



# Design Guidelines

## APPLICATION SUBMISSION

All applications are to be sent to PO Box 663, Fortitude Valley QLD 4006 OR [lachland@cfmgcapital.com.au](mailto:lachland@cfmgcapital.com.au)

## I DISCLAIMER

We advise any information provided in the design guidelines below do not remove any obligations under other legal or local authority requirements. We recommend you seek assistance from your building certifiers to confirm current policy standards. Information in this document is given with care, but without responsibility. Purchasers and owners of allotments are responsible for the implementation of the Design Guidelines

## II DEFINITIONS

Allotment	The land on which the dwelling is to be constructed.
Building Height	The vertical distance between the natural ground level and the peak of the roof of the dwelling (not including antennae, flues or chimneys).
Design Control Group (DCG)	All plans of proposed structures are to be assessed and approved by the DCG prior to the commencement of any construction.
Dwelling Sizes	Dwelling size does not include garage, porch, verandah, pergola, or balcony areas and is to be measured inclusive of external wall faces.
Habitable Rooms	A room used for living activities e.g. family room, living room, meals, bedrooms.
Private Open Spaces	The external open areas around a dwelling that are intended for the residents' use for recreational purposes of the demand dwelling.
Setback	The minimum distance where a wall is required to be placed from the property boundary.
Street Frontage	The front boundary of an allotment that fronts the road. On a corner allotment, the principle street frontage is deemed the shorter side.

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# 1.0 Introduction

## 1.1 PURPOSE

Solander, Park Ridge is a neighbourhood created by CFMG Capital (CFMG). The objective of these design guidelines is to create a pleasant living environment with visual quality, whilst providing for a variety of housing solutions. The Design Guidelines may be revised from time to time at the discretion of CFMG and will apply to all residential properties within the estate.

The Design Guidelines encourage a variety of styles and designs that will be harmonious, whilst not being onerous by stifling creativity in design. A range of building materials, colours and siting solutions may be used to result in distinctive character for each home. A standard solution for every allotment is not encouraged.

## 1.2 ALLOWABLE LAND USE AND CONSTRUCTION TIME

The Design Guidelines prohibit relocatable homes and the construction of more than one dwelling on each allotment (unless otherwise approved as a 'duplex' by local authority and DCG). These are mandatory requirements and will not be varied under any circumstances.

A restriction may be created on title to each lot when the plan of subdivision creating this lot is registered. The restriction may, among other things, require that any works carried out on the lot until the earlier of 10 years after registration of the plan and three years after completion of the Estate are approved

by Solander DCG before the works commence. Construction of the dwellings should be commenced within 6 months, and completed within 18 months from the date of approval of plans by the DCG.

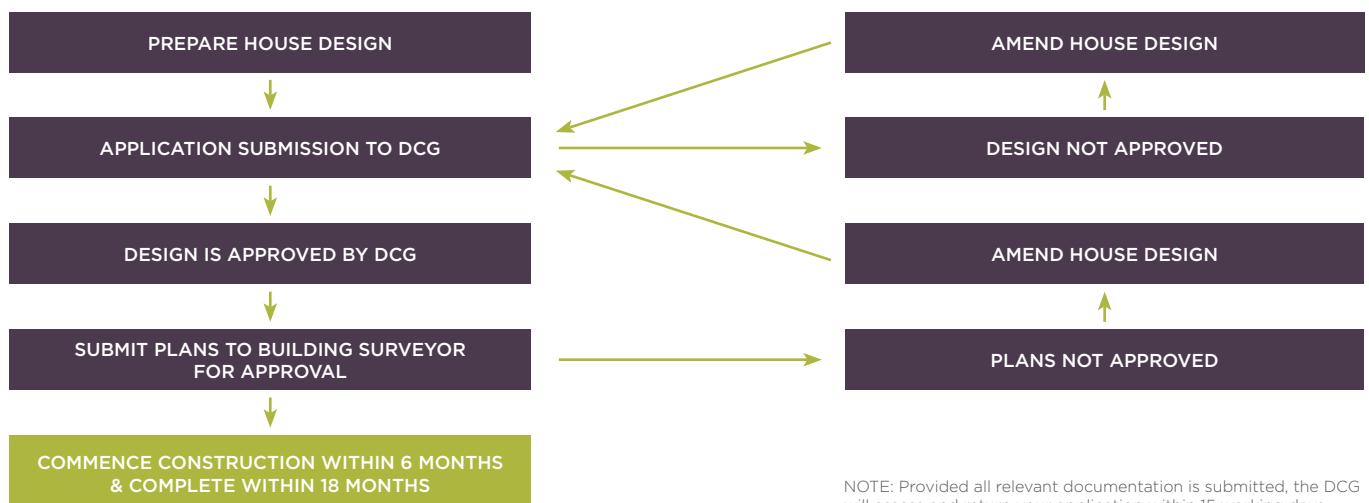
## 1.3 SOLANDER PLAN APPROVAL PROCEDURES

Approval is required under these guidelines by the DCG for the construction of new dwellings, garages and fences prior to any commencement of construction. A copy of the Design Guidelines should be provided to your building designer or architect for their use.

Approval will not be processed without all required plans. An initial review will be carried out by the DCG and feedback of required changes (if any) will be provided to the applicant.

The DCG approved plans are NOT a building permit. The approved plans will form part of the documents for the owners to obtain a building permit from their nominated building surveyor. Following the completion of Solander by CFMG and the eventual dissolution of the DCG, any further alterations and/or additions are to be submitted directly to the nominated building surveyor for approval. The guidelines and any approval made by the DCG do not remove obligations under other legal requirements such as local authority, applicable planning permits, BSA or documents current at the time.

## 1.4 DESIGN REVIEW SUMMARY



NOTE: Provided all relevant documentation is submitted, the DCG will assess and return your application within 15 working days.

# 2.0 The Design Guidelines

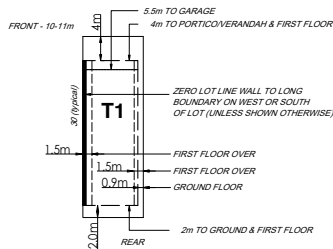
## 2.1 ORIENTATION, SITING AND SETBACKS

All dwellings must face a principle street and have an identifiable entrance to the street. All building setbacks are to be measured to the wall.

### Building Setback Plan

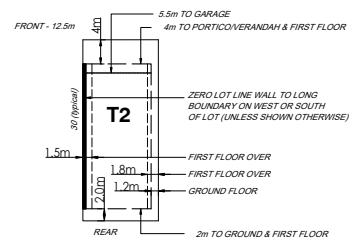
#### 1. Standard Type 1

30-34.4m x  
10-11m



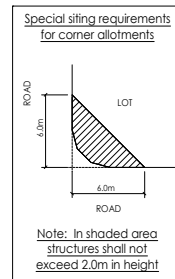
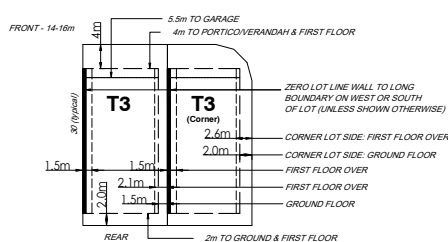
#### 2. Standard Type 2

30-34.4m x  
12.5m



#### 3. Standard Type 3

30-34.4m x  
14-16m



### NOTES

- Boundary clearances shall conform with the relevant sections of Logan Planning Scheme unless otherwise specified or dimensioned on this plan;
- Zero lot line identified by thick dark line walls built to the zero lot line boundary (ie, 0 - 200mm) and elevations within 0.75m are not to exceed 15m in length;
- Where no dimension indicated, refer to table above. Note all setback dimensions are minimum distance measured to specified point;
- Where more than one frontage, primary frontage is determined by: a) location of front door, b) postal address;
- Setbacks shown are to be measured to the wall
- All garages to the secondary frontage of corner lots are required to be minimum of 5.5m from the property boundary to the outermost projection.
- (p) denotes line of portico / verandah setback  
(g) denotes line of garage setback  
Rear Setbacks

LOT TYPE		FRONT	SIDE	SIDE ZERO BOUNDARY	REAR	CORNER LOTS SECONDARY FRONTAGE
Standard Type 1 (10-11m frontage)	Ground Floor	4.0	0.9	0.0	2.0	N/A
		4.0 (p)				
		4.0 (g)				
	First Floor	4.0	1.5	1.5	2.0	N/A
		4.0 (p)				
Standard Type 2 (12.5m frontage)	Ground Floor	4.0	1.2	0.0	2.0	N/A
		4.0 (p)				
		5.5 (g)				
	First Floor	4.0	1.8	1.5	2.0	N/A
		4.0 (p)				
Standard Type 3 (14-16m frontage)	Ground Floor	4.0	1.5	0.0	2.0	2.0
		4.0 (p)				
		5.5 (g)				
	First Floor	4.0	2.1	1.5	2.0	2.6
		4.0 (p)				
Bushfire setback Lots 115-122 & 252-261 (Standard Setbacks except for back)	Ground Floor	Standard	Standard	Standard	9.5	Standard
	First Floor	Standard	Standard	Standard	9.5	Standard
Easement setback Lots 209 & 235 (Standard Setbacks except for back)	Ground Floor	Standard	Standard	Standard	5.0	Standard
	First Floor	Standard	Standard	Standard	5.0	Standard
Easement setback Lots 208 & 236 (Standard Setbacks except for side)	Ground Floor	Standard	5.0	N/A	Standard	Standard
	First Floor	Standard	5.0	N/A	Standard	Standard

### Rear Setbacks

- A minimum 2m rear setback is required.

### Garage Setbacks

- A minimum of 5.5m setback from the front boundary.
- In addition all garages are to be setback a minimum of 0.5m behind the main building line.
- Garages in alignment with the building line may be approved if the dwelling incorporates a veranda or portico which projects forward from the main face of the dwelling.

### Porches & Verandas

- Porches and verandas that are less than 3.6m high may encroach no more than 2m into the front setback.

### Built to Boundary Walls

- For all allotments, walls built to boundary are permitted to a maximum length of 15m.
- All built to boundary walls must be for non-habitable rooms only.
- Walls built to boundary shall have an average height of 3m (max 3.5).

### Dwelling Heights and Eaves

- The dwelling height on all allotments is to be a maximum of 8.5 (two storeys) inclusive of roof form.
- Eaves shall be a minimum of 450mm wide over all habitable rooms.

### Site Coverage

- Maximum site coverage is 60% with at least 20% of the site not covered by impervious surfaces.
- Each detached dwelling has a defined outdoor living space which must have:
  - an area of at least 16m<sup>2</sup>
  - no dimension less than 4m
  - an access from the living area
  - visual privacy from another outdoor living space by a window/balcony screen
- Houses should be sited so habitable windows and secluded private open spaces face north to receive maximum solar energy.
- Dwellings are required to hold a minimum 6-star energy rating as set out by the Queensland Development Code 4.1 - Sustainable Buildings (QDC).
- An energy report using the appropriate software will be required to determine the building's energy rating to satisfy the current provisions.

### Corner Allotments

- Dwellings on corner allotments to address both street frontages.
- Minimum side setback of 2m from the street with articulated façade.

## 2.2 CORNER ALLOTMENTS

Both single and double storey dwellings on corners must be designed to have feature elements that address both street frontages. This may be with the appropriate use of windows, porticos and the like. Blank walls facing the streets are not permitted. The secondary façade of the design must have a minimum of 2m from the side street, with articulated façade walls. For corner allotment fencing see guideline 2.9 (corner allotments).

## 2.3 VEHICLE ACCOMMODATION

A minimum of two car spaces must be provided per dwelling. Lock up garages are preferable, must be provided for a minimum of one vehicle, and must reflect the architectural design elements of the main dwelling. Garage doors shall not dominate the architectural design. Garage doors are to be panel lift or sectional doors ONLY. Roller doors are not permitted.

The roof pitch of the garage is to match the house. Garages must be positioned behind the main dwelling face, and must be attached to the main dwelling. Colours and materials used are to be the same as the main dwelling. Carports will only be approved at the discretion of the DCG. Garages shall occupy no more than 50% of the total lot frontage.

## 2.4 ROOFING MATERIAL AND PITCHES

Acceptable roofing materials include terracotta, slate or concrete tiles and Colorbond metal sheeting in a non-reflective colour. Galvanised iron and zincalume is not permitted.

A variety of roof forms and pitches are highly desirable. Gables, hips or a combination are encouraged. The roof form of verandahs and porticos should also be part of your overall design. Gutters and down pipes are to complement the house colour.

Roof pitch is to be a minimum of 20 degrees with higher pitches preferred. Dwellings must have 450mm wide eaves over all habitable areas.

Some flat roof area (max 25% of roof area) is acceptable subject to the discretion of the DCG. Flat roof areas are to be concealed behind a parapet. Flat roof areas can be used as a small highlight of the design, but must not be the dominant roof form.

A variety of roof form such as skillion roofing is encouraged. The roof form of verandahs and porticos should also form part of your overall design.

## 2.5 REAR LOADING ALLOTMENTS

All dwellings that include the use of rear access laneway will:

- Include a traffic management plan showing how resident and visitor parking will be dealt with;
- Create a cohesive theme throughout the development by the use of consistent landscape features;
- Encourage the development of studio or bedroom spaces above garages;
- Be designed to ensure that some passive surveillance is presented to the laneway;
- Apply anti-graffiti coating to all surfaces abutting a laneway; and
- Will not include more than two double garages in one continuous built form.

## 2.6 BUILDING MATERIALS AND COLOUR SELECTION

To ensure the external colour schemes of your home complement the remainder of Solander development all exterior aspects will require consideration, including paving, fencing and decks.

It is encouraged that external façade materials should have 50% face brick or render finish. Painted timber materials are acceptable. The external façade treatment is subject to the approval from the DCG.

## 2.7 DOMESTIC WATER RE-USE AND CONSERVATION

The best approach to water conservation is to reduce water usage and wastewater. This can be done with the installation of dual flush toilets, water efficient appliances and planting water efficient gardens. Alongside the provision of building houses to a 6-star energy rating, solar hot water systems are highly encouraged. Installation of a grey water diversion valve to the laundry (that allows the user to select the means of disposal i.e. sewer or garden) is another option. However, it is not recommended to install diversion valves from the bathroom or kitchen.

## 2.8 TELECOMMUNICATIONS

Solander meets current NBN criterion. Builders within the estate will need to ensure they meet the current guidelines for NBN telecommunications wiring. This documentation can be found on the NBN Co website: [www.nbnco.com.au](http://www.nbnco.com.au)

## 2.9 FENCING

For all allotments, Colorbond/steel fencing is not permitted.

Approval of all fencing is required from the DCG.

### Front Fencing

Front fencing is not compulsory. To promote integrated housing and streetscapes, the design is to provide an open visual character to the front boundary.

### Side fencing (all allotments)

Side and rear fences are to be constructed of 1.8m high palings with exposed posts and capping or materials approved by the DCG. Side fences that are constructed forward of the main line of the dwelling shall be designed to provide an open visual character.

### Side fencing (corner allotments)

Side fencing of a solid or closed nature on corner allotments (that front the street) cannot exceed 50% of the lot boundary. Where the only opportunity to provide a private north facing open space is forward of the house, approval may be given for a solid 1.8m high paling fence with exposed posts and capping and a minimum 1m setback from the principal street frontage at the discretion of the DCG.

### Retaining Walls

Retaining walls may be constructed from timber sleepers, stone or brick. It is ideal to plant out the retaining walls with ground cover landscaping.

## 2.10 DRIVEWAYS AND PATHS

Driveways must be fully constructed prior to the occupation of the dwelling. Acceptable construction materials are coloured concrete, brick or concrete pavers, concrete with exposed aggregate, asphalt with brick boarders, stone or slate. Plain concrete driveways and front paths are not permitted. The driveway shall be no wider than the total width of the garage and tapering to a maximum 3m wide at the front boundary line. A minimum allowance of 500mm of garden planting is required between driveway and side boundary.

## 2.11 ANCILLARY BUILDINGS AND STRUCTURES

External hot water services, ducted heating units, rainwater tanks, fuel storage tanks, clotheslines, utility meters and sheds are not to be visible from streets or reserves. The maximum wall height of sheds is 2m, and must be constructed from steel or painted timber only. Untreated or unfinished surfaces must not be used, including reflective materials such as galvanised iron or aluminium. The maximum floor areas of sheds are 15m<sup>2</sup>. These may be placed outside the building envelope, but should be hidden from the street.

Any roof mounted satellite dishes and television aerials are to be located to the rear of the house and be as low as possible on the roof. Boats, caravans, trailers, commercial vehicles or other recreational vehicles are not permitted to be parked on your property unless they are screened from the public view. Storage of these vehicles may occur where there is provision of a rear door to your garage for drive-through storage.

Letterbox type, colour and specifications to be nominated with submission to DCG for approval.

## 2.12 MECHANICAL EQUIPMENT AND PLUMBING

Air-conditioning units are to be located away from public view. Any roof-mounted air-conditioners, evaporative coolers, etc. are to be located to the rear of the house, be of low profile, coloured to match the roof, and installed below the ridgeline.

External plumbing fittings and units (including spa equipment) are not to be visible from the streets or reserves. Downpipes on two storey dwellings are to be minimised from view from streets or reserves, with other external plumbing fixtures to be concealed.

## 2.13 LANDSCAPING

All applications must include a clear landscaping plan showing:

- The siting of the dwelling;
- Driveways and paths;
- Planting location and planting schedule;
- Any proposed retaining walls or fencing (including type);
- Detail of all surface treatments; and
- Any other significant landscape features.

As a minimum, all landscaping of garden areas including the front verges within the public view must be completed within three months of practical completion of the dwelling. The front yard must contain a minimum of 25m<sup>2</sup> of garden for a single dwelling allotment and a minimum of 35m<sup>2</sup> of garden for a duplex allotment. On allotments with a 14m or less frontage the landscaping requirement may be relaxed to 15-20m<sup>2</sup> depending on the frontage length and does not include corner allotments.

The garden must have a planting density of no less than 5 plants/m<sup>2</sup>; with all grassed areas to be turfed (not grass seeded). All garden edging shall be concrete. Various forms of commercially available sterile bark mulches are considered acceptable for residential use, of which the preferred are medium grade hoop pine mulch, pine bark mulch or forest mulch. Mulch is to be installed to a minimum settled depth of 100mm.

Plants are to be supplied in the following minimum pot sizes: trees – 300mm diameter pots, with at least one 25L size specimen per lot; shrubs – 140mm diameter pots, with at least 50% of specimens supplied within 200mm diameter

pots or greater; and groundcovers - 100mm diameter pots, with at least 50% of specimens supplied within 140mm diameter pots or greater.

Owners are encouraged to use native Australian plants in landscaping. Some recommendations include:

- Ivory Curl Flower
- Golden Penda
- Dwarf Paperbark
- Tuckeroo
- Dwarf Bottlebrush
- Blue Tongue
- Blueberry Ash
- Pointed – leaf Hovea
- Pultanaea
- Palm Tree

Environmental weeds are discouraged from being included in the landscaping. The verge, if disrupted, will be reinstated with turf upon practical completion of the house.

#### **2.14 PROTECTION OF NATIVE VEGETATION**

Existing native vegetation is to be avoided during proposed development and associated construction works. When required, protect root zones using tree protection zones during construction.

#### **2.15 SIGNAGE**

Signage and hoarding boards advertising businesses and products are not permitted. Builders' signs of a maximum size of 600mm<sup>2</sup> are permitted as required on allotments during the course of construction, and must be removed upon completion of construction.

#### **2.16 TEMPORARY STRUCTURES**

Builders' structures such as site sheds, site toilets and power generators are permitted as necessary on allotments during the course of construction, and must be removed upon completion of construction.

#### **2.17 RUBBISH DISPOSAL AND ALLOTMENT MAINTENANCE**

The purchaser is to ensure rubbish (including building materials and site excavation material) is stored in the correct bins and collected promptly. Dumping of rubbish (including building materials and site excavation material) on vacant allotments is illegal. Grass and weed growth on vacant allotments is to be slashed or mowed at regular intervals so that growth does not exceed 200mm in height, or as required by council or the Country Fire Authority.

## BUILDERS CHECKLIST

Item	Do Not Comply	Comply	N/A
<b>Setbacks</b>			
Front setback 4m (porch to be included in setback)			
Side set backs Frontage 10 – 11m: 0.9m Frontage 12.5m: 1.2m Frontage 14- 16m: 1.5m			
Rear setback 2m			
<b>Garage/Vehicle accommodation</b>			
Garage front setback 5.5m (for lots with frontages 12.5m and greater)			
Garage setback 0.5m behind the building boundary line. (straight-line check design guidelines)			
Minimum one car lock up garage			
Minimum 2 car spaces must be provided			
Roof pitch of garage to match the house			
Panel lift or section doors			
<b>Corner allotments</b>			
Dwellings to address both street frontages			
Side set back of 2m from secondary street			
6m x 6m corner to be free of structures over 2m			
Side fencing can not exceed 50% of lot boundary (check design guidelines for exemptions)			
<b>Build to boundary walls</b>			
All build to boundary walls must be non-habitable rooms			
Maximum length 15m			
Maximum height 3 m			
<b>Roofing Material and Pitches</b>			
Roofing material may include terracotta, slate or concrete tiles or non reflective colorbond sheeting			
Minimum roof pitch of 20 degrees			
Eaves minimum of 450mm over all habitable rooms			
Gutters and pipes to compliment the house colour			
External facades to be 50% face brick or render finish			
<b>Fencing</b>			
No colorbond or steel fencing			
Side and rear fences are to be constructed of 1.8m palings with exposed posts			
Retaining walls to be timber sleepers, stone or brick			
<b>Driveways</b>			
No plain concrete driveways			
Driveway no wider than width of garage tapering to 3m wide at front boundary			
<b>Other Requirements</b>			
Porches and verandas less than 3.6m high; encroach no more than 2m into front setback			
Dwelling height maximum 8.5m			
Maximum site coverage is 60% with at least 20% of the site not covered by impervious surfaces.			
Outdoor space to be minimum 16m <sup>2</sup> ; no dimension less than 4m; provide visual privacy from other outdoor spaces			
Dwelling to achieve a minimum 6-star energy rating			
NBN telecommunication wiring			
Check design guidelines if rear loading lots eg lots 101 -103			
Ancillary buildings and structures not visible from streets or reserves			
If shed is proposed check design guidelines			
Front yard to have minimum 25m <sup>2</sup> garden bed (with frontages 14m or less can be relaxed to 15m <sup>2</sup> )			

## APPLICATION FORM FOR DESIGN APPROVAL

Please detach this form and complete the details for the submission to the Design Control Group for plan approval.

### Property Details:

Lot Number:	
Street Address:	

### Owner(s) Details:

Name:	
Name:	
Current Address:	
Telephone:	
Email:	

### Applicant Details:

Name:	
Company:	
Address:	
Telephone:	
Email:	

Allow a minimum of 14 working days for processing and assessment on the provision all required documentation is submitted.  
Include the following documents (tick box):

### APPLICATION DOCUMENTS REQUIRED FOR SUBMISSION

- ☐ Site plan for the lot and proposed structure(s) showing setbacks from all boundaries, eaves overhang, fence details, outbuildings, driveway access and path details. Fence details are to show material and height. Minimum scale 1:200.
- ☐ Floor plans, including roof plan. Minimum scale 1:100.
- ☐ Elevations from all sides of the structure(s), including building heights, roof forms and roof pitch. Minimum scale 1:100.
- ☐ Schedule of external materials, colours and finishes, including driveway. This is to be in the form of a colour board with samples attached.
- ☐ Application Form for Design Approval



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