guidelines.

Such entry and access shall not constitute trespass and the Owner shall not make any claim against AVID arising from such entry or access. The Owner's authority allows entry on multiple occasions provided separate notices are given.

## Assignment

The Owner will not sell, transfer or otherwise dispose of your home without first delivering to AVID a deed signed by the buyer or transferee in favour of AVID under which that buyer or transferee agrees to comply with the Design Guidelines including liability to obtain such deed from any further buyer or transferee.

## No Merger

The parties hereto agree that the provisions of the Design Guidelines will not merge on the completion of your contract to purchase the site.

## Parties

AVID means AVID Residential Group ABN 87 098 527 390 and its successors and assigns.

Owner means the buyer of the site from AVID and all successive owners of the site.

**Visit us today at the  
Brentwood Forest Sales Centre**

48 Columbia Drive, Bellbird Park QLD 4300

Monday – Wednesday: 10am – 5pm

Saturday & Sunday: 10am – 5pm

[brentwood@avid.com.au](mailto:brentwood@avid.com.au)

[brentwoodforest.com.au](http://brentwoodforest.com.au)

**1300 853 537**

Submit home design to: [covenants@avid.com.au](mailto:covenants@avid.com.au)

