



WOOLSHED GROVE

Urban living...naturally

URBAN DESIGN STANDARDS

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Woolshed Grove Urban Design Standards

Introduction

Woolshed Grove has been developed as an exclusive up-market residential community on the former site of the historic Australian Woolshed - a favourite tourist and family destination for over 20 years. The area has been lovingly transformed creating an environment which is in harmony with its surroundings, provides extensive parklands, offers all the features of today's active lifestyle, and is located only 12.5km direct from the Brisbane CBD.

To ensure that the unique character of Woolshed Grove is achieved and maintained, and to help protect your investment in a quality environment, all housing developments within the estate are protected by and must comply with these Urban Design Standards.

Aim

To encourage development which enhances the amenity and character of Woolshed Grove, through successful design and harmonious integration of housing within the local environment.

Intent

The following Urban Design Standards (Standards) will guide the design of the housing and landscape environment within Woolshed Grove to create a community for everyone. In setting a desirable standard, these Standards establish a framework that promotes appropriate design solutions which enhance and benefit the status of the estate.

This process will ensure the establishment of residences with an attention to detail, form and style that will distinguish the environment of Woolshed Grove from other residential communities in the surrounding area.

These Standards are also focused on helping to maintain, protect and enhance property values. It is therefore vital that property owners and potential purchasers within Woolshed Grove adhere to, and are committed to the implementation of these Standards.

Design Assessment Panel (DAP)

To ensure that all Woolshed Grove housing and development meets the standards set down in this document, all sales contracts require land purchasers to seek approval for any development (including landscape) via the Design Assessment Panel – (DAP), prior to lodgment of any Local Council approvals. The Developer - BTS Properties Qld Pty Ltd, has engaged the Services of Conics to independently administer and manage the DAP process on their behalf.

Some Key Points about DAP

- ❖ DAP approval must be obtained before construction commences
- ❖ Interpretation of the covenant is at the sole discretion of the the Developer - BTS Properties Qld Pty Ltd
- ❖ If the Buyer does not comply with these Standards or with any approval issued by the DAP, Conics on behalf of the the Developer - BTS Properties Qld Pty Ltd, will serve a notice on the owner requiring it to remedy the non-compliance within a reasonable period set out in the notice

Approval Process

Step 1 - Awareness and Appreciation

- ❖ If necessary, meet with a representative of the DAP to discuss site characteristics and relevant issues that may affect house and landscape design

Step 2 - Design Application

- ❖ Prepare design for house *including* landscape area design
- ❖ Preparation of Urban Design Standards Application Form – Form A (attached)
- ❖ Submit two (A3) copies to the DAP for review
- ❖ DAP will respond within 10 working days
- ❖ Meeting with DAP representative to review design if required
- ❖ Once design has been approved, the DAP will issue a letter of compliance

Step 3 - Approval

- ❖ Submit plans to Moreton Bay Regional Council for formal Council Approval

Step 4 - On Site Induction

- ❖ At the commencement of construction, a member of the DAP Panel will visit site to meet with the builder to ensure that the approved plan correlates to those on-site and that the builder is aware of all the requirements under these standards

Step 5 - Renovations, Extensions and Modifications

- ❖ Refer to buyers obligations within section 10 of this document

Conics will assess each application to determine if it complies with the requirements of these Urban Design Standards, however, at the discretion of the Developer - BTS Properties Qld Pty Ltd, Conics may grant approvals with, or without conditions at its discretion and will consider each application on its individual merit. Interpretation of the covenant is at the sole discretion of the Developer - BTS Properties Qld Pty Ltd.

1. Common Design Themes

The architectural intent of Woolshed Grove requires that all dwellings are designed to reflect contemporary Australian architecture which incorporates the use of a range of high quality materials.

You are encouraged to design your dwelling to allow for street appeal incorporating the following criteria:

- ❖ Orientation to the breezes
- ❖ Aspect
- ❖ Access points
- ❖ Relationships to adjoining allotments and building (existing or proposed)
- ❖ Verandas, awnings, porches and shutters to add to the articulation of the building and to assist in achieving energy efficiencies within the building
- ❖ Open plan living for internal and external areas
- ❖ Deep overhangs or eaves for sun and rain protection

Your design should also consider:

- ❖ Integration with the surrounding environment
- ❖ Scale of your design should be complementary to the size of your particular lot
- ❖ Provision for useable outdoor space to compliment the location and intent of the development
- ❖ Promote privacy between adjacent lots through your consideration of setbacks, landscaping and window arrangement
- ❖ If you have purchased a corner lot, the design shall consider the visual amenity of both street frontages

2. Building Materials

Dwellings are constructed to reflect contemporary Australian architecture, local climatic conditions and the estate's unique environment.

The design, appearance, external colours and materials of outbuildings, including garages, garden sheds, tool sheds, playhouses and pergolas shall be integrated with the design of the main building. When the area of an outbuilding is greater than 24m², this should be achieved through the combined use of materials, colours and finishes. Smaller outbuildings should be constructed with coloured metal clad. White, uncoloured zinc, or highly reflective coloured material will not be approved.

No second hand materials are to be used in the construction of homes, outbuildings, or fences in the estate.

2.1 External Finishes

In promoting modern and innovative design, DAP approval will be considered for homes incorporating masonry, metal, timber, weatherboard, or appropriate composite materials.

Materials encouraged for implementation in your design include the following:

- ❖ Render - (painted)
- ❖ Bagged Brickwork - (painted)
- ❖ Face Brickwork
- ❖ Fibre-Cement – (painted and limited to feature)
- ❖ Timber - (painted, or varnished)
- ❖ Stone - (limited to feature)
- ❖ Metal - (painted and limited to feature)

All building designs, external materials and colours will be assessed by the DAP to ensure that their architectural design and external finish will enhance and benefit the status of this exclusive estate.

At least two different materials in a maximum of an 80/20 composition must be used for the treatment of external walls.

Any foundation supports of a dwelling, such as raw concrete, or steel posts etc; and any sub floor area shall be completely screened from view.

2.2 Roofing

The following must be taken into consideration for the roofing design:

- ❖ Varied and interesting roof forms encouraged
- ❖ Roofing materials may vary but should complement the quality of the development and the surrounding environment
- ❖ Reflective materials such as unpainted metal products will not be approved
- ❖ Minimum depth of eaves is 450mm
- ❖ Minimum roof pitch shall be 25 degrees, however minor roof form elements of a lower pitch (including flat and curved roofs where complementary to the dwelling) will be assessed on their merits by the DAP
- ❖ No use of external plumbing is permitted, with the exception of vents, down pipes and guttering. Vents to be located to the rear of the dwelling

2.3 Colour

The DAP promote and require the use of natural earthy tones that compliment the surrounding bushland environment and reflect contemporary Australian architecture. A schedule of proposed exterior building products and colours must be provided for assessment prior to approval of the design.

3. Use of Land

Only a single private dwelling house for residential purposes may be erected on the property which must comply with the requirements of the Moreton Bay Regional Council i.e. no subdivision of any lots within the development is permitted.

Buyers are also to ensure that:

- ❖ The lot and all improvements are maintained at all times

- ❖ The land shall not be used for residential purposes until the construction of the dwelling has been completed
- ❖ The home-sites shall not be used for the storage of vehicles, boats, machinery, or other such equipment until the construction of the main dwelling has been completed and all necessary provisions for such storage in accordance with this document have been addressed

4. Positioning Your Woolshed Grove Residence

4.1 General

Development within Woolshed Grove shall be in accordance with the Moreton Bay Regional Council Changed Development Permit No. 2003/10287/MISC 1/2 approved plans:

- Subdivisional 6044-16E- produced by Conics
- Landscape Management Plan & Bushfire Management Plans 0802014-2 Figure 1, 0802014-2 Figure 2 and 0802014-2 Figure 3 - produced by Yurrah Pty Ltd
- HLIDP Plan 6044-17C and subsequent amendments - produced by Conics

4.2 Setbacks

- ❖ Distance from boundaries of dwellings, including garages, to be within setbacks and shall be in accordance with Moreton Bay Regional Council requirements, or otherwise shown on the Woolshed Grove development plans.
- ❖ No structures, with the exception of swimming pools and garden sheds of less than 9m², are to be built outside the lot specific Building Location Envelopes, or otherwise shown on the Woolshed Grove development plans.

Street frontage

- ❖ The minimum building setback from the front boundary shall be in accordance with Moreton Bay Regional Council requirements, or otherwise shown on the Woolshed Grove development plans.
- ❖ Each lot, (area<600m²), shall have a minimum building setback from the front boundary of 4.5m, or otherwise shown on the Woolshed Grove development plans.

Rear

- ❖ The minimum building setback from the rear boundary shall be in accordance with Moreton Bay Regional Council requirements, or otherwise shown on the Woolshed Grove development plans.
- ❖ Each lot, (area<600m²), shall have a minimum building setback from the rear boundary of 3m, or otherwise shown on the Woolshed Grove development plans.

Side

- ❖ The minimum building setback from the side boundary shall be in accordance with Moreton Bay Regional Council requirements, or otherwise shown on the Woolshed Grove development plans.
- ❖ Each lot, (area<600m²), shall have one designated build to boundary wall or, alternatively, a 1m building alignment in order to maximise site utilisation and privacy.

Where a boundary wall is provided the following conditions apply:

- ❖ Outside face of boundary walls to be a minimum of 100mm and a maximum of 200mm in from boundary so as to allow 25mm clearance on the outmost projection of the building;
- ❖ Maximum wall length of dwelling wall to be 10m in any one length and no more than 50% of boundary overall, OR maximum length on boundary to be 15m;
- ❖ Minimum wall length on boundary to be 6m; and no windows or openings permitted;
- ❖ For each lot (area<600m²), a 1m building alignment may be provided where appropriate, to allow for benching on sloping sites, or for windows onto public areas.

Where a 1m building alignment is provided the following conditions apply.

- ❖ Windows shall have a minimum sill height of 1.5m, or adequate window screening or façade treatment to ensure privacy of occupants and neighbours; and
- ❖ Minimum wall length shall be 6m with a maximum of 15m

4.3 Private Open Space

Private open space is to be provided on each lot, (area<600m²), with the following characteristics:

- ❖ Be at least 80m² in extent with a minimum dimension of 2.5m
- ❖ Ideally be positioned to the north/north-east of the house
- ❖ Not likely to be overlooked from other lots or public roads
- ❖ Shall include within it, an area of at least 25m² with a minimum width of 4m and a maximum grade of 1:20
- ❖ Be directly accessible from the living area of the dwelling (this requirement also means this living areas should also be appropriately oriented, i.e. to the north/northeast).

4.4 Vehicle Access Prohibited

4.4.1 Samford Road

Vehicular access to lots 29, 30, 31, 43, 44, 45, 46, 47, 56, 57, 58, 59 & 60 directly from Samford Road is prohibited

4.4.2 Rangeleigh Street

Vehicular access to lots 10 & 11 directly from Rangeleigh Street is prohibited

4.4.3 Internal Roads

Vehicular access to lot 45 directly from the through section of Shearers Close, is prohibited

Vehicular access to lot 57 directly from the through section of Woolshed Street, is prohibited

4.4.4 Internal Roads Restriction

Vehicular access to lot 46 directly from the through section of Shearers Close, is restricted to the southern 8 metres of the lot

Vehicular access to lot 56 directly from the through section of Woolshed Street, is restricted to the southern 8 metres of the lot

4.4.5 Samford Road – Alternative Access to Development

Access to the estate will initially be achieved between lots 45 & 46 - although this is temporary. The ultimate access point for the estate shall be located between lots 56 & 57 (approximately opposite England Road) and is subject to the completion of other road projects which give access onto Samford Road

5. Working with Contours

Houses are to be designed to respond to their site and minimise disturbance on the existing landscape. No earthwork shall be undertaken whereby evacuation exceeds 500mm or fill exceeds 500mm from the existing surface of the property.

6. Building Guidelines

6.1 Floor Area

- ❖ Each lot (area under 499m²), the minimum internal living area required for a dwelling is 180m² including the double garage, but excluding the outdoor living areas such as the portico, verandas, patios, decks and pergolas etc.
- ❖ Each lot (area 500m² - 599m²), the minimum internal living area required for a dwelling is 220m² including the double garage, but excluding the outdoor living areas such as the portico, verandas, patios, decks and pergolas etc.
- ❖ Each lot (area 600m² or greater), the minimum internal living area required for a dwelling is 260m² including the double garage, but excluding the outdoor living areas such as the portico, verandas, patios, decks and pergolas etc.
- ❖ A covered and clearly defined Portico / Entry shall be required for each dwelling
- ❖ A covered outdoor living area shall be required for each dwelling. It shall be integrated with the roof design (under the dwelling's main roofline)

6.2 Site Cover

- ❖ Site cover shall be in accordance with Moreton Bay Regional Council requirements.

6.3 Height

- ❖ Must comply with the relevant building height conditions of Moreton Bay Regional Council. The use of split level and variable height designs is encouraged

6.4 Garages

- ❖ Homes must include a double lock up garage as a minimum
- ❖ Must be integrated into the house & the garage width should not exceed 50% of the façade
- ❖ When facing the street, the garage is to be set back a minimum of 1m from the main façade of the house
- ❖ Garages may be up to 3m forward of the main face of the dwelling if it can be demonstrated that a high standard of street appeal will be maintained through the integration of significant design treatments. Design treatments shall address built form, landscape provisions and colour schemes
- ❖ Panel lift style garage doors are permitted
- ❖ Roller, or Tilt style garage doors are not permitted
- ❖ All caravans, trailers, boats, work vehicles, trucks or vans etc; must not be parked or be visible from any street or any public areas
- ❖ Any vehicles, whilst being repaired, or restored, must be housed in the garage of the dwelling and not parked in the yard, on the street, or on the driveway of the lot
- ❖ Carports will not be approved

6.5 Privacy Screening

- ❖ Measures need to be provided when there is the opportunity of overlooking adjacent properties

6.6 Ancillary

- ❖ These items are also to be screened from view from any street, or public areas.
 - ◇ Play/cubby houses
 - ◇ Air conditioning units
 - ◇ BBQ's
 - ◇ Drying areas
 - ◇ Clotheslines.
 - ◇ Rubbish bins (collection day excluded)
- ❖ External TV antennae and other aerials shall be unobtrusive and located towards the rear of the main building
- ❖ External antennae, or satellite dishes <500mm in diameter must be located at the rear of the main building and not visible from any street, or public areas. Approval of external antennae, or satellite dishes > 500mm in diameter is required from the DAP

- ❖ Solar panel installations shall be integrated with the roof design and shall take into consideration solar orientation and aesthetic visibility from roadways. Solar panels are to be installed flat on the roof and not be supported on a separate tilted frame. The storage tanks, are to be detached and are to be located within the roof space of the dwelling, or located at ground level and screened from view from any street, or public areas
- ❖ Air-conditioning installations must comply with Government noise level requirements. The air conditioning units are to be located as far away as possible from neighbours and away from sensitive areas (e.g. bedroom windows) and shall be screened from view from any street, or public areas. Window mounted air-conditioning units are not permitted
- ❖ Rainwater tanks are to comply with Moreton Bay Regional Council requirements and are to be screened from view from any street, or public areas. Unpainted metal water tanks, (with the exception of stainless steel water tanks), will not be approved
- ❖ Letter boxes are to be located within a masonry pier with rendered brick finish and be similar to the main dwelling and are to be completed within one (1) month of occupancy. Alternative letterbox designs may be considered by the DAP
- ❖ Incinerators shall not be installed

7. Landscaping

7.1 Fencing

Fencing materials should compliment the overall appearance and finish of the dwelling and must comply with the following:

- ❖ All boundary fencing, and necessary courtyard walls/hedging/fencing shall form part of the building application and must comply with Moreton Bay Regional Council requirements. They must be erected prior to the occupation of the dwelling and the designs are subject to the DAP approval
- ❖ The height of the side and rear fencing shall range between 1500mm and 1800mm, ensuring privacy of the neighbour's open space. This fencing shall not extend beyond the front of the building alignment, other to provide for private open space
- ❖ Where fencing is provided in front of the building alignment and not required for screening of a private open space, the fence height shall be limited to 1200mm and the type of fence shall be in character with the architectural expression of the building
- ❖ All fencing in front of the building alignment and on both street frontages of corner lots, must not be of timber construction. Timber inserts in stone, or painted masonry walls are permitted. Other designs may be approved by the DAP
- ❖ For corner lots, the fence design shall consider the visual amenity of both street frontages and should provide some interest, such as insets, or garden beds etc, to break the otherwise long straight fence line
- ❖ All fencing, or screening, shall be painted on both sides in a complimentary colour to the dwelling unless constructed from stone, hardwood or other acceptable natural material.
- ❖ Barbed wire, chain wire, or metal panel fencing will not be approved
- ❖ Timber fences shall be of a "Neighbour Friendly Design" - constructed of treated hardwood posts and rails together with treated pine palings and a continuous treated pine top plate, or capping rail. The pine palings shall be attached (with 60mm gaps) to both sides of the fence in an offset manner
- ❖ A return fence, or gate, from the dwelling to each side boundary of the lot, (with the exception of corner lots), shall be attached 1m behind the building alignment. Other materials and designs may be approved by the DAP
- ❖ No fence or gate is to be affixed to any retaining wall

- ❖ Notwithstanding anything in the Dividing Fences Act 1953 (as amended), the Developer - BTS Properties Qld Pty Ltd, will not be bound and the Buyer will not make any claim against the Developer - BTS Properties Qld Pty Ltd to contribute to the construction of any dividing fences between the lot, or any adjoining lot owned by the Developer - BTS Properties Qld Pty Ltd
- ❖ The Buyer agrees that it shall not remove, damage, or disfigure any fence, or wall that has been erected by the Developer - BTS Properties Qld Pty Ltd and agrees to maintain and keep the fence, or wall in the same good order and condition and standard of presentation as at the date of settlement for the particular lot. Furthermore, the Buyer agrees not to alter the fence, or wall (either aesthetically or materially) in such a way as would interfere with the uniformity of the total fence, or wall part of which is on the lot

7.2 Retaining Walls

- ❖ Retaining walls to primary frontages should not exceed a height of 1m and should implement solid masonry, stone, or modular in lieu of timber or less permanent solutions
- ❖ Relaxations may be considered if a design outcome is considered appropriate by the DAP

7.3 Planting

- ❖ A landscape concept plan is required to be submitted for approval by the DAP
- ❖ Tree species are to be selected from those noted within the list below prepared by the development Landscape Architect
- ❖ Landscape treatments shall contribute to the visual amenity of the streetscape and maximise lifestyle opportunities for outdoor living areas
- ❖ Lawns are to achieve 100% cover within eight (8) weeks of builder hand-over
- ❖ All gardens are to have a permanent/fixed mowing edge to their total perimeter

TREE PLANTING				
	BOTANICAL NAME	COMMON NAME	NATIVE	EXOTIC
	BACKHOUSEA citriodora	Lemon-scented Myrtle	*	
	BRACHYCHITON acerifolius	Flame Tree	*	
	BUCKINGHAMIA celsissima	Ivory Curl Flower		*
	ELAEOCARPUS reticulatus 'Prima Donna'	Blueberry Ash	*	
	CALLISTEMON viminalis	Weeping Bottlebrush	*	
	CUPANIOPSIS anacardioides	Tuckeroo	*	
	FLINDERSIA schottiana	Silver Ash	*	
	GREVILLEA baileyana	White Oak	*	
	HARPULLIA pendula	Tulipwood	*	
	MELICOPE elleryana	Pink-flowered Evodia	*	
	SYZYGIUM australe	Scrub Cherry	*	
	SYZYGIUM leuhmannii	Small leaved Lilly Pilly	*	
	WATERHOUSEA floribunda	Weeping Lilly Pilly	*	
	PLUMERIA obtuse	Frangipani		*
	XANTHOSTEMON chrysanthus	Golden Penda	*	
SHRUBS & FEATURE PLANTS				
	ALPINIA caerulea	Native Ginger	*	
	BAEKEA 'Pink Cascade'	Baekea	*	
	CALLISTEMON 'Captain Cook'	Dwarf Bottlebrush	*	

	CALLISTEMON 'Wildfire'	Dwarf Bottlebrush	*	
	CORDYLINE terminalis & cultivars	Palm Lily		*
	CYATHEA cooperi	Tree Fern	*	
	CYCAS revolute	Cycad	*	
	DORYANTHES palmerii	Giant Spear Lily	*	
	DRACEANA marginata 'Tricolour'	Rainbow tree		*
	GREVILLEA 'Honey Gem'	Grevillea	*	
	GREVILLEA 'Robyn Gordon'	Grevillea	*	
	LEPTOSPERMUM 'Pacific Beauty'	Dwarf Tea tree	*	
	MAGNOLIA 'Little Gem'	Dwarf Magnolia		*
	METROSIDEROS 'Tahiti'	New Zealand Christmas Bush		*
	STRELITZIA reginae	Bird of Paradise Flower		*
	SYZYGIUM 'Aussie Southern'	Dwarf Lilly Pilly	*	
	SYZYGIUM 'Cascade'	Dwarf Lilly Pilly	*	
	TIBOUCHINA 'Jules'	Tibouchina		*
	WESTRINGIA 'Wynyabbie Gem'	Coastal Rosemary	*	
	YUCCA elephantipes	Yucca		*
GROUNDCOVERS, CLIMBERS & TUFTING PLANTS				
	AUSTROMYRTIS dulcis	Midgen Berry	*	
	CISSUS Antarctica	Kangaroo Vine	*	
	CRINUM pedunculatum	Spider Lily	*	
	DIANELLA caerulea	Flax Lily	*	
	DIETES bicolour	Wild Iris		*
	DIETES grandiflora	Wild Iris		*
	GARDENIA augusta 'Radicans'	Prostrate Gardenia		*
	HARDENBERGIA violacea	Purple Coral Pea		*
	HYMENOCALLIS littoralis	Spider Lily		*
	LIRIOPE 'Evergreen Giant'	Lily Turf		*
	LIRIOPE 'Stripey White'	Variegated Lily Turf		*
	LOMANDRA hystrix	Creek Matrush	*	
	LOMANDRA longifolia	Long-leaved Matrush	*	
	MYOPORUM ellipticum	Myoporum	*	
	PANDOREA jasminoides	Bower of beauty	*	
	PENNISETUM alopecuroides 'Nafray'	Foxtail Grass	*	
	PITTIOSPORUM 'Miss Muffet'	Pittosporum		*
	TRACHELOSPERMUM jasminoides	Star Jasmine		*
	TRADESCANTIA spathacea	Rhoeo Stripe me Pink		*

Table 1 – Approved species list

7.4 Garden Structures

- ❖ Swimming pools are encouraged to relate to the buildings with respect to layout and function and must comply with Moreton Bay Regional Council requirements
- ❖ Provision for privacy is required and the pool equipment, i.e. pumps, heaters, or spa blowers etc; are to be located discretely and acoustically treated. The pool equipment is to be located as far away as possible from neighbours and away from sensitive areas (e.g. bedroom windows). The installation must comply with Government noise level requirements. The pool equipment shall be screened and not be visible from any street, or public areas

- ❖ Pool solar heater installations shall be integrated with the roof design and shall take into consideration solar orientation and aesthetic visibility from roadways. The pool heater's solar collectors are to be installed flat on the roof, not be supported on a separate tilted frame and shall be colour matched as close as possible with the roof. All other equipment is to be located at ground level and screened from view from any street, or public areas
- ❖ Above ground swimming pools are not permitted
- ❖ Garden and tool sheds shall not be visible from any street, or public area. They should be constructed of coloured metal less than 1.8m high. White, unpainted zinc, or highly reflective colour material shall not be used

7.5 Driveways and Crossovers

- ❖ Driveways must be constructed prior to the occupation of the dwelling and must comply with Moreton Bay Regional Council requirements
- ❖ The driveway design must incorporate adequate provision for a minimum of two off-street guest car-parking
- ❖ Crossovers not to exceed 6m in width, across the nature strip from the street and be positioned to coordinate with street planting, lighting and services and as required by the Moreton Bay Regional Council
- ❖ All driveway crossovers must be cut into the kerb
- ❖ Driveway colour and finish to compliment the dwelling
- ❖ Finishes accepted include concrete flag pavers, clay pavers, exposed aggregate. Granite setts and broom-finished coloured concrete. Others may be considered by the DAP
- ❖ Plain concrete driveways, or car track driveways will not be approved.
- ❖ Minimum 900mm planting strips between driveways and side boundaries are required

8. Excavations and Embankments

Excavations and embankments shall be constructed and excavated and:

- ❖ Minimise impact on adjoining allotments and not to detract visually from the streetscape.
- ❖ The maximum height of excavation or fill shall not exceed 500mm height from the natural ground level of the land;
- ❖ Drainage shall be provided at the foot of each embankment or retaining wall;
- ❖ No soil or gravel shall be placed upon the allotment by way of excavations carried out on the lot unless it is from approved engineering filling;
- ❖ No soil or gravel shall be removed from the property except for the excavation of in ground pools, gardens or foundations

9. Additional Construction Requirements

As part of the development approval of this estate the Department of Main Roads (DMR) required an acoustic assessment be undertaken on the proposed lots. The assessment and corresponding report was undertaken by Hyder Consulting and the key findings are summarised below. The construction of each dwelling within Woolshed Grove must comply with the acoustic treatment category noted against their corresponding lot number.

9.1 Acoustic Summary

Provided Category 2 and 3 construction elements are used for all external facades of the dwellings as listed below, and openings remain closed for those residential lots detailed below, the internal noise levels recommended in AS2107, as a result of road traffic noise from Samford Road are likely to be met.

- ❖ Predictions indicate that Category 2 level of construction will be required for the lower levels of the dwellings located on lot 15, lots 29-31, & lots 43-62
- ❖ Predictions indicate that Category 2 level of construction will be required for upper levels of the dwellings located on lot 15, lots 29-31, lot 43, lots 47-55, & lots 60-62
- ❖ Predictions indicate that Category 3 level of construction will be required for any upper levels of the dwellings located on lots 44-46 & lots 56-59

Examples of Category 2 and 3 construction are as follows:

9.1.1 Category 2 Construction

Category 2 construction is required to the majority of the lots to achieve compliance with Australian Standard AS 2107 internal levels, calculated in accordance with the method in Australian Standard AS 3671. This is generally standard construction but with no lightweight elements as described in AS 3671. It should be noted that to achieve these noise levels any windows with any line of sight to Samford Road will need to remain closed, therefore air-conditioning will be required for all rooms in dwellings with any line of sight to Samford Road.

Category 2 construction refers to general construction with the exception of lightweight elements.

Examples of appropriate Wall constructions for Category 2 for the Woolshed Grove development are as follows:

- (i) *125 mm Hebel blocks, un-rendered*
- (ii) *1 x 9mm fibre cement sheet / timber studs, minimum 64mm cavity / 50mm insulation / 1 x 13mm plasterboard*
- (iii) *140mm hollow blocks*
- (iv) *110mm clay bricks*

Examples of suitable Roof / Ceiling constructions are as follows:

- (i) *0.44mm thick steel decking, 75mm insulation laid over purlins to underside of roof, minimum 150mm cavity, 1 x 13mm thick layer plasterboard (min surface mass 8.5kg/m²)*
- (ii) *0.44mm thick steel decking, 50mm insulation laid over purlins to underside of roof, minimum 100mm cavity, 1 x 16mm thick layer Fyrechek plasterboard (min surface mass 13 kg/m²)*

Examples of suitable Glazing constructions are as follows:

- (i) *all glazing types – minimum thickness 5mm*

Examples of suitable Door constructions are as follows:

- (i) *40mm solid core timber door minimum surface mass 22 kg/m² with full Rw 30 rated perimeter and threshold acoustic seals*

The above ratings apply with the windows and doors closed – therefore air-conditioning will be required for all rooms in dwellings with any line of sight to Samford Road.

9.1.2 Category 3 Construction

For Category 3 construction, the acoustic requirements for glazing and external walls will be strongly dependent on the area of exposed envelope glazing and walls facing Samford Road. It should be noted that the predicted internal noise levels, at these locations are only marginally exceeding the requirements for Category 2 (standard) construction as defined by Australian Standard AS 3671 by 1-2 dB(A). This indicates that provided the dwelling glazed areas facing Samford Road are limited, and bedrooms are located sensibly, (ideally away from Samford Road facade of the dwelling), minimal upgrades above standard construction will be required. This should be assessed for each lot by a qualified acoustic consultant to ensure compliance with a TNR specific to that as detailed below for the relevant lot, or these lots should be limited to single storey construction only.

Lot	Level	TNR Based on AS2107:2000 Required for Living areas	TNR Based on AS2107:2000 Required for Sleeping areas	Category required
44	Upper	23	27	3
45	Upper	23	27	3
46	Upper	22	26	3
56	Upper	23	27	3
57	Upper	22	26	3
58	Upper	22	26	3
59	Upper	22	26	3

9.1.3 Balcony & Outdoor Entertainment Space Requirements

In addition, the following external treatments are required for the Lots 29, 45-47 and 56::
 “Balconies, or open formal external outdoor spaces located on the Samford Road façade of the dwelling, should be covered by a pitched roof (minimum 1:3 height to depth ratio), and extending at least 0.6 metres beyond the extent of the outdoor space / balcony limits. The higher level of the pitched roof should be adjacent to the façade, and the lower level of the roof should not exceed 2.5 metres in height above ground level.. For upper level balconies, pitched roofs must extend 0.8 metres beyond the extent of the balcony and have a minimum (1:2) height to depth ratio.”

10. Buyer's Obligations

After settlement and during any building works the Buyer shall ensure that:

- ❖ The lot (including the nature strip) is kept in a neat and tidy condition and maintained free of weeds including during the construction phase of the dwelling
- ❖ No rubbish, or excess material from the Buyer's building site shall be deposited on any other lot, park, or open space in the estate
- ❖ No vehicles shall pass through, or over any other lot in the estate. The Buyer shall ensure that any damage incurred to any other lot in the estate during construction by their builder is rectified at their builder's expense
- ❖ If the lot adjoins any park, or open space in the estate, no vehicles shall pass through, or over such parkland, or open space. The Buyer shall ensure that any damage incurred to the park, or open space during construction by their builder is rectified at their builder's expense
- ❖ Any landscaping items, including turf, placed on the estate by the Developer - BTS Properties Qld Pty Ltd, will not be interfered with, damaged, or destroyed by the Buyer, the Buyer's builder, employees, or subcontractors and the Buyer will repair, or where necessary, replace any landscaping items, including turf, with identical items of the same species, quality and size
- ❖ Any future building alterations, or additions, are to comply with the requirements of this covenant.

The Buyer must not

- ❖ Allow any building previously erected on any other land; or
- ❖ Allow any kit home, to be transported onto the lot, or assembled and erected on the lot
- ❖ Allow a mobile home to be re-located onto the lot; or
- ❖ Erect any shelter on the lot other than the dwelling; or
- ❖ Place a caravan, tent, or other similar living shelter on the lot before constructing a permanent dwelling; or
- ❖ Use any caravan parked on the lot for residential purposes; or
- ❖ Allow shipping containers to be placed on the lot.
- ❖ Erect, or allow to be erected, any form of advertising sign, including "For Sale" signs, on the Buyer's lot, or dwelling, without the approval of the DAP during the full duration of the estate's marketing period. Permission is granted for the Buyer's builder, or tradesman to erect their own sign, which is required by law to be erected during construction. However, this sign must be removed immediately after the completion of construction. The Buyer grants a representative of the DAP, and or the Developer - BTS Properties Qld Pty Ltd, permission to enter upon the land to remove the signs etc; that have not been approved by the DAP during the full duration of the estate's marketing period which will be determined by the Developer - BTS Properties Qld Pty Ltd

Time Requirements

- ❖ The Buyer must commence construction of the dwelling within (18) eighteen months of settlement
- ❖ The Buyer must complete all building works (including, fencing and landscaping) within nine (9) months from the commencement of construction

- ❖ The Buyer must not allow a period of more than three (3) months to elapse when substantial work is not carried out

Re-Sale

- ❖ The Buyer shall ensure any agreement for the transfer of the land prior the complete construction of a dwelling includes a copy of the Urban Design Standards in the agreement with any assignee, or Purchaser with acknowledgment to:
 - i) Observe and be bound by the terms of the Urban Design Standards
 - ii) Not to transfer the Land without including this Re-Sale clause in the agreement so as to uphold the intent of the Urban Design Standards

Woolshed Grove

Urban Design Standards Approval Application Form



Property Address			
Lot Description			
	Name & Postal Address	Phone	E-mail
Owner/Purchaser			
Builder			
Building Designer			
Person to Contact			

Documents included within application		
Two (A3) copies of the proposed dwelling design which includes plan/s for proposed landscaping.	Yes ✓	<input type="checkbox"/>
A schedule of proposed exterior building products and colours.	Yes ✓	<input type="checkbox"/>
Details provided on the proposal plans include the following compliance measures		
The proposed design has considered the common design themes outlined within Section 1 of the Urban Design Standards.	Yes ✓	<input type="checkbox"/>
The proposed design has considered the building materials requirements outlined within Section 2 of the Urban Design Standards	Yes ✓	<input type="checkbox"/>
The proposed design has considered the Use of Land requirements outlined within Section 3 of the Urban Design Standards	Yes ✓	<input type="checkbox"/>
The positioning and function of the proposed design takes into consideration the requirements outlined within Section 4 of the Urban Design Standards	Yes ✓	<input type="checkbox"/>
The excavation and fill parameters outlined within Section 5 of the Urban Design Standards have been satisfied by the proposed design.	Yes ✓	<input type="checkbox"/>
Building specific guidelines noted within Section 6 of the Urban Design Standards have been satisfied by the proposed design	Yes ✓	<input type="checkbox"/>
The proposed design has considered the Landscaping requirements outlined within Section 7 of the Urban Design Standards.	Yes ✓	<input type="checkbox"/>
The proposed landscaping plan provided includes only species selected from the approved species list noted with Section 7 of the Urban Design Standards.	Yes ✓	<input type="checkbox"/>
The proposed design has considered the excavation and embankment requirements outlined within Section 8 of the Urban Design Standards.	Yes ✓	<input type="checkbox"/>
Acoustic Requirements		
My builder / Building designer has been made aware of the acoustic requirements as conditioned by the Department of Transport and Main Roads outlined within Section 9 of the Urban Design Standards.	Yes ✓	<input type="checkbox"/>
Buyer Obligations		

I have read and understand my requirements as the buyer under section 10 of the Urban Design Standards.	Yes ✓	<input type="checkbox"/>
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Please forward Application Form with required documents to:

Woolshed Grove Standards Administration
C/- Conics
PO Box 1559
FORTITUDE VALLEY QLD 4006

Office Use:	
Date Received:	
Date Approval Issued:	Issuing officer: