



HABITAT

Building at Habitat

BUILDING
DESIGN
GUIDE

ELEVATED

LIVING

Welcome to Elevated Living

An approval issued under this Design Guide is not an approval under the requirements of the Building Act or any other Act or Regulation. The documents provided have not been checked for compliance with any structural, health, or planning requirements, or for the suitability of the building for the use for which it may be put. Accordingly, the Developer and/or its employees and representatives do not accept any responsibility for the suitability or soundness of construction of the completed buildings or the associated site development works.

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MASTERPLANNED COMMUNITY

Nestled atop the breathtaking Great Dividing Range, just a scenic 90-minute drive from Brisbane, Habitat Mt Kynoch is your gateway to an elevated lifestyle in Toowoomba.



Habitat Design Intent

We have created this document to ensure that a high quality of home is built at Habitat contributing to the overall street and neighbourhood aesthetic within the community and in turn the Owner's and Developer's investment is protected.

DESIGN

The Design Guide has been developed as an integral part of the master planning process, which means your home forms an important part of the character of the Habitat Community. We encourage owners, their builders, and designers to explore the latest materials, and building techniques to consider capturing prevailing breezes and maximise private open space opportunities when building their dream home.

The Design Guide is a minimum set of standards that may assist with the design of your home, at Habitat we encourage design innovation, and recognise the importance of individuality. Homes that do not strictly meet with the standards of the Design Guide may be considered where they exceed these requirements and contribute positively to the overall character and value of the Community.

CHARACTER

Queensland's unique architectural character is suited to our climate. Your home and the layout on your allotment will vary significantly depending on the orientation. It is important to consider the Toowoomba climate to maximise the passive cooling of the surrounding environment. The Habitat Community provides an opportunity to establish a distinct character of contemporary housing within the Toowoomba region.

Application Process

Gaining approval for your home is easy and for your application process to run smoothly, follow the five easy steps below to start your journey to building your new home.

01 DESIGNING YOUR HOME

Select your builder or building design. Professional staff at Habitat are available to advise you on how to best meet the requirements of the design standards to gain the best outcome for your new home. Refer to this document and Toowoomba Regional Planning Scheme and/or any applicable QLD Development Code.

03 DESIGN REVIEW AND APPROVAL

The Habitat Design Assessment Team will approve those plans which meet the minimum standard requirements within this document and aim to provide a response within 10 business days. If a design varies from the design standards, or does not deliver the vision for Habitat, the Design Assessment Team will provide a list of items which will require further consideration. If amendments are deemed necessary, the revised plans are required to be re-submitted to the Habitat Design Assessment Team for a final approval before obtaining building approval.

05 BUILD YOUR HOME!

02 DESIGN APPLICATION

Once you have finalised the design of your home, the following items are to be submitted to The Habitat Design Assessment Team for review and approval prior to lodging an application for Building Approval with either the Local Government Authority or your Private Building Certifier:

- Application form (attached to the back of this document);
- Building plans to scale – Refer Section 1;
- Landscaping plans to scale – Refer Section 1.

04 FORMAL BUILDING APPROVAL

Owner/Designer or Builder obtains a Complying Development Certificate from Toowoomba Regional Council or an Accredited Certifier.



01 - Seeking Approval for your Home Design

When seeking approval from the Developer at Habitat for any building works, please use the application form/checklist attached to the back of this document. It is important that you include your contact details so we can respond to you and return your approved plans.

Completing this checklist to the fullest extent possible will help ensure a smoother and more efficient design review and approval process.

Our Design Assessment Team may be contacted by email at **info@habitatmtkynoch.com.au**.





02 - Planning

All buildings are to be sited and setback in accordance with the Toowoomba Regional Planning Scheme and/or any applicable QLD Development Code.

2.1 GENERAL LANDSCAPING

All areas of a lot that face the street, parkland and green space are to be attractively landscaped and as a minimum to include the following items;

- Good quality natural turf is to be laid between the front of the building and kerb prior to occupation
- Artificial/synthetic turf is not permitted to the front yard
- Plantings to include a minimum of 1 native species at a minimum height of 500mm at planting
- 2 shade trees with a suggested pot size of 45 litres and a minimum height of 2m at planting to be planted within the edged gardens in front yard
- Tree and plant species must be nominated on plan

2.2 GARDENS

- A minimum 500mm wide edged and planted beds be provided along both side boundaries from the front boundary line to the front of the dwelling.
- Acceptable garden edges include: continuous concrete, steel, & masonry blocks on a concrete footing.
- Developer street trees that are damaged are to be replaced at the owner's expense
- Landscaping must be completed within 3 months of occupation of the home
- Hard scaping in the landscape is to be finished to a tradesmanlike standard.

FRONT BOUNDARY OPTIONS

(Must Choose One Minimum)

1. GARDEN COVERAGE

- A minimum of cover of 40% planted garden beds that are edged and mulched are required across the front boundary line

2. HEDGING

- Planted hedging with a minimum height of 500mm at planting and a minimum of 3 plants per meter. Please see page 13 for reference imagery

3. FRONT FENCE

- Refer to acceptable front fence options on page 12 & 13

2.3 FENCES

Fencing of your lot is to be completed prior to occupation of your home, side and rear boundary fencing is a consultation between adjoining neighbours and subject to relevant state government legislation.

FRONT FENCES

Front fences are to be constructed from a combination of the following:

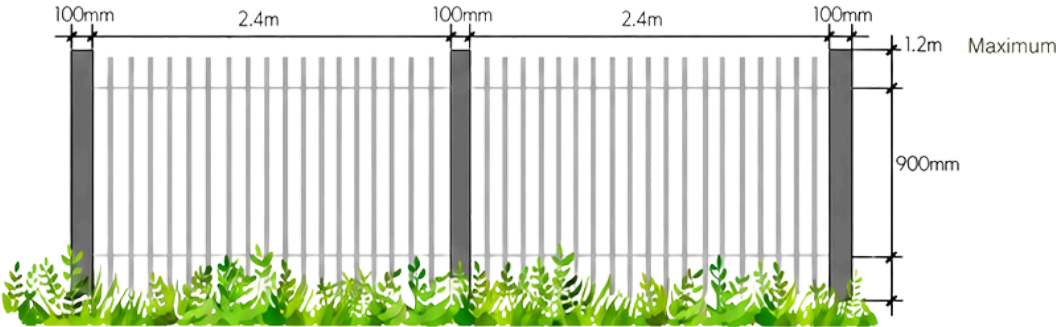
- Maximum 1.2m high transparent coloured metal pickets with hardwood timber posts at a minimum of 125x125mm or metal posts at a minimum of 100x100mm
- Maximum 1.2m high 30% semi-transparent painted or treated timber battens in combination with masonry piers, a minimum of 300mm wide
- Maximum 1.2m high, 50% transparent painted hardwood timber pickets and hardwood timber posts at a minimum of 125x125mm
- Other materials are to be considered on their merits in consultation with the Habitat Design Assessment Team
- Corrugated metal sheet fencing (e.g., Colorbond®) is not permitted
- Standard pool style fencing is not permitted.
- Fencing is to comply with any applicable Toowoomba Regional Planning Scheme and/or any applicable QLD legislation
- Please see page 13 for reference imagery

SIDE AND REAR FENCING

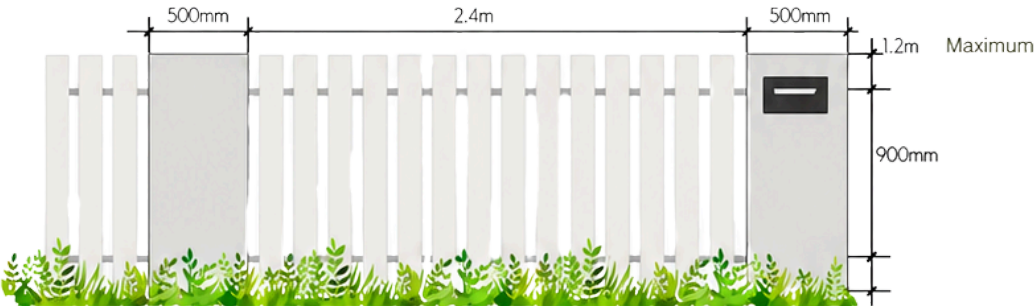
All side and rear boundary fencing, and side returns and gates are:

- To be a maximum of 1.8 metres high; and
- To be constructed entirely of hardwood timber posts/rails/palings, Lapped and Capped style
- Corrugated metal sheet fencing (e.g., Colorbond®) is not permitted
- Standard pool style fencing is not permitted.
- In the event of a built-to-boundary garage the TRC planning rules apply
- Side fence returns and gates are not to extend forward of the front building line and must return a minimum of one meter behind the front wall of the dwelling
- Side boundary fencing that extends to the front boundary is permitted, matching the side and rear fencing style with a suggested taper to 1.2m at the front boundary line
- Developer fencing is not to be removed or altered in any way without the Developer's prior written consent
- Side and rear fencing can be painted if necessary (colour: monument only)
- Side and rear fences must not alter the developer-installed retaining wall heights and must not leave gaps larger than 25mm between the top of the retaining walls and the bottom of the fence.

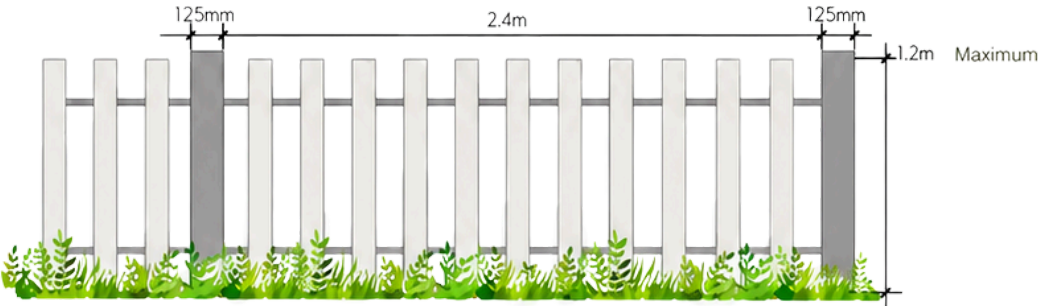
FRONT FENCING OPTIONS



1.2m high transparent fence type - metal picket fence with metal posts

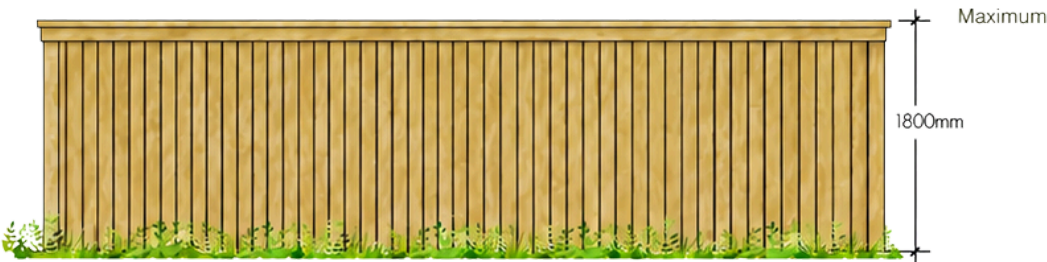


1.2m high 50% semi transparent fence type - painted masonry piers and painted timber infills



1.2m high 50% transparent fence type - painted timber pickets and posts

SIDE & REAR FENCING



1.8m high lapped and capped hardwood timber fence

HEDGING



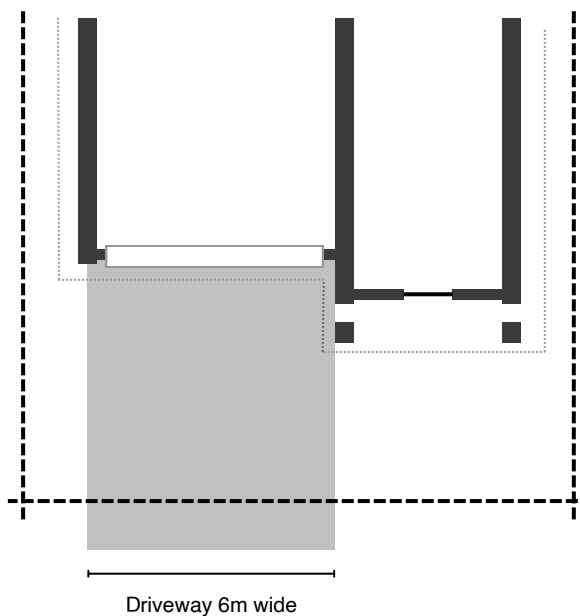
front hedge - 3 plants per meter at 500mm minimum height at planting

2.4 DRIVEWAYS

Driveways are to be constructed prior to occupation of the home and constructed as;

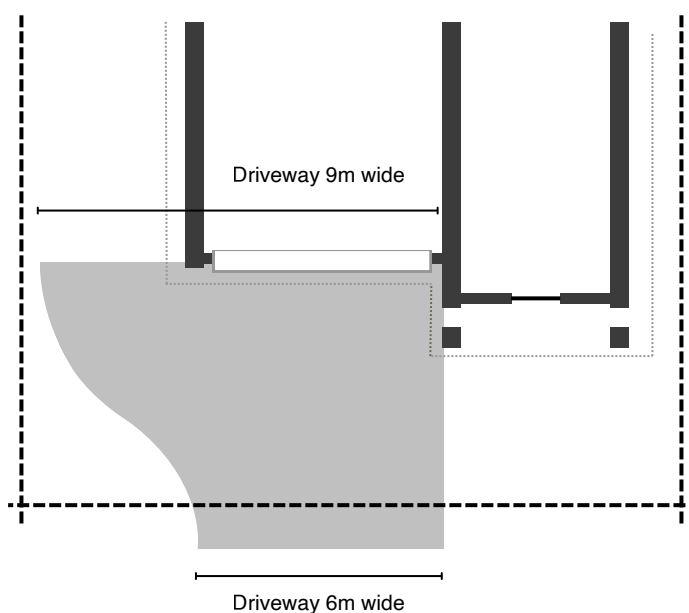
- A maximum width of 6 meters for a double garage or 9m for a triple garage including access to the side yard where required; refer to details below for typical configuration;
- Have a minimum offset of 500mm from the side boundary to allow for buffer planting between neighbours, unless side access is required, then the offset is to meet the driveway for side access
- Driveways cannot cut through the Developer-installed concrete footpath located along the verge;
- Kerb cut out is required to allow for the crossover;
- Crossovers to have a gradient and design as required by Toowoomba Regional Council requirements;
- Acceptable materials to include exposed aggregate, coloured concrete, or pavers;
- The home owner may require an Operational Works approval for the driveway.

Driveway maximum 6m wide and offset a minimum of 500mm from the side boundary.



Driveway maximum 9m wide for side access if required and offset a minimum of 500mm from the side boundary.

If offset is not achievable landscaping is required from the side boundary to the driveway edge extending to the front boundary

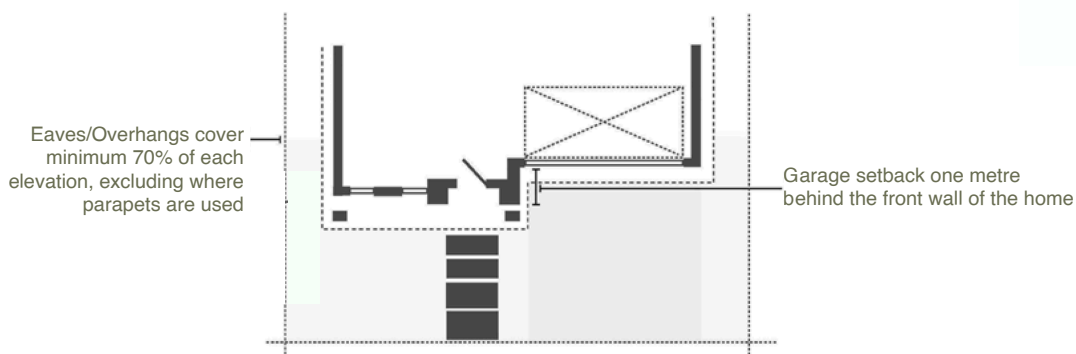
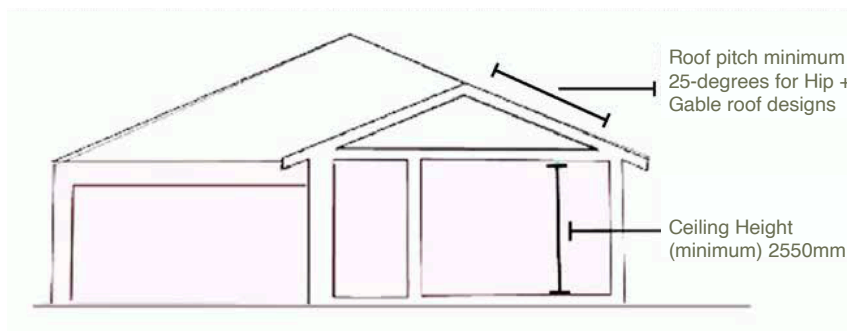




03 - Designing Your Home

3.1 BUILDING APPEARANCE

- The main entrance of the home shall be orientated to address the street and include a porch or verandah that extends forward of the front room of the home. Alternate entrances will be assessed on individual merits;
- Double garages are suggested to be a maximum width of 6m internal measurement and setback one meter behind the front wall of the home (wider garages to be assessed on their individual design merits);
- Garages cannot occupy more than 50% of the width of the home;
- Triple garages are permitted where they recess 500mm behind the front wall of the double garage;
- In the case of corner lots, garages can be accessed from a secondary street frontage;
- Carports will be assessed on merit where they demonstrate the same outcome to the overall aesthetic of the home;
- All homes are to have a minimum ceiling height of 2550mm;
- Where a Hip or Gable roof is proposed, the minimum roof pitch is 25 degrees;
- Innovative roof designs incorporating flat, or skillion roof elements will be assessed on their individual design merits but are also encouraged;
- Flat roofs are permitted and must be concealed by a parapet on any street facing elevation.
- Roofs are to articulate and provide a minimum of 450mm recess or projection with a maximum length of 7m in one plane (façade/front elevation only).
- Obscure/Translucent glazing is not permitted to the street frontage, however front doors are permitted to have obscure/translucent glazing;
- Eaves/overhangs are required to a minimum of 70% of each elevation;
- Diamond Grille window and door screens are not acceptable on the street frontage



3.2 BUILDING MATERIALS AND COLOURS

- Roof materials are to include low profile roof tile or custom orb metal roofing;
- Alternative metal roofing profiles will be given consideration where they demonstrate a particular style/era of home and assessed on architectural merit;
- External wall finishes are to include a balanced combination of the following options;
 - Contemporary lightweight cladding,
 - Rendered and painted masonry,
 - Stained hardwood timber,
 - Stone,
 - Feature face brick (other materials and finishes will be reviewed on merit);
- Roof, wall, and garage door colours are to be complementary to the style of the home;
- Highly reflective roof materials such as unpainted metal sheeting are not permitted;
- Unfinished materials such as common bricks or second-hand materials are not permitted;
- Please refer to the suggested palette of colours for the roof, walls, and garage doors;
- Letterbox type and material/colour is to be complementary to the design and colour of the home and can be integrated with front fencing;
- Standard post-style mailboxes are not acceptable.

EXAMPLES OF ACCEPTABLE LETTERBOX TYPES



BRICK

STAINLESS STEEL
IN FRONT FENCE

SANDSTONE



RENDERED

EXAMPLES OF UNACCEPTABLE LETTERBOX TYPES



SUGGESTED COLOURS AND MATERIALS

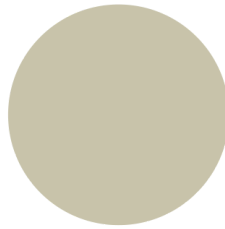
Roof, Wall, and Garage Door colours, similar to the below are suggested;



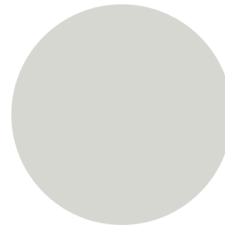
Dover White™
Classic finish
SA = 0.28



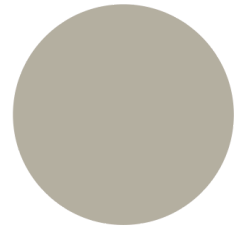
Surfmist®
Classic finish
SA = 0.33



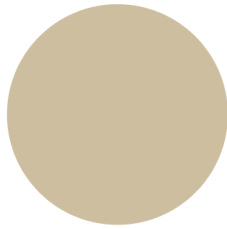
Evening Haze®
Classic finish
SA = 0.43



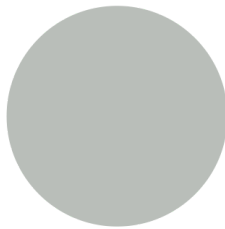
Southerly®
Classic finish
SA = 0.40



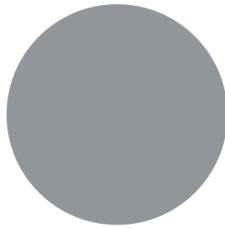
Dune®
Classic finish
SA = 0.48



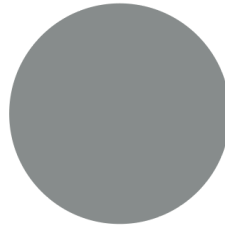
Paperbark®
Classic finish
SA = 0.43



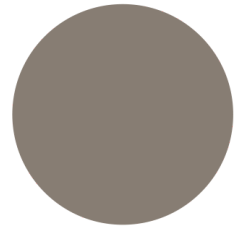
Shale Grey™
Classic finish
SA = 0.44



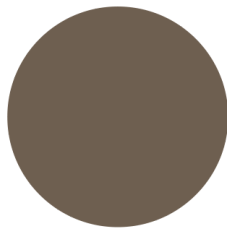
Bluegum®
Classic finish
SA = 0.57



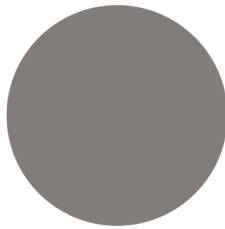
Windspray®
Classic finish
SA = 0.60



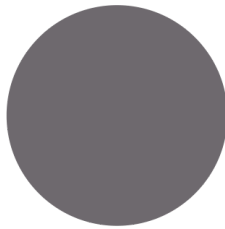
Gully®
Classic finish
SA = 0.64



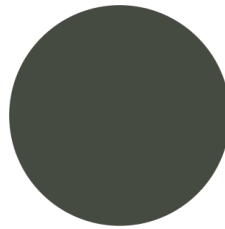
Jasper®
Classic finish
SA = 0.67



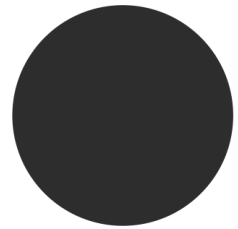
Wallaby®
Classic finish
SA = 0.64



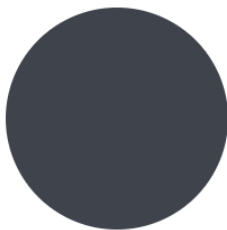
Basalt®
Classic finish
SA = 0.67



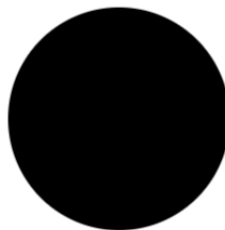
Woodland Grey®
Classic finish
SA = 0.70



Monument®
Classic finish
SA = 0.73



Ironstone®
Classic finish
SA = 0.73

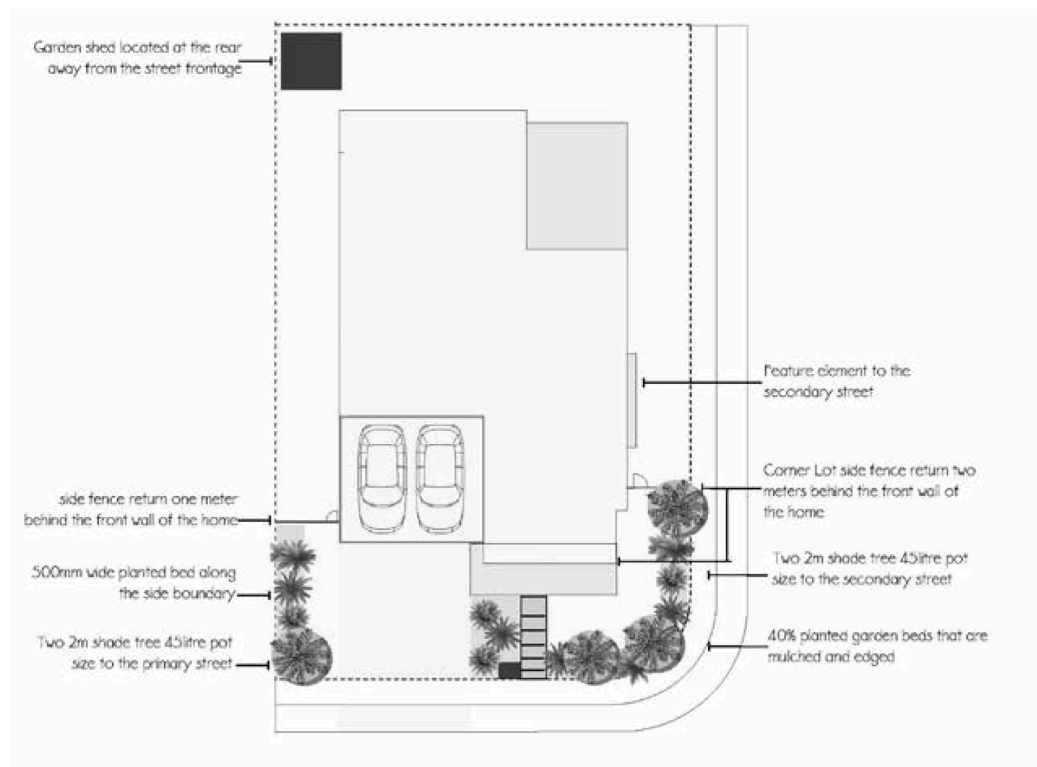


Night Sky®
Classic finish
SA = 0.95

3.3 CORNER ALLOTMENTS

A Corner allotment is a lot that faces two streets, or one street to the front and parkland or green space to the other side. The façade for the corner is to be complementary to the main façade and requires.

- Replication of design, scale and dimension of roof style, and large windows, or verandah;
- A feature element in the form of a blade wall, a porch or roof gable is acceptable and must be in a natural material such as face brick, natural stone or finished natural hardwood timber;
- A window is required within 3m from the front facade around the corner facing the secondary frontage;
- Colours and materials are to be consistent with the main façade;
- Obscure/Translucent glazing is not permitted to the street frontage; front doors are permitted to have obscure/translucent glazing;
- Corner Lots are to include an additional 2 shade trees with a suggested pot size of 45 litres and a minimum height of 2m at planting;
- Corner Lot fencing is to be a maximum of 1800mm high and setback 2m from the front wall of the home;
- Sheds or any other ancillary structures are not to be located on/near the street frontage and must be located behind the home at the rear of the lot;
- Dual living or duplex homes are only permitted to be constructed on approved lots.



04 - Around Your Home

4.1 SHEDS

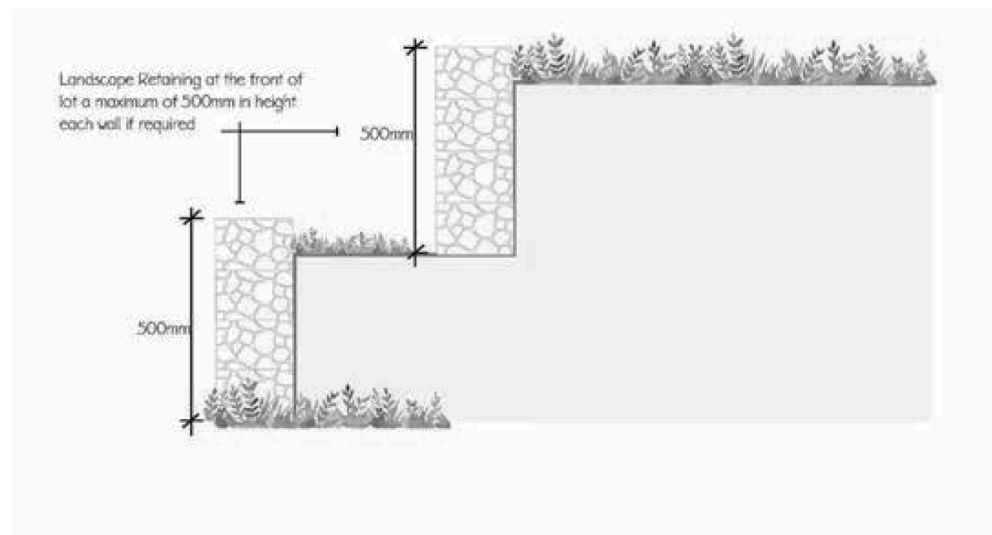
- All proposed sheds are to be approved and meet the building setback and site coverage requirements for your lot.
- All sheds are to have a wall height no greater than 3 metres.
- Caravan storage will be assessed on an individual basis.
- Sheds are to be screened or located such that they are not directly visible from the street, or park (i.e., located behind or to the side of the main dwelling, screened by landscaping and/or side fence returns, etc).
- Sheds with a gross floor area (GFA) of 9m² or less may be constructed from metal sheeting.
- Proposed sheds larger in size of 9m² are to be assessed by the Developer on merit in terms of location, size, and finish.
- The design, appearance and finish of the shed is to complement the home in the requirements for building materials and colours.

4.2 RETAINING WALLS

The Developer will be installing retaining walls between lots to provide the owner with a relatively flat building platform. These retaining walls are not to be removed or altered in any way.

Should there be a necessity to provide landscape retaining at the front your lot, please construct as below;

- Walls are to be no higher than 500mm, if double retaining is required, then it must be recessed and planted out to soften the appearance of the wall.
- Front fencing in combination with front retaining is to be constructed on the wall closest to the dwelling;
- Acceptable materials include, rendered masonry, feature block, or stone, other materials to be reviewed on merit.
- One retaining material & colour is to be used in the event multiple retaining walls are required







4.3 ANCILLARY ITEMS

SIGNAGE

- Signs and hoardings for advertising products and businesses are not permitted on residential lots with the exception of businesses being undertaken from home within the definition of a detached house, approved home occupations or display home signage, which may only be erected with prior approval.
- Builders/tradespersons' signs are permitted where they are required on lots but only during construction and when kept in good condition.

AIR CONDITIONERS

- Air conditioners are to be located below the fence line and screened from public view.
- Roof-mounted or unscreened wall and window mounted air conditioning units facing the street or parks are not permitted.

ROOF MOUNTED SOLAR PANELS AND WATER HEATERS

- Where practicable, solar panels and water heaters are to be located on roof pitches that minimise their visibility from public areas. Solar collector panels are to lie on the roof and not be supported on a frame.
- Where practicable, storage tanks are to be detached and concealed from street view.

TELEVISION ANTENNAE AND SATELLITE DISHES

- An external antennae or dish, if required, is to be located towards the rear of the dwelling

MISCELLANEOUS STRUCTURES AND EQUIPMENT

- Including, but not limited to; Air conditioners, clotheslines, hot water systems, gas systems, rainwater tanks and meter boxes are to be screened or located away from any street or park frontage.
- Rubbish and other refuse bins must not be left on the street but stored behind the fence returns.

RECREATIONAL VEHICLES

- To maintain an attractive overall streetscape, trucks, caravans, boats, or trailers are not permitted to be parked in the street or front of the lot, they are completely housed within a garage or screened from public view.

4.4 PRESENTATION AND MAINTENANCE OF YOUR LOT

An important aspect at Habitat is that your lot is always maintained even before construction starts.

Please ensure the following to assist with always keeping our community presentable;

- Keep your lot free of excessive weeds, rubbish, or garbage, and keep all turfed and garden areas presentable.
- Do not dump, store, or leave on the land or any neighbouring land, any spoil, building or other materials.
- Do not park vehicles on the land or any neighbouring land, other than in designated positions on paved surfaces.
- After you have completed your home construction, you will need to maintain the landscaping and lawns within the land and that part of the landscaping which extends from the street alignment to the kerb.





4.5 DEVELOPER INFRASTRUCTURE AND CONSTRUCTION OBLIGATIONS

DEVELOPER INFRASTRUCTURE

Developer installed infrastructure including, but not limited to;

- Services, Retaining walls, Fencing, Street trees, and Footpaths must be preserved and not altered or damaged in any way. If any infrastructure is damaged or removed without consent, it must be replaced at the owner's expense.

SITE SUGGESTIONS

- Construction of the home and external works must be continuous and completed within the time provided in the Sales Contract;
- Builders are to provide a bin or enclosure within the lot boundary for the duration of construction and ensure it is emptied regularly to avoid overflow of rubbish to the site and surrounding areas;
- Safety fencing and builder materials are to be located wholly within the construction site and not encroach onto the verge or footpath;
- Maintain construction site cleanliness at all times;
- Dumping of spoil/rubbish on any sites will not be tolerated and reported to the local authority.



Application Form

All Design applications must be accompanied by this completed application form and completed checklist. Please include the full suite of documents including colour schedule to ensure a speedy review and alleviate delays. Please submit your complete application and completed checklist to **info@habitatmtkynoch.com.au**.

LOT DETAILS

Lot Number Street

OWNER DETAILS

Name

Address

Contact Number Email

BUILDER DETAILS

Name

Address

Contact Number Email

BUILDER ACKNOWLEDGEMENT

The Buyer acknowledges having read and understood the Habitat Design Guide and agrees to comply with all the requirements.

Dated

Signed

Checklist

Please ensure all of the below information is included to assist with a speedy review;

PLANNING

- ☐ Site Plan (min. scale 1:200)
- ☐ Floor Plans (min. scale 1:100)
- ☐ Elevations (min. scale 1:100)
- ☐ Driveway details
- ☐ Retaining Wall details
- ☐ Location of any shed, swimming pool, A/C, clothesline, rubbish bins, hws etc.

LANDSCAPING AND FENCING

- ☐ Landscape Plan (min. scale 1:200)
- ☐ Min. 40% planted garden beds
- ☐ Side boundary plantings
- ☐ Tree and plant species and size
- ☐ Fencing to sides and rear (incl. returns)
- ☐ Fencing to the front (if any) and type
- ☐ Letterbox type and colour

BUILDING MATERIALS AND COLOURS

- ☐ Roof material and type
- ☐ Roof, Fascia, and Gutter colours
- ☐ Wall material types
- ☐ Wall material colours

BUILDING APPEARANCE

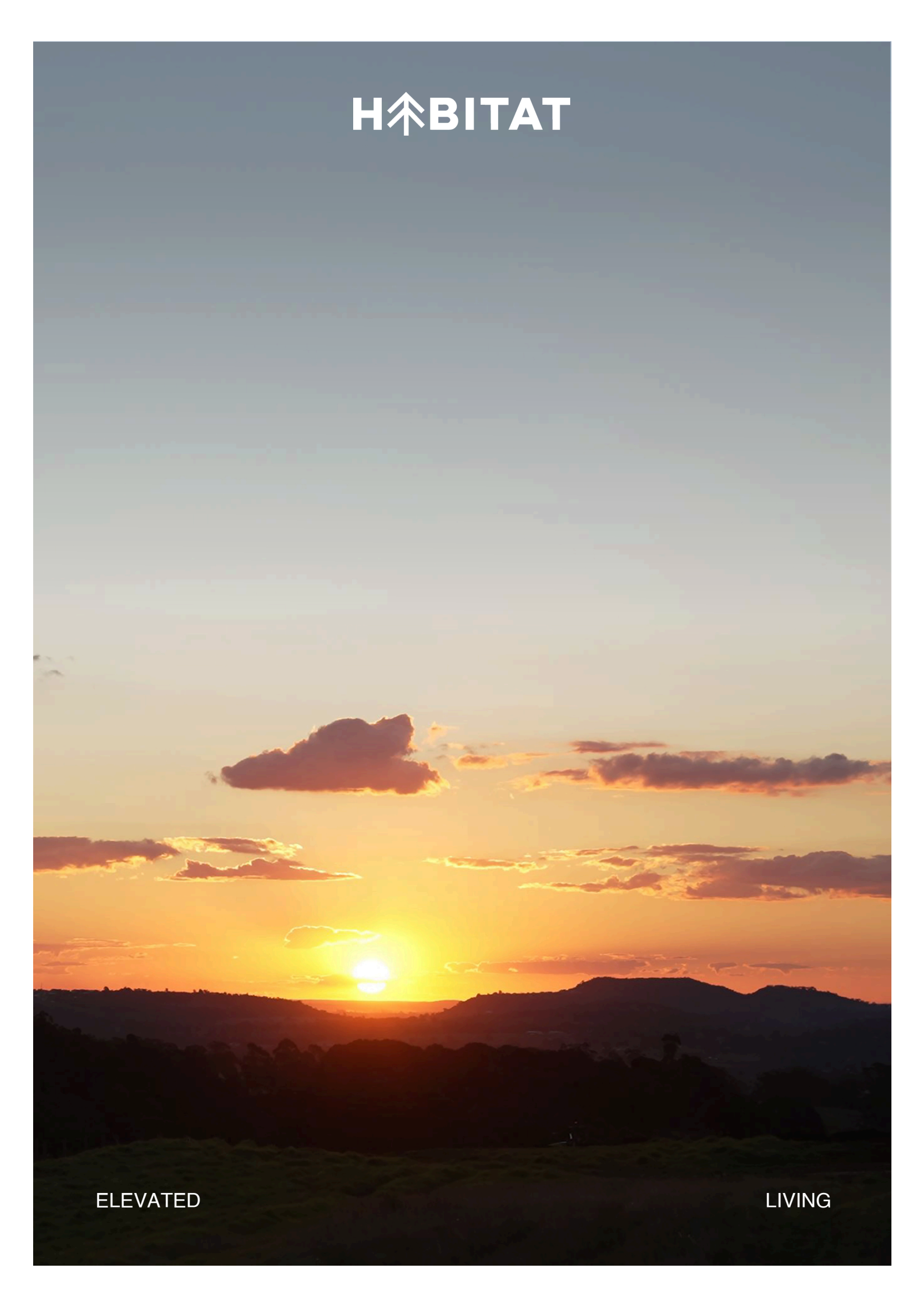
- ☐ Roof pitch 25° min
- ☐ Ceiling height 2550mm min
- ☐ Porch/Verandah details
- ☐ Garage setback 1m
- ☐ Eaves to 70% each elevation
- ☐ Window and Door screens (if any)
- ☐ Roof and Wall articulation
- ☐ 20% glazing to the front façade

CORNER ALLOTMENTS (IF APPLICABLE)

- ☐ Design features
- ☐ Feature elements & materials
- ☐ Window with 3m
- ☐ Additional 2 shade trees
- ☐ Fence setback 2m
- ☐ Shed location (if any)

Dated

Signed



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