



HOUSING DESIGN GUIDELINES

DETACHED HOUSING

Stage 3, 4 & 5B – May 2023 (Rev 0)
DA: RAL18/0125.04

Introduction

The Buyer acknowledges that the subject land is part of an attractive residential development (Hillside), the object of which is to establish a modern and well-designed residential area. To ensure the unique character of Hillside is enhanced and that quality housing is constructed, Hillside Housing Design Guidelines (Guidelines) have been developed to ensure that a high standard of housing and landscaping is achieved.

The buyer covenants and agrees to be bound by and comply with the Hillside Housing Design Guidelines.

The Design Compliance Assessment Process

On purchasing an allotment at Hillside, 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 selecting a suitable house design for an allotment, the builder's or designer's preliminary proposal must be submitted to the Hillside Development Manager for approval. The proposal must include the following as a minimum requirement:

- Hillside Design Review Application Form (Appendix A)
- Hillside Design Review Checklist (Appendix B)
- Site plan (at a scale of 1:200)
- Floor plans (at a scale of 1:100)
- Street elevation to scale or a suitably detailed sketch elevation
- Landscape and siteworks plan
- Preliminary colour and material selection

A design review assessment will be undertaken and an approval and/or comments regarding the suitability of the proposal will be forwarded to the applicant. When approved the applicant may then proceed to detailed design for the proposed dwelling and have the completed design drawings and other documents prepared for building approval by the relevant authority.

The drawings and associated documents noted in the checklist at the end of this document should be submitted for approval to:

designreview@hillsidemooloolahvalley.com.au

Please allow 10 business days for applications to be assessed.

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

- (1) Site plan (drawn to 1:200 scale) indicating:
 - Distances from all boundaries to face of wall of all parts of the dwelling.
 - Driveway position, width and materials
 - Site coverage of the dwelling
 - Fence locations, types and finishes
 - Air Conditioning plant location
 - Water tank location
- (2) Floor plans of all floors of the proposed dwelling (drawn to 1:100 scale) indicating:
 - Floor areas in m²
 - Floor levels
 - Decks and terraces adjoining the dwelling
- (3) Elevations of all sides of the proposed dwelling (drawn to 1:100 scale) 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, scaled and dimensioned, indicating:
 - Turf areas
 - Planted areas, including plant types and density
 - Paved areas, including materials
 - Decks or terraces
 - Ponds, pools or other water features
- (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 including swimming pools and equipment
- (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
 - Gate Houses or any other entry statement (where permitted)
- (7) Colour Scheme. Provide details of all exterior colours including:
 - Wall finish materials and colours
 - Windows
 - Roofing
 - Fascia's
 - 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 and Checklist included in these Design Guidelines (Appendix A and Appendix B) must be completed and included with the submitted drawings and other information.

An assessment of the proposal will be carried out against the requirements and objectives of the Hillside Design Guidelines and the applicant will be advised of compliance or otherwise by the Hillside Design Review Team (HDRT).

Once approved, the HDRT will stamp each page of the documentation and return to the applicant. The applicant may then submit drawings and documentation to their Building Certifier for Building Approval.

Some conditions or minor additional requirements may be imposed upon approval.

Plans approved by the developer in no way constitute a Development or Building Approval, nor imply compliance with statutory requirements. Plans should not be lodged with the Local Authority or Building Certifier until the house design approval has been issued by the HDRT.

The Developer may agree to issue a house design approval for proposals that do not conform completely with the Housing Design Guidelines & covenants, where the HDRT consider the variation to be minor and does not adversely impact the environmental or aesthetic quality of the development.

To avoid potential delays, it is recommended that non-conforming designs be discussed with the Developer early in the assessment process.

House Design Principles

Each allotment at Hillside has particular features that should influence the design and siting of your new home. Before choosing or designing your home, it is important to consider how the features of the allotment might influence the location and layout of its design to improve the lifestyle for you and your family, as well as improving the overall amenity of the neighbourhood.

Factors to consider include:

- the orientation of the allotment
- the direction of summer breezes
- home entry and how the house interacts with the street
- the location of houses on adjoining properties (or future houses)
- service and easement locations (if any)
- designated driveway access points
- corner lot opportunities and requirements
- lots fronting parks.

House Materials and Colours

Homeowners are encouraged to use varied materials and colours to create individual character and also create an overall identity to your neighbourhood. The front of your home should have a variation of materials both lightweight and masonry, textures and at least 2 colours. Consider using lightweight construction materials so your home can cool down quickly in the evenings.

External wall finishes are to be one or a combination of the following:

- Rendered painted masonry or bagged and painted masonry.
- Fibre cement with rendered and painted texture finish.
- Facebrick of consistent solid colour.
- Painted or stained weatherboard.
- Stone or prefinished materials provided they have a natural appearance.
- Front façade materials are to return at least 2 metres behind the front building line.
- Facebrick schemes incorporating numerous colours (mottled) or double height brick will not be approved.

Roof Form

Homes at Hillside should have attractive roof designs to create visual interest while also addressing the functional aspects of shading and water collection and furthermore to give your home appropriate protection from the sun and rain. The use of roof forms that provide articulated shapes with hips, gables, and other more contemporary forms including skillion roofs, 'butterfly' forms or curved roofs are encouraged. Roof elements in general should be a consistent shape and provide a well-balanced and cohesive form to the dwelling

The following roof forms are permitted to face the primary street frontage:

- Skillion, Gable, or Hipped.
- Whilst flat roof planes may be used, the roof pitch must be appropriate for the size and location of the roof plane. Flat roof contemporary designs will be assessed on architectural merit and will require to be accompanied by striking, articulated façade features.

Factors to consider include:

- Skillion roofs should have a minimum roof pitch of 7° and a maximum of 15°. A minimum of 2 roof planes; and a minimum of 300mm eave overhang on roof sides.
- Gable, Dutch Gable and Hipped roofs should have:
- A minimum roof pitch of 25° if the roof span is 14m or less;

- If the roof span is wider than 14m a minimum roof pitch of 22.5° may be used;
- 450mm minimum deep eave overhang.
- Under-eave extensions are not permitted.
- Eave overhangs must be consistent at all parts of the dwelling.
- Fascia lines must be at a consistent and continuous level around the perimeter of the roof.

Entry Point

Requirements

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

Advisory

Strong entry statements such as porticos with a minimum area of 4m² and minimum depth of 1.5m, canopies etc. that express the entry point are encouraged.

Private Open Space

Private open space of appropriate areas is required to ensure that there is adequate on-site outdoor space for living, entertaining and enjoyment of the property. Minimum Private Open Space areas of the following sizes are required to be provided:

Requirement

- Minimum area of 80m²
- All dimensions of the private open space area are to be 2.5m or greater
- The space is to be able to fully contain a circle of 5.0m diameter.

Advisory

- Alfrescos may comprise part of the private open space area in certain circumstances.

Building Envelopes and Setbacks

The setback of buildings is an important factor in achieving the desired streetscape character. While the Building Envelope and Setback requirements specify the minimum setbacks, houses should not be fully built to a setback and where possible, should be stepped in plan to create visual interest.

Factors to consider include:

Site Coverage

To ensure the appropriate maximum level of building bulk is not exceeded and to maintain sufficient area for private open space, the maximum area of the site covered by a building or other roofed structure, but excluding eaves, must be not more than 50% of the site area.

Building Envelope

- Boundary Setbacks (bulk and location/building envelope)
- Overall maximum heights of dwellings (bulk and location/building envelope)
- Maximum height of walls at certain setbacks
- Built-to-boundary provisions
- Outdoor space
- Access
- Privacy of/for neighbours
- Location and screening of services such as water tanks, air conditioning, pool pumps etc.

Setbacks

The required dwelling setbacks for dwellings are noted in the Prescribed Boundary Setback Tables below.

Prescribed Boundary Setbacks for Lot 301 - 351	
Dwelling House - Front Setback	4.5 metres for the ground storey
	6 metres for any levels above the ground storey
Garage, carport or shed - Front Setback	6 metres from any road frontage
Rear and Side Boundary Setback	In accordance with <i>Queensland Development Code (QDC)</i>

Prescribed Boundary Setbacks for Lot 401 - 413	
Dwelling House - Front Setback	4.5 metres for the ground storey
	6 metres for any levels above the ground storey
Garage, carport or shed - Front Setback	6 metres from any road frontage
Rear and Side Boundary Setback	In accordance with <i>Queensland Development Code (QDC)</i>

Prescribed Boundary Setbacks for Lot 504	
Dwelling House - Front Setback	4.5 metres for the ground storey
	6 metres for any levels above the ground storey
Garage, carport or shed - Front Setback	6 metres from any road frontage
Rear and Side Boundary Setback	In accordance with <i>Queensland Development Code (QDC)</i>

Prescribed Boundary Setbacks for Lot 508 - 511	
Dwelling House, garage, carport or shed - Front Setback	10 metres from any road frontage in accordance with <i>Sunshine Coast Planning Scheme 2014 Part 9 Section 9.3.6 Dwelling House Code</i>
Rear and Side Boundary Setback	3 metres in accordance with <i>Sunshine Coast Planning Scheme 2014 Part 9 Section 9.3.6 Dwelling House Code</i>

General Requirements

- Balconies and roof elements and their supporting structure that are 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 subject to assessment as to their suitability.

Additional Requirements

- Additional siting requirements may apply in circumstances where easements are required.
- Additional siting requirements apply for lots identified within the approved Bushfire Management Plan.

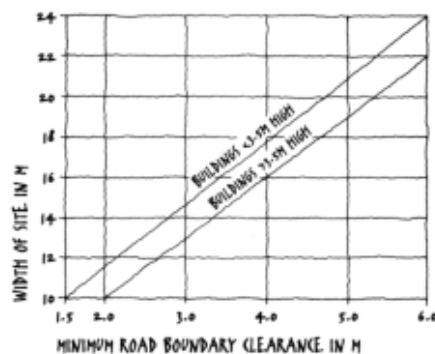
Corner Lot Setbacks

- In addition to the setbacks nominated above, boundary setbacks to corner lots must be set back in accordance with the Queensland Development Code requirements - Single Detached Housing on lots 450sqm and over – Queensland Development Code (see extract below).

A1 (a) For a *detached dwelling, garage or a carport* the *minimum road setback* is –

(i) 6m; or

Table A1



(b) For a corner *lot*, the *minimum road setbacks* are-

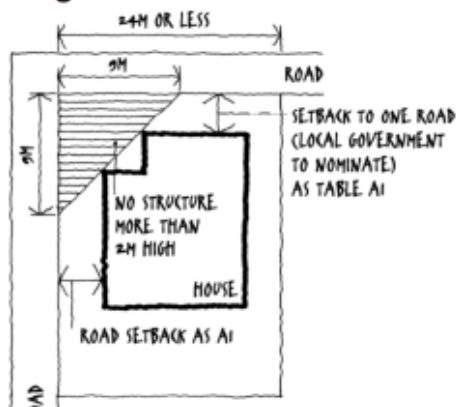
- (i) as for A1(a)(i); or
- (ii) where the *lot* has an average depth of 24 m or less –

(A) for the *nominated road frontage* – as in **Table A1**; and

(B) for the *other road frontage* - as for A1(a)(i); and

(C) no *building or structure* over 2m high is built within a 9m by 9m truncation at the corner of the 2 *road frontages* (**Figure 3**).

Figure 3



Landscape Design

The existing seasonal character and climate of Mooloolah Valley provides residents with a unique selection and palette mix of endemic and tropical planting species which can be grown in a range of locations, from individual home gardens, to local streetscapes and parklands.

During plant selection consider appropriate species that provide both colourful and textural flowering types and have unique visual attributes.

Landscaping your homesite at Hillside is an important part of creating an attractive, green and leafy neighbourhood and streetscape. To compliment the streetscape landscaping, the front gardens of homes should be landscaped using a variety of plants, in particular, using indigenous species.

Requirements:

- Landscape planting designs must consider the neighbouring lots in terms of privacy, the specific climatic conditions of the site, particularly the solar access and the prevailing winds, and the aspect of the lot in terms of views and vistas.
- The selected species must be in context with the surrounding landscape.
- 50% of plants are to be drought tolerant native species.
- Turf is to be a drought tolerant variety.
- Landscape the front garden of the dwelling (between the building line and the front boundary) using a variety of plants of different sizes and types, including trees, shrubs and ground covers to create an attractive setting for the home in accordance with the following schedule:
 - For lots less than 15.0m wide, the front and external side garden (for corner lots) must include the following as a minimum at the time of occupation:
 - 1 plant at a minimum of 2m in height.
 - 5 plants, each at a minimum of 1m in height.
 - For lots 15.0m and wider, the front and external side garden (for corner lots) must include the following as a minimum at the time of occupation:
 - 3 plants, each at a minimum of 2m in height.
 - 5 plants, each at a minimum of 1m in height.
 - All lots are to include the following:
 - Garden beds mulched 100mm deep and edged.
 - Turf to the remainder of the front garden area.

These minimum landscape requirements are to be retained and maintained to an acceptable standard.

Retaining Walls

Please discuss any proposed retaining walls with your adjoining neighbour prior to construction to ensure that the height of the retaining is appropriated to suit the finished ground levels on adjacent block.

Retaining walls visible from the street or from parks and public spaces are to comply with the following;

- Limited to 1m in height before the inclusion of a 0.5m wide landscaped terrace.
- Must be constructed from high quality boulder, stone or masonry to match the dwelling.

Timber retaining walls may be constructed alongside boundaries (excluding secondary street frontages) and rear boundaries. Timber retaining walls must taper down to meet the finished ground line at the front of the property.

When constructing within the zone of influence of a developer supplied retaining wall a certificate of compliance (Total engineering solution) will be required from a registered engineering practice. The certificate of compliance must certify any building works constructed on the land within the zone of influence of a retaining wall erected on the land by the Seller has not exceeded the maximum loading limitation of the retaining wall.

Driveways

- Driveway width must not exceed 4.5m in width at the street boundary for double garages and must be separated from the side boundary by a minimum 500mm wide planting margin.
- Driveways and crossovers are to be grey or coloured concrete, exposed aggregate concrete, or clay or concrete pavers.
- Driveways and crossovers must be completed prior to occupation of the dwelling.
- Where a footpath has been constructed in front of the lot, the driveway must cut through the footpath. Cuts must be neat and the driveway must abut the pathway seamlessly with no tripping point.
- Removal/Relocation of street trees to facilitate crossovers will not be supported.

Garage Door

In general garage doors must be tilt up, panel lift, or roller doors finished in a complementary or contrasting colour lighter than the adjacent wall colour.

Requirements

- Garage / carports accessed from the primary frontage must be designed to reduce their dominance through the use of building articulation, varied setbacks and two storey elements where appropriate.
- The maximum width of a garage / carport opening and door on the primary frontage is 6m.

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 the developer.

Clothes Drying Areas

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

Wheelie Bin Storage

No wheelie bin storage or other rubbish storage may 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 at Hillside.

Air-conditioning or heat-pump systems must be installed and located in such a position as to not be visible from the street and public spaces or impose any audible operation noise on neighbouring properties. No infrastructure will be supported for installation of the front elevation.

Pool, Plant & Equipment

Pool filtration plant and equipment must be in such a position as to not be visible from the street and public spaces or impose any audible operation noise on neighbouring properties.

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 & Photovoltaic Energy Systems

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

Details of the type and location of any proposed energy system must be submitted with, or indicated on, documents submitted for Design Review.

Street Boundary Fencing and Gates

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

Requirements

- The fence must incorporate a minimum transparency ratio of 50%
- Fence height must not exceed 1.2m forward of the building line.
- The fence must be constructed of materials and be in colours sympathetic to those of the associated dwellings.
- Transparent metal gates may constitute part of the 50% transparency

Advisory

- *Hedges and other forms of 'soft' landscaped edges are encouraged as an alternative to structural fencing.*

Street boundary fencing proposals are subject to review.

Side and Rear Boundary Fencing

- Maximum 1.8m high
- Painted rendered masonry
- Stained timber fencing
- Colourbond fencing (Ensure compliance to 'Fences on Corner Sites')
- Side boundary fences must taper to 1.2m in height where situated forward of the building line. (Taper to be achieved in not more than 1.2m horizontal length)

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 be compatible and of matching construction to street boundary fences and must have a maximum height of 1.8m.

Where no front fence is constructed, the secondary street fence must return to the house a minimum of 1m behind the front wall of the dwelling.

Where Colorbond fencing is used, no solid metal (Colorbond) fencing will be allowed on corner allotments forward of the building line. Permeable powdercoat aluminium slat fence encouraged.

Fences on a Common Boundary with a Park.

Fencing along the common park or open space boundaries is to be:

- A maximum of 1.8m height.
- Constructed of face brickwork or rendered and painted masonry piers (with or without masonry base), with a maximum of 1.2m consisting of a low solid wall, between piers at a max of 2.4m spacing, plus 600mm of fencing panels with a minimum transparency ratio of 50%.
- Infills of coloured metal tube or timber palings with rails to the inside of the allotment.

Please discuss your proposed fencing with the adjoining owner prior to construction and refer to the relevant 'The Dividing Fences' legislation and guidelines in your State and Local Government Area.

Privacy

Privacy is important to maintain with the 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 Hillside 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.



APPENDIX A - HILLSIDE DESIGN REVIEW APPLICATION FORM

Lot Number: _____ Street: _____

Date Submitted: _____

OWNERS DETAILS

Name: _____

Address: _____

Post Code: _____

Contact Numbers:

Home () _____ Mobile _____

Business () _____ Fax () _____

Email _____

BUILDER / ARCHITECT DETAILS (PLANS PROVIDED BY)

Name: _____

Address: _____

Post Code: _____

Contact Numbers:

Home () _____ Mobile _____

Business () _____ Fax () _____

Email _____

LANDSCAPE ARCHITECT/DESIGNER DETAILS (PLANS PROVIDED BY)

Name: _____

Address: _____

Post Code: _____

Contact Numbers:

Home () _____ Mobile _____

Business () _____ Fax () _____

Email _____

APPENDIX B - HILLSIDE DESIGN REVIEW CHECKLIST

The following Checklist must be submitted with your application. All plans and elevations to be at the scale provided for by the guidelines and on minimum A3 sized paper.

Note - applications that do not provide the required detail will delay the assessment process.

	Shown/Provided Circle Y for Yes, N for No		Shown/Provided Circle Y for Yes, N for No
Please ensure that the following are included in your submission:		(5) Landscape plan (drawn to 1:200 scale), indicating:	
(1) Earthworks and Drainage plan (drawn to 1:200 scale)		• Turf areas.	<input type="text"/>
• Depth and area of any cut/fill across the lot.	<input type="text"/>	• Planted areas, including plant types and density.	<input type="text"/>
• Location of any retaining walls to be constructed. Height, materials and engineering certification of walls to be separately shown.	<input type="text"/>	• Paved areas, including materials.	<input type="text"/>
• Location and dimensions of any cut off drains, swales and/or mounds to be constructed.	<input type="text"/>	• Decks or terraces.	<input type="text"/>
• Finished surface levels at 100mm contours.	<input type="text"/>	• Ponds, pools or other water features.	<input type="text"/>
• Drainage of the land upon completion of all Works. Flow direction, pits, pipes, etc.	<input type="text"/>	• For pool pumps – location and details of housing (visual amenity/operational noise reduction).	<input type="text"/>
(2) Site plan (drawn to 1:200 scale) indicating:		(6) Ancillary Structures. Provide notes or details on appropriate drawings:	
• Distances from all boundaries to face of wall of all parts of the dwelling.	<input type="text"/>	• Gazebo or other separate buildings.	<input type="text"/>
• Driveway position, width and materials.	<input type="text"/>	• Wheelie Bin storage.	<input type="text"/>
• Site coverage of the dwelling.	<input type="text"/>	• Any other structures or features separate from main building including rainwater tanks, swimming pools and equipment.	<input type="text"/>
• Fence locations, types, heights and finishes.	<input type="text"/>	(7) Fencing details. Provide plans and elevations of street boundary fencing and retaining walls, where permitted, indicating:	
• Air Conditioning plant location.	<input type="text"/>	• Materials.	<input type="text"/>
• Water tank location (if included in design).	<input type="text"/>	• Height.	<input type="text"/>
• Drainage of the land upon completion of all Works. Flow direction, pits, pipes, etc.	<input type="text"/>	• Finishes.	<input type="text"/>
(3) Floor plans of all floors of the proposed dwelling (drawn to 1:100 scale) indicating:		• Distance to boundary.	<input type="text"/>
• Floor areas in m ² .	<input type="text"/>	• Planting associated with fence.	<input type="text"/>
• Floor levels.	<input type="text"/>	• Gates.	<input type="text"/>
• Proposed internal space use (kitchen, living, study, bedroom, bathroom, etc).	<input type="text"/>	• Gate Houses or any other entry statement (where permitted).	<input type="text"/>
• Decks and terraces adjoining the dwelling.	<input type="text"/>	(8) Colour Scheme. Provide details of all exterior colours including:	
(4) Elevations of all sides of the proposed dwelling (drawn to 1:100 scale) also indicating:		• Wall finish materials and colours.	<input type="text"/>
• Roof or eave overhang dimensions.	<input type="text"/>	• Windows.	<input type="text"/>
• Exterior materials noted on drawings.	<input type="text"/>	• Roofing.	<input type="text"/>
• Overall height of the dwelling above natural ground level.	<input type="text"/>	• Fascias.	<input type="text"/>
• Roof pitch.	<input type="text"/>	• Gutters.	<input type="text"/>
• Any external window treatments noted, i.e. privacy screens and security screens.	<input type="text"/>	• Balustrades.	<input type="text"/>
• Ground level shown accurately.	<input type="text"/>	• Any other materials visible to the exterior of the dwelling.	<input type="text"/>
		• Colours and their locations must be clearly identified on a copy of elevations.	<input type="text"/>

APPENDIX C - ALLOTMENT PLANS

