



THE  
**JUNCTION**  
NARANGBA

Design & Siting  
Guidelines

## Building Approval Process

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

### 1. Contract Signing

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

### 2. Building Work Design

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

### 3. Design Assessment

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

- A Site Plan at 1:200 scale indicating: north point, setback dimensions, location of the proposed house, contours and levels of your lot, the proposed pad and slab level of your house, proposed earthworks, retaining walls, driveway, fences, paths, stormwater drainage provisions and any other external fixtures and fittings.
- Floor Plan/s at 1:100 scale indicating: dimensions and material and finishes of any structures, and any external fixtures and fittings.
- Elevations of all aspects of the proposed house at 1:100 scale indicating: external materials and finishes, roof pitches, height, and any other structures likely to affect the appearance of the proposed house (retaining walls, fencing etc)
- Sections through the proposed house at 1:100 scale.
- Landscape Plan/s showing general surface treatments including lawn planting and paving areas, as well as planting layout including location, size and species of plants.

### 4. Design Approval

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

### 5. Statutory Approval

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

## Design of Dwelling and Residential Use

The design is to be prepared with the intent of complementing The Junction's characteristics by combining quality design, landscaping, and the neighbourhood streetscape.

Modern contemporary design and architecture is encouraged with a minimum floor area of 160m<sup>2</sup> unless approved in writing by the Developer.

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

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

## Siting Guideline Setback Table

Refer to the Building Enveloped Plan for all setback guidelines.

## Street Front Façade and Articulation

The design should enhance the primary and secondary street frontages along with complementing the streetscape.

Consideration is to be provided to the following façade articulation detail to reduce building mass:

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

Buildings must include two or more of the following attributes:

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

## Façade Colours and Materials

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

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

Untreated materials that are raw and reflective are not permitted.

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

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

## Roof Design

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

Roof pitches can consist of:

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

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

## Excavation and Slope

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

Designing around existing land contours is encouraged.

Where retaining is proposed and unavoidable the preferred material is to be constructed of concrete or masonry material to complement the house.

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

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

## Garages

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

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

Double Garages are to be set back a minimum 1.0m behind the main face of the house.

## Carports

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

## Driveways

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

Driveways must extend from the kerb edge to the garage.

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

Plain concrete driveways are not permitted. All driveways and crossovers are to comply with the statutory authorities' requirements.

## Outbuildings & Sheds

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

Proposed outbuildings and sheds are to be standalone and must be located at the rear of the property and be built with finishes that complement the main house.

Where pre-finished metal is utilised, it must be non – reflective.

## Ancillary Structures

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

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

## Shade Sails

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

## Temporary Structures

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

## Rubbish Bins

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

## Air Conditioning Units

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

## Security Screens

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

## Clothes Lines

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

## Hot Water Systems

Hot water systems must not be visible from the street.

## Antennas

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

## Undercroft Areas

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

## Landscaping

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

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

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

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

## Vegetation and Tree Clearing

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

## Letterboxes

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

Non reflective metal letterboxes are also permitted.

## Fencing

Boundary fences (between lots) must be of timber construction and not exceed 1.8m in height. No Colorbond or sheet steel fencing is permitted.

No fencing is permitted in front of the main building line.

## Window Dressing

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

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

## Owners Obligations

Owners obligations include and are not limited to:

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

## Animals

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

Livestock and poultry are not permitted.

## Lot Maintenance

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

## Signage

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

## Construction Commencement

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

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

## Sale by the Buyer

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

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

### Disclaimers and Acknowledgement

The Developer has the right in any other sale of any part or stage within the estate to waive, vary or relax these Design & Siting Guidelines, and in such an event, you have no claim whatsoever against the Developer.

Lot No. \_\_\_\_\_ Street Address \_\_\_\_\_

Owner's Name \_\_\_\_\_ Contact No \_\_\_\_\_

Owner's Email \_\_\_\_\_

Owner's Address \_\_\_\_\_

Designer/Architect \_\_\_\_\_ Contact No \_\_\_\_\_

Builder's Company Name \_\_\_\_\_ Contact No \_\_\_\_\_

Builder's Contact Name \_\_\_\_\_ Contact No \_\_\_\_\_

Signature of Builder / Owner \_\_\_\_\_ Date \_\_\_\_\_

### Documentation (A3 size) required to be submitted for approval:

- |          |  |                          |
|----------|--|--------------------------|
| <b>1</b> | <b>Site Plan at 1:200 scale</b> Including dwelling, garage and outbuildings    | <input type="checkbox"/> |
| <b>2</b> | <b>Floor Plans at 1:100 scale</b> House and any external fixtures or fittings  | <input type="checkbox"/> |
| <b>3</b> | <b>Elevations at 1:100 scale</b> Front, rear and both sides                    | <input type="checkbox"/> |
| <b>4</b> | <b>Sections at 1:100 scale</b> Sections through the house                      | <input type="checkbox"/> |
| <b>5</b> | <b>Schedule of External Finishes</b> Walls and roofs of house and outbuildings | <input type="checkbox"/> |
| <b>6</b> | <b>Landscape Plans</b> General surface treatments and planting layout          | <input type="checkbox"/> |

Each box is to be ticked. Applications cannot be assessed until all of the above information is available.

Please submit all documentation to Orchard Property Group via email [info@orchardpg.com](mailto:info@orchardpg.com)

A copy of this form must be included with the lodgement of plans for approval. Additional copies are available at the Administration and Sales Office.