



'G'

LANGDON CHASE
HOUSING DESIGN GUIDELINES

YOU AND THE DESIGN REVIEW PROCESS

On purchasing a site at Langdon Chase, both the owner and designer of the proposed home should become fully acquainted with these Design Guidelines and Standards, together with the current Local Authority requirements.

On completion of the design and drawings for the new dwelling, a copy of the drawings and associated documents noted in the checklist at the end of this document should be submitted to:

**The Project Manager
Att. Salvatore Scrivano c/o Urbex Pty. Ltd
P.O. Box 197
Wynnum, QLD 4178**

The drawings and documents must include the following as a minimum requirement:

- (1) Site plan (may be drawn to 1:200 scale) indicating:
 - Distances from all boundaries to OMP (outer most projection) of all parts of the dwelling.
 - Driveway position
 - Swimming pool location
 - Site coverage of the dwelling
 - Fence locations, types and finishes
 - Pool plant and equipment
 - Air Conditioning plant location
- (2) Floor plans of all floors of the proposed dwelling also indicating:
 - Floor areas in m²
 - Floor levels
 - Decks and terraces adjoining the dwelling
- (3) Elevations of all sides of the proposed dwelling also indicating:
 - Roof or eave overhang dimensions
 - Exterior materials noted on drawings
 - Overall height of the dwelling above natural ground level
 - Roof pitch
 - Ground level shown accurately
- (4) Landscape sketch plan indicating:
 - Turf areas
 - Planted areas
 - Paved areas
 - Decks or terraces
 - Type of planting
 - Paving materials
 - Ponds, pools or other water features
 - Fence locations, types and finishes
- (5) Ancillary Structures. Provide notes or details on appropriate drawings:
 - Gazebo or other separate buildings
 - Wheelie Bin storage
 - Any other structures or features separate from main building but within front, side or rear yards

(6) Fencing details. Provide plans and elevations of street boundary fencing, where permitted, indicating:

- Materials
- Height
- Finishes
- Distance to boundary
- Planting associated with fence
- Gates

(7) Colour Scheme. Provide details of all exterior colours including:

- Wall finish materials and colours
- Window material and colour
- Roofing
- Fascias
- Gutters
- Balustrades
- Any other materials visible to the exterior of the dwelling
- Colours and their locations must be clearly identified on a copy of elevations

The Design Review Application Form included in these Design Guidelines must be completed and included with the submitted drawings and other information.

A detailed assessment of the proposal will be carried out against the requirements and objectives of Langdon Chase and a report prepared by Urbex for the owner.

Once approved, Urbex will advise the owner. The owner may then submit drawings and documentation to their Building Certifier for Building Approval.

Some conditions or minor additional requirements may be imposed and these will need to be addressed to the satisfaction of Urbex before approval can be granted.

Approval by Urbex in no way constitutes a Development or Building Approval, nor implies compliance with statutory requirements. Plans should not be lodged with the Local Authority or Building Certifier until a written house design approval has been issued to the owner by Urbex.

Should the proposal not be approved, clear reasons are given in writing. Where appropriate, suggested amendments will be noted. The proposal must then be amended and re-submitted for approval.

1. ARCHITECTURAL FORM AND CHARACTER

Roof Form

Dwellings must have the appearance of a well resolved and cohesive roof form.

Where eave overhangs are employed they must be of a consistent width around the entire perimeter of the roof unless under-eave extensions are used.

Roof edge fascia levels must be at a consistent level around the entire perimeter of the main roof form. Roofs over elements such as entry porticos or canopies for example, that are at different levels to the main roof form, must be designed in such a way as to complement the main roof form and be integrated into the main roof form.

Roof overhangs must not be removed in the interests of achieving any boundary setback requirements, or for any other reason. Where fascias must be flush with wall faces, the wall face must be extended to the fascia line to ensure the fascia line is constant. (ie at under eave extensions)

Under-eave extensions of floors with wall constructed up to the roof edge must not exceed 6.0m, and must not interfere with a consistent eave/fascia line.

Roof pitch must be consistent throughout the roof form.

Alternative roof forms other than hipped or gable ended, may be acceptable at the discretion of the land developer

Where flat roof planes are proposed, the roof pitch must be appropriate for the size and location of the roof plane.

All proposals submitted will be assessed against the above principals.

Roof Pitch

Roof pitch must be a minimum of 25 degrees (unless an alternative roof form is proposed and will be subject to review)

Entry Point

Dwellings must have a clearly defined and visible entry point, visible from the street.

Strong entry statements such as porticos, canopies etc. that express the entry point are encouraged.

All proposals submitted will be assessed against the above principals.

Garage Door

In general garage doors must be finished in a complementary or contrasting colour that is darker than the adjacent wall colour.

Colours, Materials and Textures

Applicants must provide details of all exterior materials, colours and textures for assessment.

No mottled colour or over-size brick cladding or finish will be approved.

Face brick of a consistent solid colour will only be considered on its merit and if consistent with the objectives of the presentation objectives.

Roof tiles must be a consistent colour and not be a mottled or blended variety. Roof tile colour will be subject to approval.

All proposals submitted will be assessed for a consistent and balanced approach to material and colour selections.

General Architectural Attributes

It is expected that proposed dwellings within Langdon Chase will meet a reasonable but defined set of Architectural Attributes to maintain a sense of consistent quality and appropriate streetscape presentation and variety.

All dwelling proposals will be assessed against a general standard of basic, accepted good 'Architectural Design Principals'. Where deemed necessary, comment will be provided and further requirements may be imposed and require amendment before a proposal may meet the general criteria of Langdon Chase.

Landscaping

Applicants must submit sketch details as a minimum of proposed landscaping for their site. In particular all areas of the front yard.

2. BUILDING ENVELOPE/LOCAL AUTHORITY REQUIREMENTS

Dwellings must comply with all the current local Authority Building Envelope requirements, and must not deviate from these requirements unless expressly defined in a specific Building Envelope Plan for any specific site that may be provided by Urbex.

All dwellings will be checked against the following criteria that is part of the Local Authority requirements.

- Boundary Setbacks (bulk and location/building envelope)
- Overall maximum heights of dwellings (bulk and location/building envelope)
- Maximum height of walls at certain setbacks
- Outdoor space
- Access
- Privacy of/for neighbours
- Services such as water tanks etc.
- Fire resisting construction
- Insulation and Energy Efficiency

BUILDING ENVELOPE

Applicants should familiarise themselves with the Local Authority Planning Scheme and Queensland Development Code requirements for various lot sizes. Lots that are less than 500m² in area are currently classed as 'Small Lot' and therefore fall under the siting and other requirements of the 'Small Lot House Code' of the Redlands Planning Scheme.

Setbacks General

Required side setback distances ensure that there is appropriate separation between houses for aesthetic, access and privacy purposes, and also ensures an appropriate level of light penetration and air movement to the sides of dwellings.

Refer to the Local Authority requirements that in general should be adhered to.

OMP (Outer-Most Projection)

All setback distances from the site boundaries to the dwelling are to be measured to the Outer-Most Projection or OMP.

The OMP of a house is the face of the fascia on a roof overhang.

The OMP may be to a wall face where the roof is concealed behind a parapet wall or similar structure, or is otherwise recessed from the outer face of the dwelling.

When planning the layout of a proposed house, the wall face distance from the boundary may be greater than the minimum distance to the OMP. The actual distance to a wall face is therefore determined by the distance of the roof overhang.

Setback Requirements

Refer to Local Authority Town Planning rules and setback requirements and BLE Plan which sets out the preferred boundary setbacks for the lot attached as Annexure 'D' to the Contract of Sale for the lot.

Balconies and roof elements and their supporting structure that is part of the main structure of the house must be contained within the main building envelope.

Sun shades and screens that are not part of the roof form may project into the setback areas.

Pool gazebos and similar structures separate to the main structure may be constructed in the outdoor living area, but must comply with Local Authority regulations and requirements and will be subject to review as to their suitability.

Built to Boundary Wall Requirements / Restrictions

The maximum single wall section length of built-to-boundary wall must comply with the following:

Maximum length of built-to-boundary wall 9.0m

All stormwater management must be contained within the site boundary including gutters, downpipes and rainwater heads. Overflow discharge pipes to internal gutters and rainwater heads must discharge within the site boundary.

Walls, wall returns and roofs must comply with all relevant BCA requirements including fire-resisting construction.

Maximum height of built-to-boundary wall 3.5m above natural ground level.

Where pitched roofs (especially hipped roofs) land on the built-to-boundary wall, their fascia lines must be consistent and continuous with the rest of the roof perimeter. The corner of the garage facing the street must have a step in the wall matching the roof overhang, and the step set back from the wall corner a matching distance to give the appearance of the extension to the garage being that of an under-eave extension of the wall line.

No truncated or removed eaves and their associated raking fascias at the built-to-boundary wall will be approved.

Please refer to BLE Plan for preferred position of built to boundary walls attached as Annexure 'D' to the Contract of Sale for the lot.

Dwelling size

It is important to construct a minimum size building in order to develop and maintain a certain standard of construction in the Langdon Chase estate. This should not be confused with site coverage or any other specific Redland City Council restrictions.

Dwelling Size should be a minimum of the following:

(Total dwelling area measured over external walls at the ground floor level, including internal garage, but not including covered outdoor areas i.e., the total footprint of the dwelling over main external walls)

For sites less than or equal to 450m² – 160m²

For sites 451m² to 599m² – 200m²

For Lots equal to or greater than 600m² – 250m²

Maximum Height

The overall height restriction is 8.5m above natural ground level.

No part of the dwelling including any feature or building component may exceed 8.5 metres above natural ground.

The height restriction is a plane following the natural ground contours.

Covered Outdoor Area

Minimum covered outdoor area 15m².

Garaging and Parking of Vehicles

Dwellings should provide at least two garaged car parking spaces.

OUTDOOR AREAS

Driveways

Driveway width must not exceed 5.0m at the street boundary, and must be separated from the side boundary by a minimum 750mm wide planting margin.

Driveways and crossovers must be completed prior to occupation of the dwelling.

Swimming Pools

Swimming pools should be carefully placed to ensure the maximum privacy within the site, and limit any negative effects on neighbouring properties including potential or actual overlooking of neighbouring outdoor areas.

Pool plant and equipment including filtration plants and pumps should be located to limit any possible noise that may interfere with a neighbour's enjoyment of their outdoor spaces. In general any pool mechanical equipment should be installed within an appropriate enclosure.

Deck and terrace areas adjacent to pools should be located at an appropriate level so as to maintain privacy to neighbouring properties. In general, site lines that would normally be restricted by a 1.8m high boundary fence must be maintained from terrace or deck areas at ground level. This may require setting any deck or terrace away from a side boundary fence and filling the space with a planting margin as part of the overall landscaping theme.

Secondary Structures

Secondary structures are separate structures such as garden sheds, workshops, aviaries and other similar buildings located in rear and side garden areas.

The maximum dimensions and height of secondary structures should not exceed:

SIZE OF ALLOTMENT	MAXIMUM DIMENSIONS	MAXIMUM WALL HEIGHT (M)	MAXIMUM RIDGE HEIGHT (M)
>400m ²	4m x 3m	2.4	2.7
<400m ²	3m x 3m	2.4	2.7

Where more than one structure is proposed, the total area of all outbuildings should not exceed the above.

Gazebos

Gazebos or other similar structures associated with outdoor or pool areas are generally permitted, however, they must reflect the architecture of the associated dwelling, and be finished in compatible materials and colours.

Gazebos or similar structures must comply with any Local Authority restrictions, and will be subject to approval by Urbex.

Clothes Drying Areas

Clothes drying areas should be located within the side or rear yards of the dwelling and must not be directly visible from the street.

Wheelie Bin Storage

Wheelie bins or other rubbish storage must not be visible from the street.

Satellite Dishes

Satellite dishes or similar devices must not be visible from the street.

Air Conditioners

Window mounted air-conditioning units are not permitted.

Air-conditioning or heat-pump systems must be installed at ground level with indoor units installed within the dwelling, and outdoor units located in such a position as to not impose any audible operation noise on neighbouring properties.

Pool, Plant & Equipment

Pool filtration plant and equipment must be concealed from view.

External Plumbing

All waste and water supply plumbing must be concealed within the dwelling fabric.

No visible pipe work or plumbing other than roof downpipes may be visible to the exterior of the dwelling.

Solar Water Heating Systems

Solar water heating systems located in visible locations, including roofs, must be integrated into the structure or roof plane to limit their appearance to neighbours.

No solar water heating systems may be visible from the street.

Details of the type and location of any proposed solar water heating systems must be submitted with, or indicated on documents submitted for Review.

FENCING

Fencing to side and rear boundaries must be of a consistent type and compatible with the dwelling within the site.

Side Boundary Fencing

Side boundary fencing must be 1.8m in height and may be constructed in the following materials:

- Painted rendered concrete block

- Timber fencing
- No metal fencing will be allowed

Street Boundary Fencing/Gates

In order to define the boundary between public and private areas of sites, front boundary landscaping must be used, and may be in conjunction with street fencing.

Street boundary fencing, where constructed, must comply with the following criteria:

- The fence must incorporate a minimum transparency of 50% of the wall area
- Fence height must not exceed 1.2m in height
- The fence must be constructed of materials and be in colours sympathetic to those of the associated dwelling
- Largely transparent metal gates may constitute part of the 50% transparency

Street boundary fencing proposals are subject to review.

Fences on Corner Sites

Fencing to secondary boundaries on corner sites must be set back from the main street boundary to line with the main front wall of the dwelling, or reduced to 1.2m in height in this area of the site to ensure appropriate sight-lines are maintained for vehicular traffic.

Fencing to secondary street boundaries must comply with the requirements of street boundary fencing, be compatible and of matching construction to street boundary fences and have a maximum height of 1.8m.

PRIVACY

Privacy is important to maintain with the close proximity of neighbours. Views and outlook should be maintained and concentrated toward outlook areas and not over neighbouring properties.

Screening & Limiting Overlooking of Neighbours

Dwellings at Langdon Chase should provide the best possible outlook and view from the internal spaces; however, this must not be at the cost of compromising the privacy of neighbours.

Windows, balconies and decks of upper floors of two storey houses must be located in positions that limit overlooking or direct view of indoor and outdoor spaces of neighbouring properties.

Where overlooking or direct view does, or may potentially occur, windows must be fitted with appropriate screening or sill heights raised to an appropriate level.

Balconies and decks that potentially overlook neighbouring spaces should be screened to limit overlooking.

Privacy Screening means a translucent, perforated or slatted barrier, constructed of a durable material and having:

If perforated; a maximum 25% openings and each opening no more than 50mm square.

If slatted or louvered; a maximum of 25% opening with clear vision at 90 degrees to the plane of the window, and each opening not more than 50mm clear vision at 90 degrees to the plane of the window.

Alternatively, windows must be located so as to have the sill level at a minimum of 1.5m above floor level or have a permanent translucent or fully obscure finish up to a height of 1.5m above floor level.

Ground Floor Windows

Ground level side boundary fencing must be maintained to a height of 1.8m.

Upper Floor Windows

Where actual or potential overlooking occurs onto spaces, windows or areas of neighbouring properties within a 9.0m arc of the upper floor windows, deck or balcony, screening methods must be applied as follows:

- Window sill level a minimum of 1.5m above floor level at upper floor.
- Fixed permanently opaque glass to a level of 1.5m above the floor level. The glass must be opaque or obscure; applied films will NOT be approved.
- Suitable permanent fixed screening devices such as fixed shutter or batten screens spaced appropriately off the exterior of the wall face to maintain screening function but allow for the proper opening of and cleaning of windows.

TRAFFIC NOISE CONSIDERATIONS

Design and construct all proposed residential dwellings affected by road traffic to achieve the relevant maximum recommended sound levels specified in Australian Standard AS2107 "Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors" using the methods set out in Australian Standard AS3671 – "Acoustics – Road Traffic Noise Intrusion Building Siting and Construction".

Reference should be made to Noise Assessment Report, Noise Covenant Plan for Langdon Chase - Stage 3, Form 31 Version 3 Covenant and Document No. 710249856 for specific lot requirements



LANGDON CHASE DESIGN REVIEW APPLICATION FORM

LOT NUMBER: _____ STREET: _____

DATE SUBMITTED: _____

OWNERS DETAILS

Name: _____

Address: _____

Post Code: _____

Contact Numbers:

Home () _____ Mobile _____

Business () _____ Fax () _____

Email _____

BUILDER / DESIGNER DETAILS (PLANS PROVIDED BY)

Name: _____

Address: _____

Post Code: _____

Contact Numbers:

Home () _____ Mobile _____

Business () _____ Fax () _____

Email _____

LANGDON CHASE DESIGN REVIEW APPLICATION FORM

Please ensure that the following are included in your submission (all plans and elevations to be at a minimum 1:100 scale and on minimum A3 sized paper):

- (1) Site plan (may be drawn to 1:200 scale) indicating:
 - Distances from all boundaries to OMP (outer most projection) of all parts of the dwelling.
 - Driveway position
 - Swimming pool location
 - Site coverage of the dwelling
 - Fence locations, types and finishes
 - Pool plant and equipment (If included)
 - Air Conditioning plant location

- (2) Floor plans of all floors of the proposed dwelling also indicating:
 - Floor areas in m²
 - Decks and terraces adjoining the dwelling

- (3) Elevations of all sides of the proposed dwelling also indicating:
 - Roof or eave overhang dimensions
 - Exterior materials noted on drawings
 - Overall height of the dwelling above natural ground level
 - Roof pitch
 - Ground level shown accurately

- (4) Landscape plan indicating:
 - Turf areas
 - Planted areas
 - Paved areas
 - Decks or terraces
 - Type of planting and proposed scale/height (indicative only required)
 - Paving materials
 - Ponds or other water features (if applicable)
 - Fence locations, types and finishes

- (5) Ancillary Structures. Provide notes or details on appropriate drawings:
- Gazebo or other separate buildings
 - Wheelie/Rubbish Bin storage
 - Any other structures or features separate from main building but within front, side or rear yards
- (6) Fencing details. Provide plans and elevations of street boundary fencing, where permitted, indicating:
- Materials
 - Height
 - Finishes
 - Distance to boundary
 - Planting associated with fence
 - Gates
- (7) Colour Scheme. Provide details of all exterior colours including:
- Wall finish materials and colours
 - Windows
 - Roofing
 - Fascias
 - Gutters
 - Balustrades
 - Stone or other facing materials
 - Any other materials visible to the exterior of the dwelling
 - Colours and their locations must be clearly identified on a copy of elevations