



Lilywood
LANDINGS

Home Design Guidelines

August 2023



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01.

An Introduction to your Home Design Guidelines

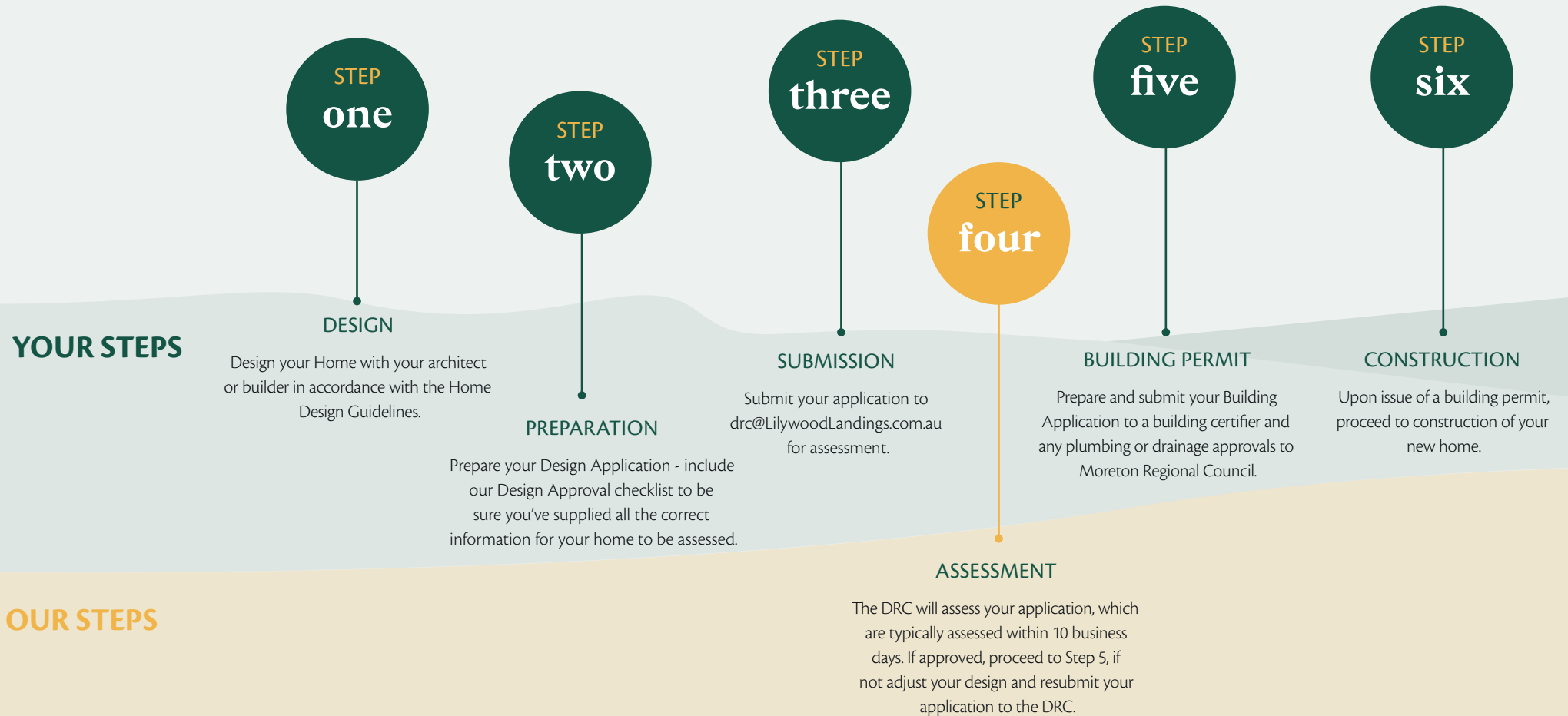
Congratulations on choosing to live at Lilywood Landings. These Home Design Guidelines have been developed to help you to design a home that is comfortable and sustainable, that will contribute to a safe and desirable neighbourhood and is consistent with the overall vision for Lilywood Landings.

It is important that you discuss these Home Design Guidelines with your builder / architect/ home designer before commencing your home design to ensure that it complies with the Home Design Guidelines.

02.

Application and Approval Process

Prior to building your home at Lilywood Landings you must receive Building Design Approval from the Lilywood Landings Design Review Committee (DRC). Below is a step-by-step guide of the Design Application and Approval Process.



STEP three

Before applying for your Building Permit and commencing construction of your home, you must obtain Home Design Guideline approval from the Lilywood Landings Design Review Committee (DRC). The following plans and specifications are required to support your application to the DRC for approval:

SITE PLAN (MIN. SCALE 1:200)

Showing, as a minimum:

- Existing Contours
- Setbacks and building envelope
- Excavation, fill and site levels
- Retaining wall details (including type and colour)
- Driveway (location and finish)
- Fencing (extent, height, location, type, colour)
- Ancillary structures (e.g. pergolas, garden sheds, outbuildings, tanks, etc.)

FLOOR PLANS (MIN. SCALE 1:100)

Showing, as a minimum:

- Internal layouts
- Floor area calculation in square meters

ELEVATIONS (MIN. SCALE 1:100)

Front, rear and side elevations, showing, as a minimum:

- Materials for external walls and roofing, including colours
- Roof form and pitch.

HOME DESIGN GUIDELINES APPLICATION FORM

The DRC will advise in writing of its approval within 10 business days of receipt of the building plans and Home Design Guidelines Application Form (see Appendix A). Should your application not be approved, the DRC will require that the Buyer amend the building plans to comply with the Home Design Guidelines.

Once you have received your approval, a copy of the stamped set of plans approved by the DRC must be submitted to a Private Building Certifier for your Building Permit.

Please note, in addition to these Home Design Guidelines, you and your builder must

comply with all of the following documents:

1. Any relevant Queensland building standards or codes.
2. The Plan of Development (approved by MBRC)
3. Special conditions of your Contract; and
4. Any other codes or standards that may be relevant.

Please submit your building plans and Home Design Guidelines Application form to drc@LilywoodLandings.com.au

Subject: Home Design Guidelines Application – Lilywood Landings Estate

Reference: Lot # and Name

Should you have any questions regarding the Design Application Approval Process at any time, please contact the Design Review Committee at drc@LilywoodLandings.com.au and we would be happy to assist you.

STEP four

03.

Site Design Requirements

These Home Design Guidelines must be read in conjunction with the relevant Plan of Development that applies to your lot. There may be additional design controls that apply to your lot, so it is important to read and understand the requirements for your lot as identified on the POD as part of your design process.

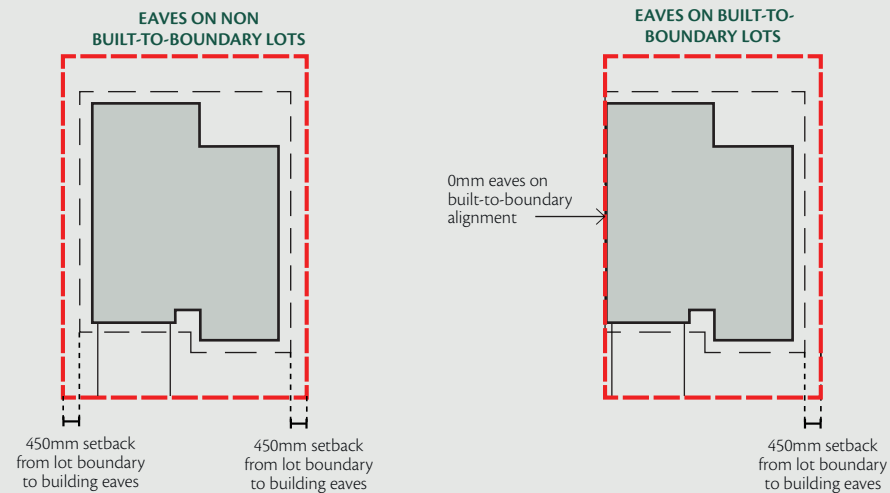
The Buyer must comply with the conditions of the Development Approval.

SETBACKS & SITING REQUIREMENTS

Building Setbacks are as per the requirements of the Queensland Development Code (QDC)..

The location of Built to Boundary walls are identified on the Plan of Development in Appendix B. Where Built to Boundary walls are optional and are not adopted, side setbacks shall be in accordance with the setbacks specified on the Plan of Development. Built to boundary walls are to be in accordance with Moreton Bay Regional Council Planning Scheme requirements.

Eaves cannot encroach (other than where dwellings are built to boundary) closer than 450mm to the lot boundary.



SITE COVER

Site Cover is as per the Moreton Bay Regional Council planning scheme requirements which outlines a maximum site cover allowance of 60%.

PRIVATE OPEN SPACE

Private Open space must be a minimum area of 12m² with minimum dimension of 2.4m and can be a combination of covered and uncovered.

Private open space must be directly accessible from a living area and be located to the rear or side of the dwelling behind the main building line.

04.

Building Design Requirements

FRONT FACADE

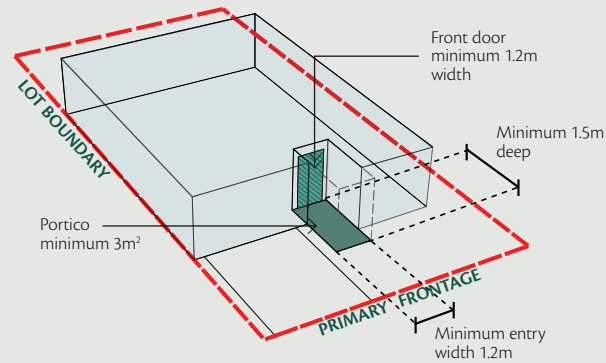
The front elevation of the dwelling should have an attractive appearance when viewed from the street. The character of the dwelling must be of a modern and contemporary design.

Dwellings must include a clearly identifiable and addresses front door and undercover point of entry:

- The entry door must be: - nominal 1200mm wide with minimum 20% glazing; or - nominal 1000mm wide combined with a minimum 200mm wide sidelight.
- Any portico is to be a minimum of 3m² which is measured under the roof; and
- Any verandah must have a minimum depth of 1.5m.

All dwellings are to contain building articulation to the primary frontage using one or more of the following design features:

- Windows recessed into the façade;
- Balconies, porches or verandahs;
- Articulation of roof lines;
- Use of multiple cladding materials.



SECONDARY STREET FACADE DESIGN - CORNER ALLOTMENTS

In addition to the above requirements, corner lots have a special contribution to the quality of the streetscape and must be designed to be aesthetically pleasing from both street frontages (this includes lots with any frontage to a public street or open space/park area).

If your home is on a corner lot:

- It must be designed to address all streets.
- It must have variation in the secondary street façade with

at least one substantial projecting feature element such as a portico, verandah or feature wall.

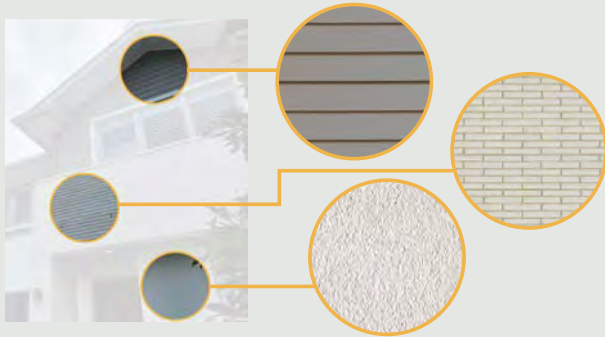
- Walls over 9m in length without windows or articulation are not permitted.
- At least 1 habitable room should address the secondary street frontage.



EXTERNAL WALL MATERIALS & COLOURS

To give a sense of variety and interest to your home, a mix of materials or colours must be used to all walls of your home facing a street or open space/park frontage.

The outside walls of any dwelling, garage or outbuilding shall be a minimum of two and maximum of three different materials and/or colours (excluding windows, doors and garage doors).



EXTERNAL WALL MATERIALS

External wall materials can include the following:

- Rendered brick or face brickwork;
- Rendered and painted blockwork;
- Natural products – stone, ply cladding (lightweight); or
- Painted timber.

Face brickwork or split-face block work is permitted as a limited feature only.

Finishes to the Primary Street and or Secondary Street Facade must return back around the other walls and extend back 1m or wherever the side fence meets the house, whichever is the greater.

Finishes to any non-feature masonry on primary street and secondary street façade must be solid render not 'bag and painting'.

Double or 1.5 height face brick is not permitted.

EXTERNAL WALL COLOURS

Your colour scheme must be primarily muted tones, but limited and controlled feature highlight colours may be approved.

Each application is to be accompanied by an External Colour Schedule clearly nominating the location and extent of colours and materials.

ROOFS

Roof materials must be non-reflective and shall include:

- Corrugated pre-finished metal sheets (e.g. Colorbond).
- Roof Tiles.

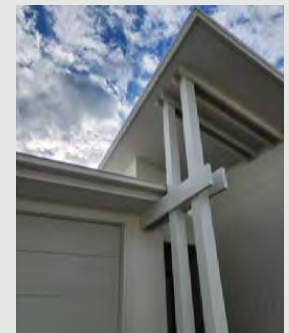
Your roof colour must be of a muted / earthy tone (refer to colour palette for guidance). Bright and bold colours such as blue, red and black are not permitted.

Gutters and downpipes shall be pre-finished or painted to match the residence unless they form part of an architectural theme.

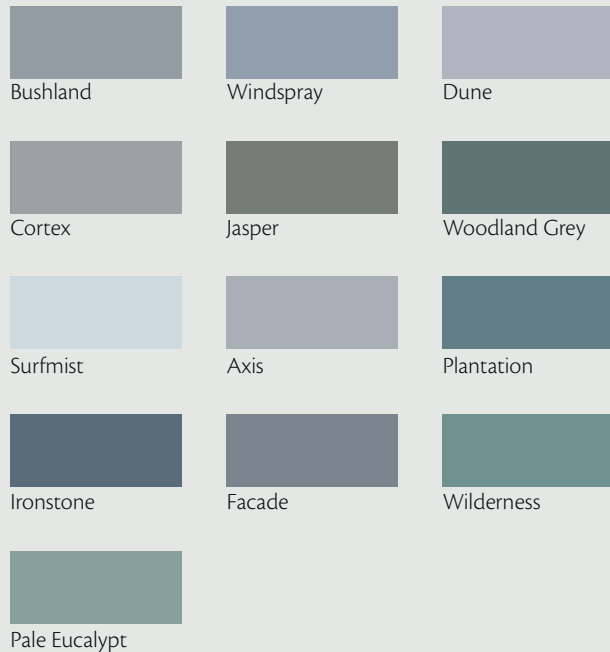
Traditional Hip and Gable roofs must have a minimum pitch of 25 degrees and a maximum pitch of 40 degrees.

Skillion roofs should be proportional to the main body of the home and roof pitches should generally be between 7.5 – 15 degrees.

All single storey dwellings are to have a minimum of 450mm eaves, whether hip, gable or skillion, or 300mm window hoods, to all publicly visible facades on ground level and a minimum of 450mm eaves must be provided to all elevations on the second storey. Zero lot lines and parapet roofs are excluded.



COLOUR PALETTE - COLORBOND REFERENCES



GARAGES & PARKING

ON-SITE CAR PARKING

On-site car parking is to be provided in accordance with the following minimum requirements:

For lots up to 12.4 metres wide – 1 covered space per dwelling if a single storey house and 2 covered spaces per dwelling if a two storey house;

For lots 12.5 metres wide or greater – 2 covered spaces per dwelling

GARAGES

Garages must be provided in accordance with the following minimum requirements:

Garages must be integrated into the main building and be setback 1m behind the front wall of the main building line.

The maximum width of a driveway at the street boundary shall be 4.8 metres for a lot with a double car width garage and 3.0 metres for a lot with a single car width garage.

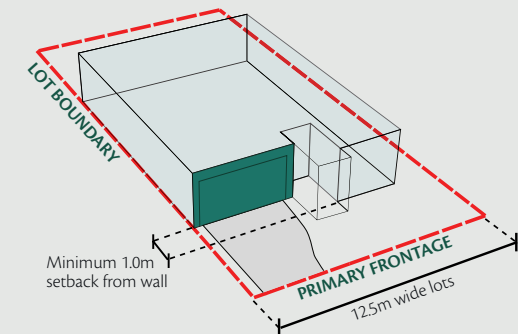
A maximum of one driveway per dwelling.

Driveway must be constructed to comply with Council requirements and be completed prior to occupation of the dwelling.

Where there is a footpath within the verge, the footpath should be cut at the nearest joint and the footpath reinstated to the driveway without compromising the structural integrity of the footpath.

Acceptable materials for your driveway include coloured concrete, exposed aggregate concrete and pavers on a concrete base slab. Stencil or painted finish are also accepted. These must compliment the external colour scheme of your home. Driveway finish type must be stipulated on plans for design guideline assessment and be complimentary to the overall colour scheme of the dwelling house.

Car parking is only to be accommodated within a garage or on a driveway. Caravans, boats and trailers of any kind must not be parked in the front yard, driveway or verge.



ENTRY PATHS

All dwellings must have a pedestrian entry path direct from the front door to the lot front boundary.

PRIVACY & CROSS VIEWING

Privacy between your home and your neighbours' homes is to be achieved by one or more of the following measures:

- Obscure glazing to all bathrooms and toilets.
- 1.7m high sill levels above floor level.
- External screens.
- 1.8m high dividing fence for ground floor windows.

Where a direct view from a verandah or deck exists into the Private Open Space of an adjoining home, the outlook must be screened by privacy screens that have openings that make it not more than 25% transparent.

SECURITY & INSECT SCREENS

Security and insect screens are a necessity for homes in South East Queensland. They can however, detract from the overall appearance of your home, especially on the front facade. At Lilywood Landings the following are to be applied when selecting security and insect screens for your new home.

- The style of any screen visible from a Public Area must be of a simple profile. Hexagonal, diamond grill or ornate historical styles are not permitted.

- Frames and screens must match the colour of the door or window frames or be dark grey or black in order to reduce their visual impact.
- Security shutters or security blinds over windows are not permitted if visible from a Public Area.

LETTERBOXES

Letterboxes must be a free-standing pillar, rendered masonry or timber panel type and compliment your home facade, using the same materials and colours. Your letter box must be installed prior to the occupation of the main building.



SCREENING & EXTERNAL SERVICES

Services are to be located in areas where they are not visible from the street or public areas (includes open space/park areas) as they can detract from the overall appearance of your home. The following are to be considered when designing your home:

- Rainwater tanks are encouraged for all homes. If you have a rainwater tank it must be located away from or screened from view from all Public Areas.

- Meter boxes must be painted to match the wall colour so that they blend in, rather than stand out.
- TV aerials are to be installed inside the roof cavity or designed and located so that they are not visible from Public Areas
- Radio masts or satellite dishes are to be designed and located so that they are not visible from Public Areas.
- Where possible, solar panels are to be installed and located so that they are not visible from Public Areas
- Storage tanks for solar hot water systems, roof and wall mounted air conditioning units, clothes drying facilities and service yards are not to be visible from Public Areas.
- Garbage bin pads are mandatory and are to be located so that they are not visible from Public Areas.

GARDEN SHEDS, SHEDS & OUTBUILDINGS

Garden sheds, sheds and outbuildings must not be visible from the street.





05.

Landscaping Requirements

There are many benefits to landscaping your home, these include but are not limited to providing cooling of your outdoor spaces, improving air quality, adding value to your home, screening your windows for privacy and providing habitat and food for wildlife.

A complete landscaping design for the front yard and any other road frontages applicable to the Land must be submitted for approval by the DRC. The landscape design should include proposed plant sizes and species for the front yard (softscape) and include details of the hardscape elements proposed.

SOFTSCAPE

The planting theme to be adopted is generally of a native character. All trees, shrubs, and ground covers must be selected for their appropriateness according to their proposed situation.

Planted garden beds must be provided to a minimum of 50% of the available soft landscaping area forward of the building line on the primary street frontage and 20% of the available soft landscaping area forward of the building line on the secondary street frontage (if applicable), with high quality turf installed to the remainder of soft landscaping areas.

Generally, a 50/50 ratio of shrubs to ground covers will establish suitable variety and form for your front yard.

A minimum of two advanced trees (minimum size of 45L stock and 1.8m tall at the time of planting) must be provided to the landscape areas between your house and the verge.

Gardens are to be edged with concrete, galvanized steel, masonry

or rectangular shaped treated timber, but not round timber, logs or plastic edging.

Garden edges with a height exceeding 200mm are considered to be a retaining wall, therefore must be constructed according to the design requirements of a retaining wall.

Invasive plant species must be avoided.

The owner is responsible for maintaining their front yard, verge and street planting.

Landscaping must be completed within three (3) months of completion of the dwelling.

HARDSCAPE

Your front entry includes the footpath, driveway, portico and path. The materials and colours of these elements are to complement your home. Appropriate materials include:

- Pavers
- Exposed aggregate
- Stamped and stencilled or coloured concrete
- Undecorated grey, broom finished concrete is not permitted. Gravel is not permitted to be used in the front yard.



FENCING

Fencing that is well designed has a positive impact on your home and the overall streetscape. Landscaping should flow from the street to the front of your home, so fencing design should be incorporated and considered as part of your overall landscape design.

Side Return Fencing

All lots must include side return fencing to screen the access down the side of your home, between the property boundary and the building wall.

Side return fences are to be 1.8m high and located 1m behind the main building line and include a gate. All side return fences shall be stained or painted to match the colour of the overall dwelling design.

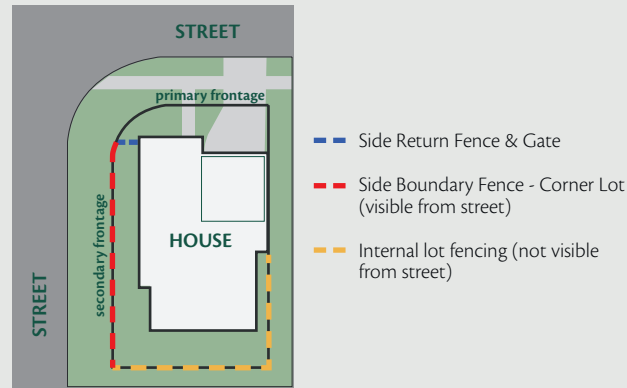
Side return fences should be the same height, colour and material specified for side boundary fencing where visible from the street.

Corner Lots

For Corner Lots, side boundary fences where visible from the street must be a timber paling fence painted in charcoal and a maximum height of 1.8m.

Internal Lot Fencing

All lots are required to have side & back fences. All internal lot fencing must be a maximum height of 1.8m above natural ground level and be good neighbour fencing typology.



Fence Typologies & Locations

Alternative Fence Designs

Alternative high-quality fence and gate designs may be approved by the DRC as long as they are complimentary to the overall dwelling design.

Additional items

No fence shall be constructed of corrugated iron (e.g. Colorbond or similar) or concrete blocks.

Fences are not permitted along road frontages forward of the building line unless approved by the DRC.

Fences visible from Public Areas must be maintained on an ongoing basis including recoating with timber treatment if detailed as part of the fence type.

In highly visible locations within the development, there may be specific additional fencing requirements that apply to your home which will be installed by Lennium Group. Fences constructed by Lennium Group on any lots cannot be removed or altered without written permission from Lennium Group. Any damage to these fences must be repaired to the original standard by the land owner(s).

RETAINING WALLS

Retaining walls must not exceed more than 1.0 metres where fronting a public street or park. Retaining walls to side and rear boundaries (which are not adjoining a public street or park) can be up to 2 metres high.

Retaining walls in excess of this must use terraced retaining.

No timber retaining walls over 1.0m are permitted where adjoining parks or public streets.

Retaining walls over 1.0m require RPEQ certification.

Treated timber sleepers to landscape areas are not permitted within view of public areas unless painted or stained.

06.

Construction Obligations

EARTHWORKS

No soil or gravel shall be dug or removed from the Land or other land in the Estate except in the way of excavating for the foundations of any building to be erected thereon or for use in such building or in preparing or laying out of gardens. Details of proposed earthworks must be accurately shown on building plans together with details of appropriate erosion and siltation prevention provisions – at no time shall earthworks or land formation cause the discharge of concentrated stormwater or siltation upon adjoining lands or watercourses.

CARE AND MAINTENANCE

No rubbish shall be allowed to accumulate or be placed upon the Land or any other land in the Estate. The Land is required to be well maintained prior to, during and after construction of the dwelling. Outdoor areas must be kept clear of weeds and grassed areas kept presentable.

In the event of rubbish accumulating upon the Land and/or there being excessive growth of grass or if such grass becomes unsightly or in need of cutting, then the Developer, its agents, employees and workmen shall be at liberty (but shall not be obliged) to cut the said grass and/or remove such rubbish at any time or from time to time at the Buyer's expense.

The Buyer must ensure that their builder exercises best practice management principles on the site during the building program that includes the following:

A lined wire cage must be provided on site and site cleanliness must be maintained for the duration of the construction period;

Best practice for the control of stormwater pollution from building sites is available from the Moreton Bay Regional Council;

No excavation materials, trees, rubbish, builders' waste or other substances whatsoever shall be deposited on neighbouring land. The owner will be responsible for any costs incurred to remove these materials

Due care and consideration is to be exercised at all times when accessing the Land to ensure minimal disturbance to the landscaped areas;

Wherever possible there should only be one (1) access point onto the Land from the street with parking off-street. Builders and/or their contractors are not permitted to park their vehicles on landscaped areas during the building program; and

The Buyer must protect from damage, restore and maintain in good order and condition any feature wall, fencing, concrete footpath, driveway and/or grade placed upon the Land or the adjoining street verge constructed by the Developer prior to the purchase of the Land, failing which the Developer may enter upon the Land or footpath and repair and/or replace any such works at the expense of the Buyer.

SIGNS AND HOARDING

When the Land is listed "For Sale", the Buyer, its agents and servants may only erect one "For Sale" sign for the Land. This applies for listings with any agent and includes sole listings.

A builder's sign of no larger than 1.0 square metre is permitted during construction.

BUILDING TIMEFRAMES AND DRIVEWAYS

In order to protect the Buyer's investment in the Estate and to assist in maintaining the visual amenity of the community, the Buyer agrees to be bound by the following construction times:

Total construction time for a dwelling to not exceed twelve months from the commencement of construction;

Landscaping must be completed within three months of completion of the dwelling;

All fencing must be completed with three months of the completion of the dwelling in order to maintain the visual amenity of the streetscape; and

Driveways to be constructed simultaneously with the completion of the dwelling.

TEMPORARY STRUCTURES

There shall not at any time be erected on or remain on the Land any, tent, temporary dwelling, shipping container or structure or other installation or anything of the like nature except sheds or office rooms used specifically for the purpose of construction of the permanent dwellings and in no instance shall any structure be used as a temporary dwelling.

GENERAL

Caravans, boats, trailers, trucks and work vehicles should not be parked within the road reserve.

The Buyer hereby acknowledges that only ONE SINGLE dwelling may be erected on the Land.

ESTATE FEATURES

The Developer may at any time construct a fence, sign wall or other feature ("Estate Feature") on or near the boundary of the Land. The Buyer must maintain the Estate Feature in good order and condition as at the date of construction or purchase, whichever is the later, of the Land by the Buyer and must not alter the Estate Feature without the Developer's approval. The Developer may enter the Land to remedy (at the Buyer's cost) any breach of the Buyer's obligations under this clause.

07.

Definitions

DEVELOPER - Lennium Group Pty Ltd.

DEVELOPMENT APPROVAL - The Development Permit of the Moreton Bay Regional Council for Reconfiguring a Lot by Subdivision.

DESIGN REVIEW COMMITTEE - The entity appointed by Lennium Group authorised to approve building applications under these Residential Design Standards & Guidelines

ESTATE - The estate known as “Lilywood Landings” or such other name determined by the Developer from time to time

FAÇADE - Elevation of a building visible from a Public Area. The primary façade is the elevation facing the primary street

LIVING AREAS - The internal part of your home excluding utility areas such as garage, laundry, bathroom, toilet, hall ways and storage areas.

MAIN BUILDING LINE - The line extending from the longest wall excluding a garage, carport or other domestic outbuilding in the front elevation of the building.

PLAN OF DEVELOPMENT (POD) - The approved Plan of Development/building location envelope plan attached to these Design Guidelines in Appendix B. A POD is a plan approved by Council (generally as part of a reconfiguring a lot application) that regulates building elements (e.g. Built to boundary walls, driveway location etc.) for development on narrow lots (generally lots with a frontage of 12.5m or less)

PRIMARY STREET - The street fronting your lot where the lot has only one street frontage; or for lots with two or more street frontages the street which your home's front door is located.

PRIVATE OPEN SPACE - External areas of your lot with an area and dimensions s required by the Plan of Development. Private Open Space areas are not to contain any service items such as bin store, air conditioning condensers or rainwater tanks, etc. It may be roofed or un-roofed.

PUBLIC AREA - Any land vested to, or under the control of the Moreton Bay Regional Council. E.g. roads, verges /nature strips, parks, public access ways, etc.

PUBLIC OPEN SPACE - Public Area excluding roads and verges/nature strips.

SECONDARY STREET - Applies to lots with more than one street frontage and is the street(s) which is not the primary street.

SETBACK - For a building or structure, the shortest distance measured horizontally from the outer most projection of a building or structure to the vertical projection of the boundary of the lot.

SITE COVER - The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and expressed as a percentage. The term does not include any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure OR eaves and sun shading devices

08.
Appendix



Appendix A.

Application Form

ALLOTMENT DETAILS

Lot Number: Street:

OWNERS DETAILS

Owners Name:
First Last

Owners Mailing Address:

Owners Mobile: Owners Email:

BUILDER DETAILS

Builders Name: Licence No:

Builders Contact:
First Last

Builders Mailing Address:

Builders Mobile: Builders Email:

REQUIRED DOCUMENTS

SITE PLAN (MIN. SCALE 1:200)

Showing, as a minimum:

- Existing Contours
- Setbacks and building envelope
- Excavation, fill and site levels
- Retaining wall details (including type and colour)
- Driveway (location and finish)
- Fencing (extent, height, location, type, colour)
- Ancillary structures (e.g. pergolas, garden sheds, outbuildings, tanks, etc.)

FLOOR PLANS (MIN. SCALE 1:100)

Showing, as a minimum:

- Internal layouts
- Floor area calculation in square meters

ELEVATIONS (MIN. SCALE 1:100)

Front, rear and side elevations, showing, as a minimum:

- Materials for external walls and roofing, including colours
- Roof form and pitch.

All plans and elevations are to be presented in A3 PDF format and emailed to drc@LilywoodLandings.com.au

Appendix B.

Plan of Development (POD)

LEGEND

- SITE BOUNDARY
- - - APPLICATION BOUNDARY
- LOCAL PARK RECREATION
- GREEN NETWORK
- COMMERCIAL
- DUPLEX LOTS
- INDICATIVE CAR PARK LOCATION
(Parking Bay Dimensions - 5.4m x 2.1m)
- RECOMMENDED BUILD TO BOUNDARY WALL
- - - OPTIONAL BUILD TO BOUNDARY WALL
- INDICATIVE LOCATION OF DRIVEWAYS

YIELD SUMMARY

21m DEEP LOTS

16.0m - PREMIUM COURTYARD

28m DEEP LOTS

10.5m - VILLA

12.5m - PREMIUM VILLA

14.0m - COURTYARD

16.0m - PREMIUM COURTYARD

18.0m - PREMIUM TRADITIONAL

30m DEEP LOTS

16.0m - CAR PARK

18.0m - SALES OFFICE / CAR PARK

10.5m - VILLA

12.5m - PREMIUM VILLA

14.0m - COURTYARD

16.0m - PREMIUM COURTYARD

18.0m - PREMIUM TRADITIONAL

32m DEEP LOTS

10.5m - VILLA

12.5m - PREMIUM VILLA

14.0m - COURTYARD

16.0m - PREMIUM COURTYARD

18.0m - PREMIUM TRADITIONAL





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