

# Design Guidelines

*THE OUTLOOK RELEASE  
(Stage 14-17)*







## CONTENTS



### VISION

---

- Vision 4

### WELCOME TO BRENTWOOD FOREST

---

- Introduction 5
- Approval Process 6

### STEP 1 – DESIGN YOUR HOME

---

- Design Your Home 7

### STEP 2 – DESIGN APPROVAL

---

- Design Approval 8 - 9

### STEP 3 – BUILDING APPROVAL AND CONSTRUCTION

---

- Building Approval and Construction 10

### STEP 4 – COMPLIANCE ASSESSMENT

---

- Compliance Assessment 10

### GENERAL GUIDELINES

---

- General Guidelines 11

### BUILDING DESIGN

---

- Building Design 12 - 15
- Corner Properties 16
- Earthworks 17
- Hard Landscaping 17 - 19
- Landscape Requirements 20
- Existing Developer Infrastructure 21
- Maintenance 22
- Performance Bond 22

### APPENDICES

---

- Appendix A – Brentwood Forest  
Covenant Approval Application Form 23 - 24
- Appendix B – Setbacks Plan 25
- Appendix C – Retaining Wall/  
Zone of Influence Detail 26



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: 1300 853 537

E-mail: [covenants@avidpropertygroup.com.au](mailto:covenants@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 0.6m<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-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



Example 3



External wall example 4



External wall example 2



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 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; 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.
- 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 Adaptors
- 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.

### HARD LANDSCAPING



*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](mailto:pmacleod@avidpropertygroup.com.au)



|   |                                  |              |               |
|---|----------------------------------|--------------|---------------|
| <b>Property Address</b>   |                                  |              |               |
| <b>Property Description</b>   |                                  |              |               |
|   | <b>Name &amp; Postal Address</b> | <b>Phone</b> | <b>E-mail</b> |
| <b>Owner</b>  |                                  |              |               |
| <b>Builder</b>  |                                  |              |               |
| <b>Building Designer</b>  |                                  |              |               |
| <b>Person to Contact</b>  |                                  |              |               |
| 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 <sup>2</sup> , 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 1300 853 537 or email [covenants@avidpropertygroup.com.au](mailto:covenants@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:

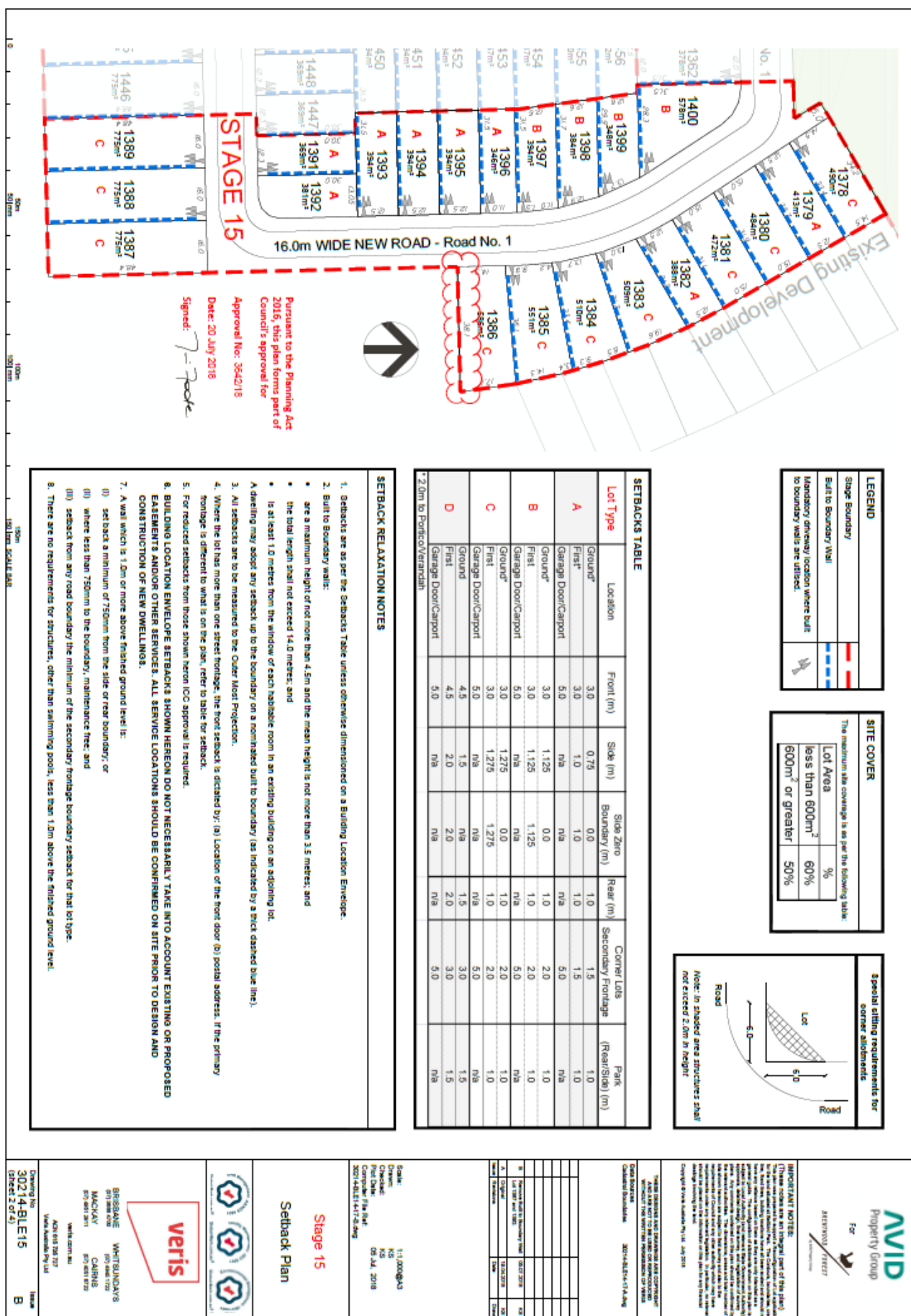
Date Received:

Date Approval Issued:

Issuing officer:









**SITE COVER**

The maximum site coverage is as per the following table:

| Lot Area                     | %   |
|------------------------------|-----|
| less than 600m <sup>2</sup>  | 60% |
| 600m <sup>2</sup> or greater | 50% |

1. **Setbacks** are as per the **Setbacks Table** unless otherwise dimensioned on a **Building Location Envelope**.
2. **Built to Boundary walls:**
  - are a maximum height of not more than 4.5m and the mean height is not more than 3.5 meters; and
  - the total length shall not exceed 14.0 meters; and
- is at least 1.0 metres from the window of each habitable room in an existing building on an adjoining lot.

A building may adopt any setback up to the boundary on a nominated built to boundary (as indicated by a thick dashed blue line).

All setbacks are to be measured to the **Outer Most Projection**.

4. Where the lot has more than one street frontage, the front setbacks is dictated by: (a) Location of the front door (b) post address. If the primary frontage is different to what is on the plan, refer to table for setback.



Pursuant to the Planning Act 2016, this plan forms part of Council's approval for

Approval No: 3642/18

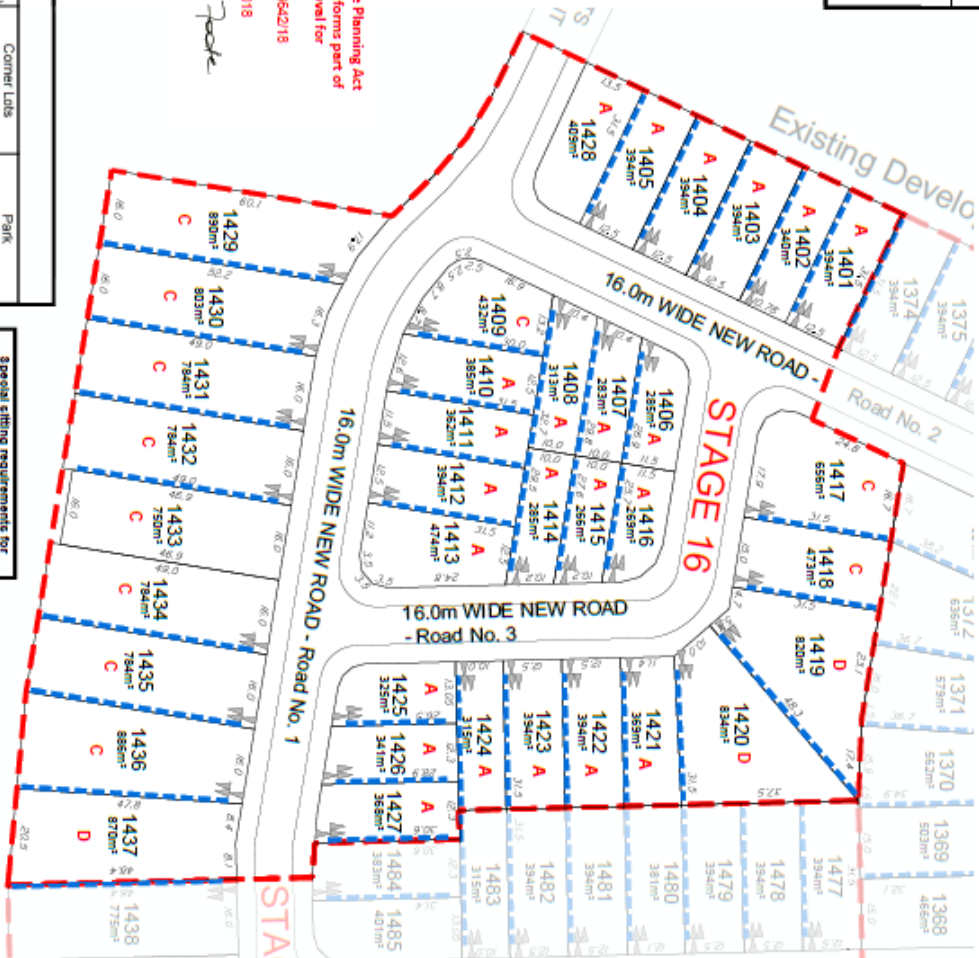
Approval No: 3642/18

Date: 20 July 2016

Signed: /s/ Jack

Special siting requirements for corner allotments

Note: In shaded areas structures shall not exceed 2.0m in height



**AVID**  
Property Group

For 

~~ALERT/NOA 7/26/27~~

**IMPORTANT NOTES:**

RENTED / FORGOTTEN

### IMPORTANT NOTES

**THE JURY WAS PREPARED TO ACCEPT A RECONSTRUCTION OF THE CRIME**

The jury was prepared to accept a reconstruction of the crime that was based on the testimony of the witnesses. The jury was not required to believe the testimony of the witnesses, but it was free to do so if it chose to. The jury was not required to believe the testimony of the witnesses, but it was free to do so if it chose to. The jury was not required to believe the testimony of the witnesses, but it was free to do so if it chose to.

THEIR OWNERS AND PUBLISHERS ARE COPIRIGHT  
AND ARE NOT TO BE USED OR REPRODUCED  
WITHOUT THE WRITTEN PERMISSION OF VIKAS

[illegible]

|                     |              |
|---------------------|--------------|
| Scale:              | 1:1,000@A    |
| Drawing:            | K5           |
| Checked:            | K5           |
| Plot Date:          | 05 Jul, 2011 |
| Computer File Path: |              |
| 20214-BLE1417-0.dwg |              |

## Stage 16

## Setback Plan



**BRISSANE**  
(07) 2886 4720

**MACKAY**  
(07) 4951 2911

**WHITSUNDAYS**  
(07) 4666 1722

**CAIRNS**  
(07) 4631 8722

ALDI 012 120 121  
Wool Australia Pty Ltd

Drawing No  
30214-BLE16  
(sheet 3 of 4)  
B

| LEGEND  |  |
|---|--|
| Stage Boundary  |  |
| Built to Boundary Wall  |  |
| Boundary driveway location where built to boundary walls are utilized |  |

| SITE COVER   |     |
|--|-----|
| The maximum site coverage is as per the following table: |     |
| Lot Area   | %   |
| less than 600m <sup>2</sup>                              | 60% |
| 600m <sup>2</sup> or greater                             | 50% |

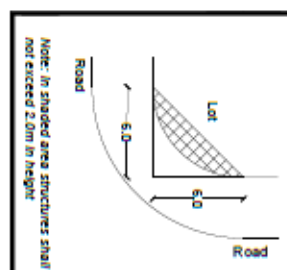
### SETBACK RELAXATION NOTES

- 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 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 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 herein 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.
- A wall which is 1.0m or more above finished ground level is:
  - setback a minimum of 750mm from the side or rear boundary; or
  - where less than 750mm to the boundary, maintenance free; and
  - setback from any road boundary the minimum of the secondary frontage boundary setback for that lot type.
- There are no requirements for structures, other than swimming pools, less than 1.0m above the finished ground level.

### SETBACKS TABLE

| Lot Type | Location            | Front (m) | Side (m) | Side Zero Boundary (m) | Rear (m) | Corner Lots Secondary Frontage | Park (Rear/Side) (m) |
|----------|---------------------|-----------|----------|------------------------|----------|--------------------------------|----------------------|
| 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      | 3.0                            | n/a                  |

### Special setting requirements for corner allotments



For  
APPROVED / PREPARED  
AVID PROPERTY GROUP

**IMPORTANT NOTES:**  
(These notes are not for legal purposes)  
The information contained in this plan is for information only and does not constitute a contract. The information is provided as a guide only and is not intended to be relied upon for any purpose. The information is provided as a guide only and is not intended to be relied upon for any purpose. The information is provided as a guide only and is not intended to be relied upon for any purpose.

**STAGE 17**  
30214-BLE17-17-A Aug

| Drawn By    | Checked By  | Scale   | Date        |
|-------------|-------------|---------|-------------|
| 30214-BLE17 | 30214-BLE17 | 1:1,000 | 05 JUL 2018 |

Stage 17  
Setback Plan

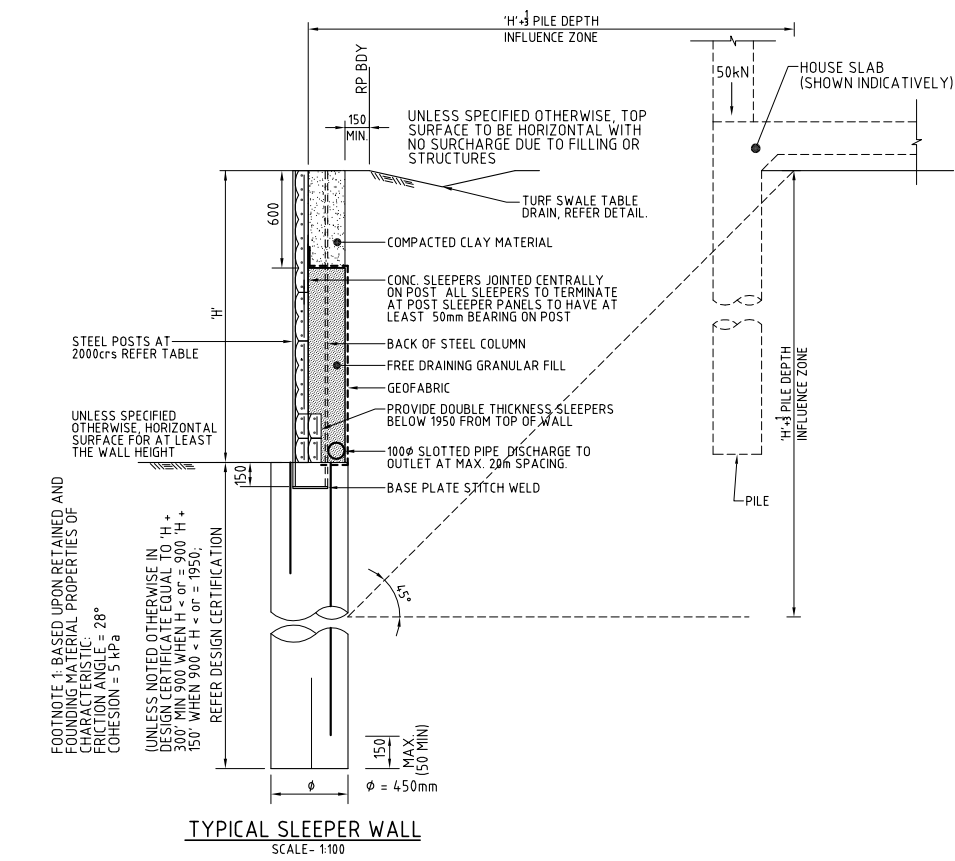


**veris**

BREKANE WHITBLINDAYS  
3021 400 1722  
MACKEY CAIRNS  
3021 400 1722

APPENDIX C

RETAINING WALL / ZONE OF INFLUENCE DETAIL



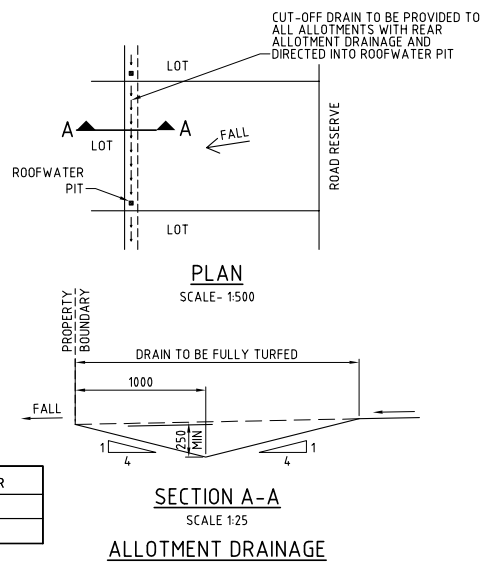
- NOTES**
1. CONCRETE SLEEPER WALL DETAILS ARE INDICATIVE ONLY. DETAILED DESIGN & CERTIFICATION TO BE PROVIDED BY CONTRACTORS RPEQ.
  2. DESIGN IS BASED UPON:  
EARTH-RETAINING STRUCTURES CODE AS4678-2002  
CONCRETE STRUCTURES CODE AS3600  
STEEL STRUCTURES CODE AS4100  
BUILDING CODE OF AUSTRALIA
  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 CONCRB AND QLD STRUCTURAL ENGINEERING PTY. LTD.
  4. HOUSES BUILT WITHIN INFLUENCE ZONE ( $H/3$  PILE DEPTH) TO BE PILED TO BELOW RETAINING WALL INFLUENCE LINE DEPTH.

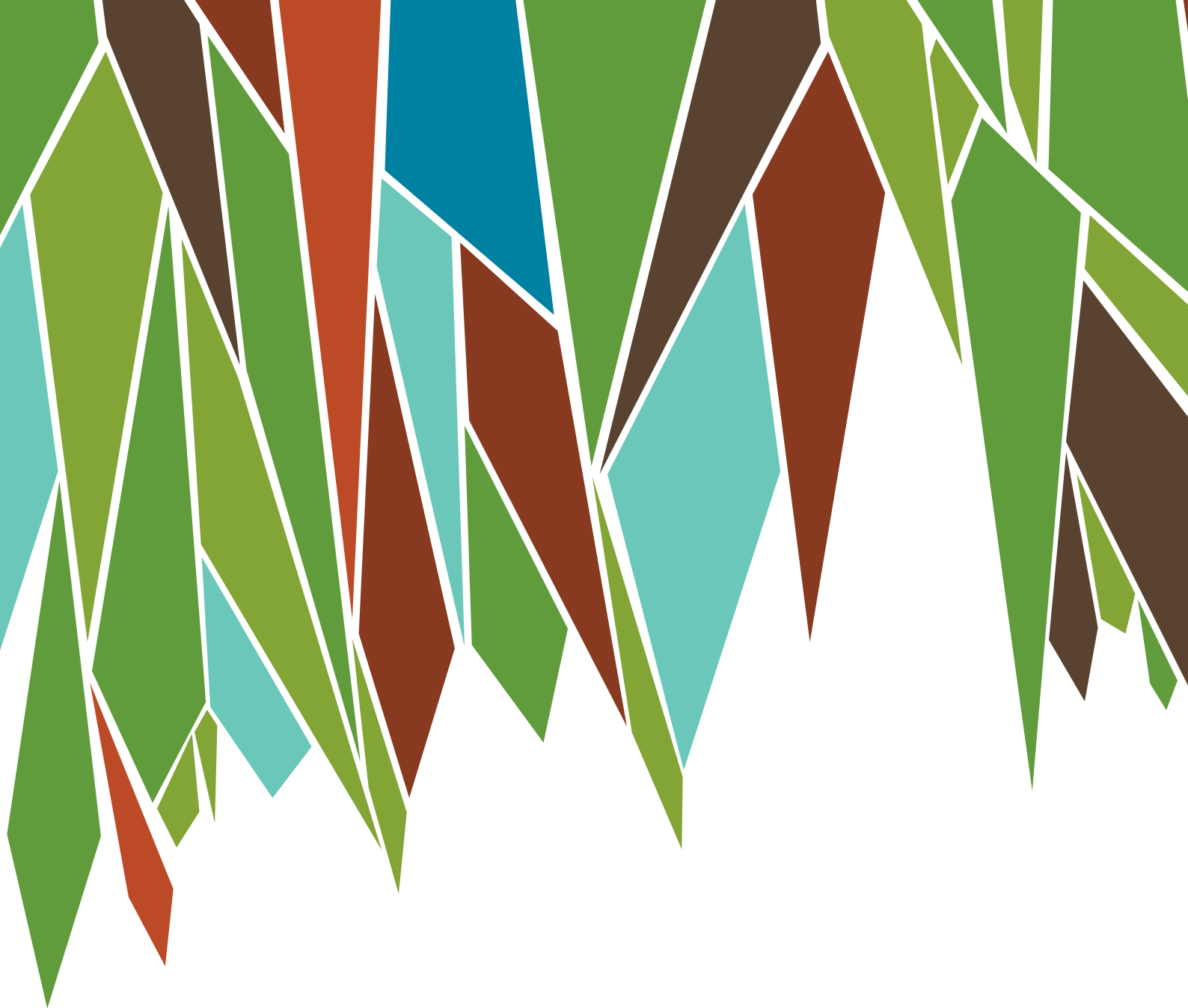
- DESIGN PARAMETERS**
1. REFER DESIGN CERTIFICATION FOR RETAINED AND FOUNDED SOIL DESIGN PARAMETERS, DESIGN SURCHARGE LOADS AND WALL DESIGN GEOMETRY.
  2. CONCRETE STANDARD - AS3600 STANDARD DESIGN EXPOSURE CLASSIFICATION SLEEPERS & POSTS - B1, FOOTINGS - A2
  3. SLEEPER WALLS TO BE DESIGNED FOR AN ALLOWABLE 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 x   |
| FOOTING | N25   | 80mm  | 75mm       |

x RIGID FORMWORK & INTENSE COMPACTION  
xx MINIMUM SPECIFIED COVER 25mm.

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





Visit us today at the  
Brentwood Forest Sales Centre  
48 Columbia Drive, Bellbird Park, QLD 4300  
Open daily 10am – 5pm



T: 1300 853 537 W: [brentwoodforest.com.au](http://brentwoodforest.com.au)

While every effort is made to provide accurate and complete information, AVID Property Group does not warrant or represent that the information in this brochure is free from errors or omissions or is suitable for your intended use. Subject to any terms implied by law and which cannot be excluded, AVID Property Group accepts no responsibility for any loss, damage, cost or expense whether directly or indirectly incurred by you as a result of any error, omission or misrepresentation in information. Photographs and illustrations in this document are intended to be a visual aid only. All information is subject to change without notice. This document is © copyright to AVID Property Group. No part of this document may be copied or retained in an electronic data storage system without the written permission of AVID Property Group. AVID Property Group may, in its absolute discretion, vary, relax or waive any of the requirements under the Design Guidelines in relation to any land in the development site. October 2016. 6226