North Harbour

STAGE 15-45

DESIGN GUIDELINES

NORTH HARBOUR DESIGN GUIDELINES

WELCOME TO THE DESIGN GUIDELINES

The elements contained within these Design Guidelines are designed to create an attractive streetscape that results in a cohesive urban form, while not precluding individual design solutions. The elements contained within these Design Guidelines include relevant requirements from the North Harbour Dwelling Code as approved by Moreton Bay Regional Council for your convenience.

North Harbour encourages a variety of architectural styles and materials in the design of your home. North Harbour reserves the right to approve works which do not comply with the Design Guidelines where considered to be of merit and to vary the requirements of the Design Guidelines at its discretion.

The Design Guidelines apply in addition to, and not in lieu of other statutory requirements. Approval from Moreton Bay Regional Council or a registered building certifier will be required in addition to any approval given by North Harbour.

THE APPROVAL PROCESS

Step 1 - North Harbour Design Guidelines Approval

Before undertaking any building work, you must first obtain written approval from North Harbour. In addition to these 'Design Guidelines', your builder or architect will need to review the documentation applicable to your property which has been attached to the sales contract for the lot. They will also be required to discuss with Moreton Bay Regional Council any specific codes or conditions which may apply to your lot.

Your builder or architect will submit your design to North Harbour. North Harbour will issue a 'Design Approval' where the plans appropriately comply with the Design Guidelines. Where not suitably complying, North Harbour will identify the items requiring further consideration. Where amendments are necessary, revised plans are to be submitted to North Harbour for approval before you can build.

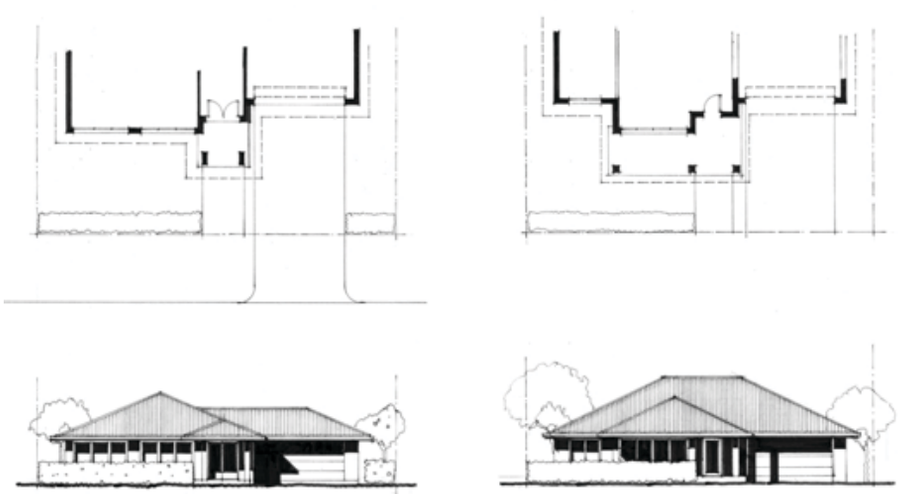
Step 2 – Local Building Approval

Upon receipt of your approval from North Harbour, an application can be made to the relevant authority to receive approval for building.

THE DESIGN GUIDELINES

Design, Aesthetics, Identity and Legibility

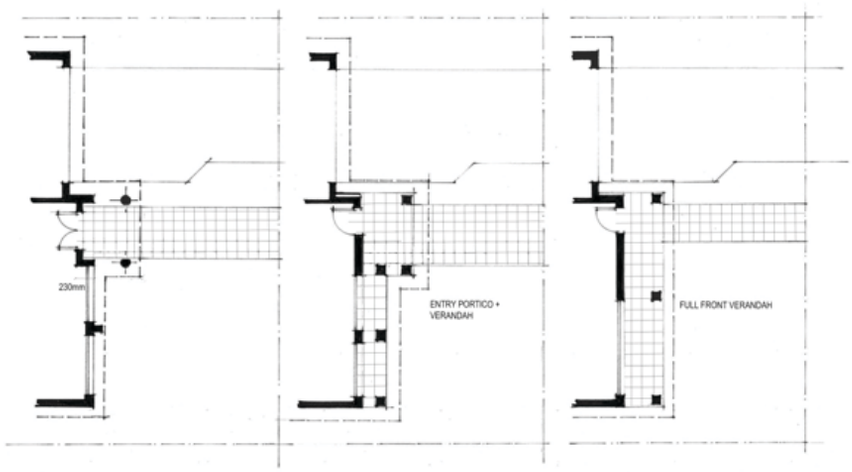
- Homes are to include design measures such as:
  - **a)** balconies and recesses;
  - **b)** variation in materials, colours and/or textures; and
  - **c)** effective landscaping.
- All homes are required to present appropriate rooms and windows to the street, as listed below:
  - Where the site frontage is 18.0 metres or greater, dwellings are required to satisfy one of the following:
    - Two habitable rooms and windows facing the street; or
    - One or more habitable rooms which comprise a minimum internal width of 5.4 metres (excluding the width of the entry foyer), to be measured in the same plane as the front alignment of the garage. Significant glazing must be provided to this frontage proportional to the size of the room provided.
    - Where the site frontage is 18 metres or greater but the lot narrows towards the rear creating a "splayed lot", the average width will be used to determine the frontage of the site.
  - Where the site frontage is less than 18.0 metres, one or more habitable rooms; and significant glazing must be provided to this frontage proportional to the size of the room provided.
  - Where a two-storey dwelling is proposed, the requirement for habitable rooms and windows can be either fully or partly satisfied on the second storey.
- The front façades for all homes must incorporate at least one of the following design elements:
  - A verandah, or
  - An entry portico.



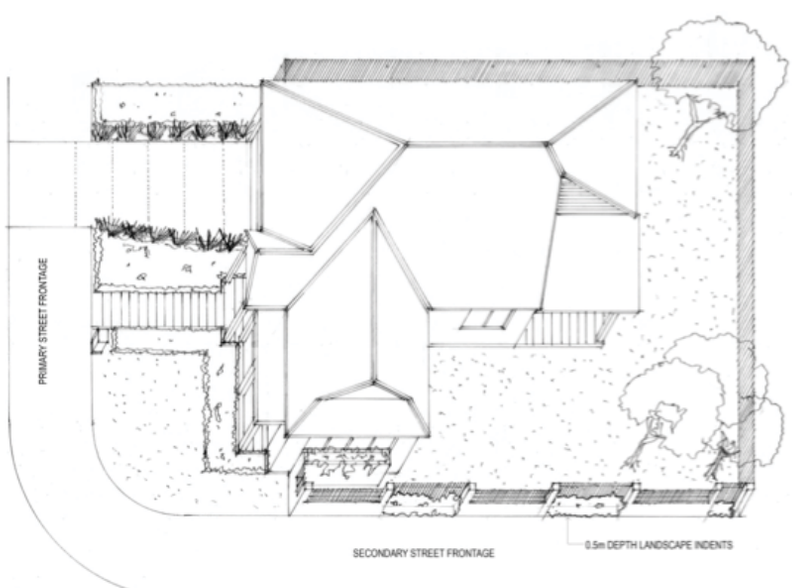
- For a single storey home, here the site frontage is 18.0 metres or greater, unless the front façade contains a step of a minimum depth of 900mm (excluding the step at the garage), one of the following additional elements will be required:
  - A full front verandah for the length of the frontage of the dwelling (not including the garage); or
  - An entry portico with columns that have a minimum width of 350mm and recess the doorway a minimum of 230mm.

THE DESIGN GUIDELINES

Design, Aesthetics, Identity and Legibility



- Homes with multiple frontages or outlooks are to present attractively to all frontages through the use of balconies, windows, shading devices and landscaping. This requirement does not apply to the side or rear of a home if the side or rear faces a noise fence constructed by North Harbour.



- Homes (other than outbuildings) are to be developed in accordance with Appendix A.
- Maximum built to boundary wall length without variation is 15m and height is 3.5m. If exceeding 15m, wall to include a recess of minimum 1.5m depth and 3.0m length.
- Building design of homes should incorporate the following:
  - **a)** orientation to optimise passive solar and day lighting, while avoiding unwanted heat gain;
  - **b)** Adequate eaves and/or external shading devices to all glazed areas, designed to prevent summer sun access and allow winter sun access;
  - **c)** insulation to roof, ceiling and walls;
  - **d)** Use of light colours on roofs and unshaded walls to reduce internal heat loads in summer; and
  - **e)** Natural cross-ventilation.

THE DESIGN GUIDELINES

Roofs

- Roofs incorporate measures such as:

  a) variation of roof forms to that include pitches, gables, skillions;
  b) light wells;
  c) ventilation devices; and
  d) other features.
- Roof mounted items visible from the street or public spaces must be minimal and unobtrusive including but not limited to: satellite dishes, TV aerials, external hot water services, water tanks, air conditioning units, heating units, spa and pool pumps.
- The rooftop is designed to enable solar efficient positioning of current and/or future solar panels.

Roof Pitch Hip or Gable

- Hip roof pitch of between 20 and 35 degrees is to apply for all lot types.

- Innovative roof designs incorporating curved, flat or skillion elements will be assessed on their individual architectural merits.

- Parapet walls built to a zero lot line boundary are not permitted to project forward of the front facade.

Roof Pitch Skillion

- A skillion roof is permitted on a two storey dwelling provided the roof design includes the following elements:
  - The roof pitch is between 10 and 15 degrees;
  - A minimum of two roof planes are required. i.e. One continuous roof plane across the entire width of the dwelling is not permitted. A separate portico or verandah roof will be considered as a separate roof plane;
  - Overhangs/eaves not less than 450mm (excluding gutters) are to be incorporated except where a zero lot line has been utilised; and
  - Articulation and variation of materials used for the external walls.

- Where a skillion roof is proposed on a single storey dwelling, the roof design will be assessed on its individual architectural merit by North Harbour. As a guide, the following elements should be considered:
  - The roof pitch is between 10 and 20 degrees and it must be demonstrated that the skillion roof has a similar ridge height to that which would be achieved with a hip roof;
  - A minimum of two roof planes are required. i.e. One continuous roof plane across the entire width of the dwelling is not permitted. A separate portico or verandah roof will be considered as a separate roof plane;
  - Where two roof planes form a clerestory or similar, the height of this feature is to be in the order of 500mm;
  - Overhangs/eaves not less than 450mm (excluding gutters) are to be incorporated except where a zero lot line has been utilised; and
  - Articulation and variation of materials used for the external walls.

THE DESIGN GUIDELINES

Roof Finishes

- Roof materials are limited to the following:
  - Corrugated prefinished and coloured metal sheets (e.g. colorbond); or
  - Concrete tiles.
- Gutters and downpipes are to be pre-finished or painted to match the dwelling, or to provide appropriate colour accents.

External Wall Finishes

- The front façade of homes is to be one of the following combinations:
  - Rendered painted masonry;
  - Fibre cement with rendered and painted texture finish;
  - Stone or prefinished materials provided they have a natural appearance;
  - Painted or stained weatherboards.
- The front façade material is to extend along the adjacent side wall for a distance of either 1m or up to the side fence return, whichever is greater.
- Face brick is not an acceptable finish on the front facade.
- The front façade of homes must also incorporate timber and one other material as a feature. Face brick is generally not an acceptable feature material. However, minor amounts of face brick as a feature may be considered on its merits.
- On corner lots, the façade visible from the secondary street must also be rendered painted masonry that matches the front façade.
- The remaining walls (side and rear) major materials 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;
  - Stone or prefinished materials provided they have a natural appearance;
  - Painted or stained weatherboards.
- Face brick is not an acceptable finish on the side or rear walls.
- Where a wall extends to the underside of eaves in a gabled roof or where the roof design incorporates a gable, it is to be treated as a wall extension rather than a roof gable for the purpose of building material selection. Fibre cement cladding used to this part of the wall or gable is therefore required to be finished with a rendered and painted texture finish.
- The materials and colours to be used to infill above windows and doors on a façade facing a street or public area must match the remainder of that façade.

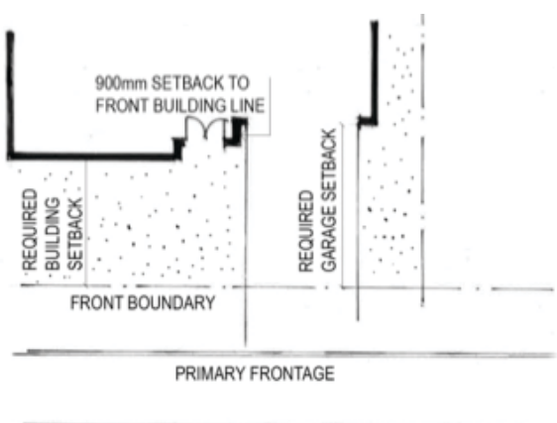
Parking, Access & Servicing

- The garage/carport requirements for each lot width is summarised in the table below:

	Frontage less 12.5		12.5m frontage or more		14m frontage or more		18m frontage or more	
	1 storey	2 storey	1 storey	2 storey	1 storey	2 storey	1 storey	2 storey
Single Garage	✓	✓	✓	✓	✓	✓	✗	✗
Double Garage	✗	✓	✓	✓	✓	✓	✓	✓
Minimum Garage Setback	As per appendix A.*							

*two storey section must extend over no less than 50% of the garage on lots 18m or more. Irregular shaped lots will be considered on its merits.

- All garages and carports must:
  - Be set back a minimum of 900mm from the front building line; or where a two storey section extends over not less than 50% of the garage, the garage may be in line with the second floor;

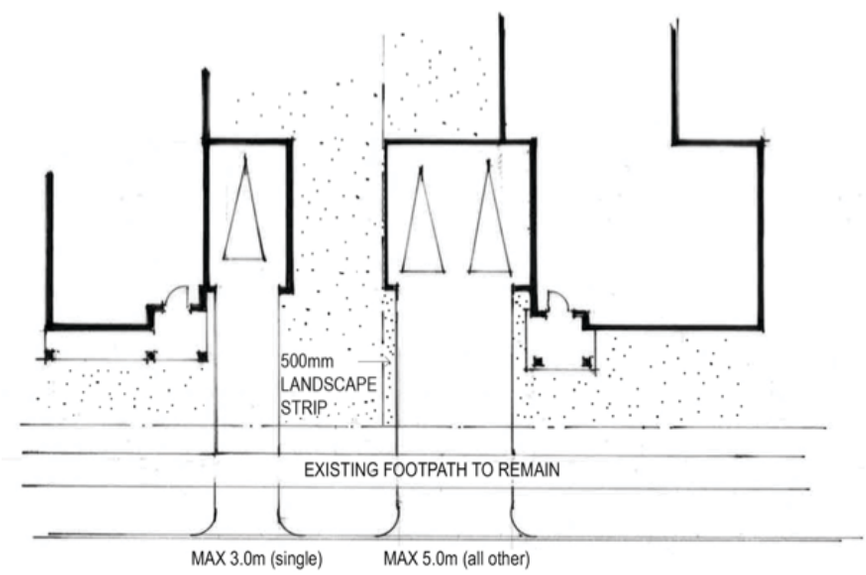


  - Occupy no more than 55% of the length of the frontage for single-storey homes;
  - Incorporate tilt up, panel lift or single roller doors. Double roller doors will be considered on their architectural merit where they complement the design of the dwelling.
- Triple garages are permitted on lots with a minimum 20m frontage and must be:
  - On two-storey home designs;
  - Have one garage door fully integrated within the front façade where a two-storey section extends over no less than 100% of this garage. The garage may be in line with the second floor;
  - Have all other garage doors set back a minimum 900mm from the alignment of the garage integrated within the front façade.
- Triple garages are permitted on lots with a minimum 25m frontage and minimum area of 1200m^2 and must:
  - Have a maximum single garage opening of 6m that is setback a minimum of 900mm from the front building line; and
  - Have all other garage doors setback a minimum 900mm from the alignment of the other garage opening.

THE DESIGN GUIDELINES

Driveways

- All crossovers and driveways are to be completed prior to occupation.
- Driveways to have a minimum 0.5m landscaping to the side property boundary.
- Plain concrete driveways are not permitted.
- All driveways must be no wider than 3m for a single garage or carport or no wider than 5m for all other garages or carports.
- Where a footpath has been constructed in front of the lot, the driveway must abut and not cut through the footpath. The balance of the driveway between the footpath and the kerb may be plain concrete to match the footpath.

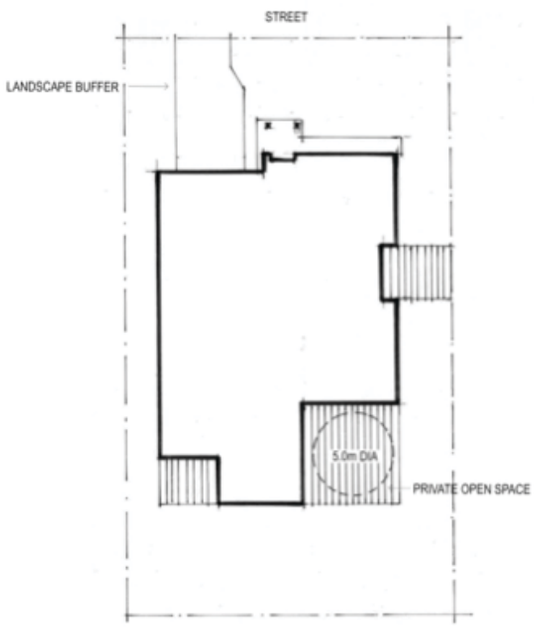


- All driveways are designed and constructed in accordance with the following sections of AS2890.1-2004 Parking Facilities - Off Street Carparking
  - **a)** gradients - Section 3.3, and
  - **b)** locations - Section 3.2.3
- On sites with a single road frontage, there is only one (1) access driveway.
- On a site with a primary and a secondary frontage, one (1) access driveway may be taken from each street.

THE DESIGN GUIDELINES

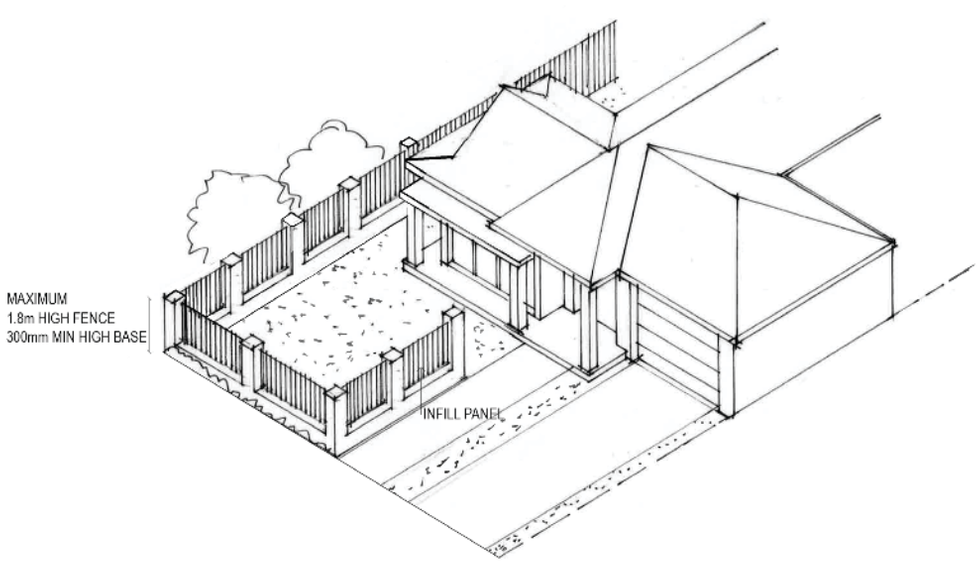
Private open space

- Each dwelling has a minimum private open space comprising a single area of 25m² with a minimum dimension of 5.0 metres.



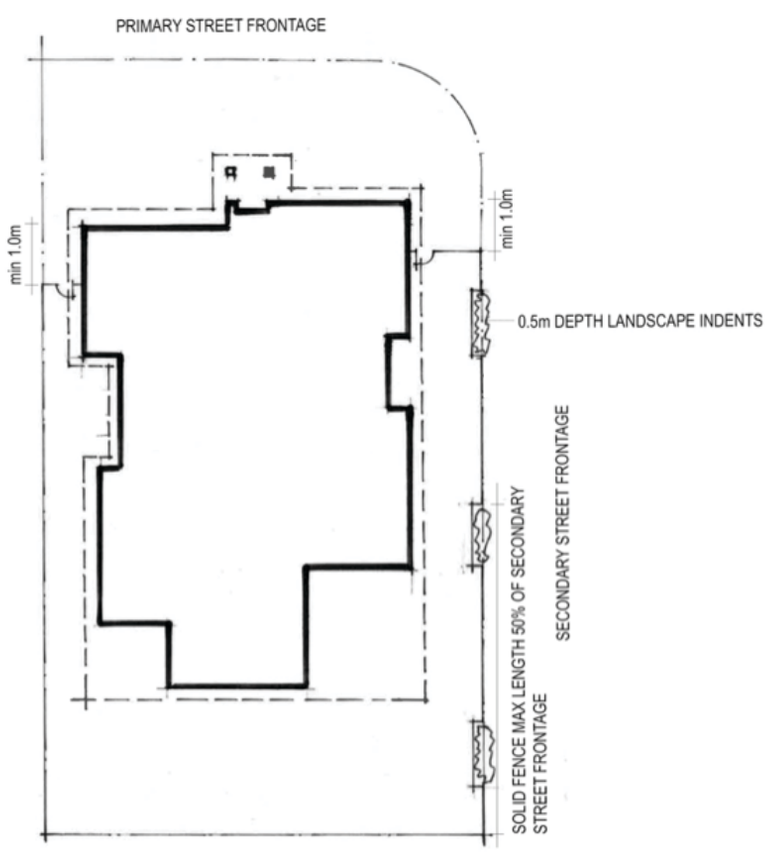
Screening and fences – Road Frontages

- Provision is made at the front property boundary for inclusion of street numbers.
- Except where required for noise attenuation purposes, fencing to a primary frontage is
  - when sited on the road boundary, a maximum height of 1.2m where solid, or a maximum of 1.8m where at least 50% transparent;
  - to extend a minimum of 1m behind the front wall of the dwelling; and
  - to be constructed of rendered and painted masonry piers (with a minimum 300mm base and matching the front facade), and include infill panels of complementary rendered and painted masonry, coloured metal tube; painted or stained timber battens installed either vertically or horizontally.



Screening and fences – Road Frontages

- Fencing to a secondary road frontage between the primary frontage and 1m behind the front wall of the dwelling is to as per the requirements the primary frontage.
- Where no front fence is used, the secondary street fence must return to the house a minimum of 1m behind the front wall of the dwelling.
- Fencing to a secondary road frontage has a maximum height of 1.8m and is to be stepped by a minimum of 0.5 metre deep for a minimum of 1.5m wide in at least three separate locations along the frontage. The indented areas are to be landscaped.
- Fencing to a secondary road frontage is to be constructed of one or combination of:
  - Painted or stained timber palings with capping and feature posts; or
  - Open style coloured metal tube fencing complemented by hardwood timber posts (minimum 125mm x 125mm size posts); or
  - to be constructed of rendered and painted masonry piers (with or without a minimum 300mm base and matching the adjacent facade), and include infill panels of complementary rendered and painted masonry, coloured metal tube; painted or stained timber battens installed either vertically or horizontally.
- Plain timber fencing is not an acceptable finish.



THE DESIGN GUIDELINES

Fencing to Side & Rear Boundaries

- Is to be a maximum of 1.8m in height;
- Constructed of treated timber palings or pre-painted metal;
- Return to the house a minimum of 1m behind the front wall of the dwelling.
- Where a zero lot line boundary is utilised, fencing is not permitted to be constructed along the boundary adjacent to this length of external wall (including when the 250mm tolerance is used).

Dividing Fences

You are encouraged to 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.

Fencing to Parks

For lots having a common boundary with a park, fencing along the common boundaries is to be:

- A maximum of 1.8m in height;
- Constructed of face brickwork or rendered and painted masonry piers (either with or without masonry base) and/or hardwood posts;
- Infills of coloured metal tube; and
- Any side fence must match the style, height and finish of the fence fronting the park extending no less than 1.0 metre behind the adjacent wall of the dwelling.

Retaining Walls

Retaining walls visible from the street or public space:

- Are limited to 1m in height before use of a 0.5m wide landscape terrace.
- May be constructed from stone or masonry to match the dwelling or with stained timber.
- This includes side boundaries forward of the front façade of the dwelling.

You are encouraged to discuss any proposed retaining walls with your adjoining neighbour prior to construction to ensure that the height of the retaining is appropriate to suit the finished ground levels on adjacent blocks.

Ground Mounted Plant or Equipment

All ground mounted services are to be screened where visible from any street or public space. This includes but is not limited to:

- heating and cooling units, rubbish disposal containers, swimming pools & equipment, rain water tanks, clothes hoists and washing lines.

THE DESIGN GUIDELINES

Developer Works

Where the developer has constructed a fence, entry statement or retaining wall, it is to be maintained by the owner to the standard to which it was constructed.

Outbuildings

- Unfinished metal shed of any size are not permitted. All outbuilding and garden sheds must be constructed behind the front or secondary street building line unless it can be shown that they are not visible from the adjacent street or public area.
- Sheds greater than $9m^2$ are considered as an extension of the main dwelling and must therefore satisfy the building setbacks and external material finish requirements as per the main dwelling.

Landscaping

- The table below sets out the minimum number of trees to be planted between the front boundary and the front building line:

Lot Frontage	Minimum Number of Trees
18m and greater	5
14m and less than 18m	4
Less than 14m	3

- Trees are to be a minimum of 1.5m high when planted.
- In addition to the trees, the area between the front boundary and the front building line is to include combination of garden beds or turf. The turf is to extend from the front boundary to the back of the kerb and channel.
- Where a brick letterbox is to be constructed, the letterbox is to be rendered and painted to match the home.

Prior to commencing your landscaping works, a landscape plan is to be submitted and approved by North Harbour. North Harbour encourages the use of drought tolerant plant species around your home to reduce the need for watering.

Fibre Optic Community

North Harbour is a fibre optic enabled community which allows you to connect to the Optical Fibre Network that runs past your home. In order to access the Optical Fibre Network, there are responsibilities for you and your builder as part of building your home including an Opticomm connection fee. It is important you and your builder refer to the Cable Entry Guide and Home Wiring Guide Internal provided by the Optical Fibre Network provider, Opticomm. The Cable Entry Guide is available at:
www.opticomm.net.au/wp-content/uploads/2016/03/91_Cable_Entry_Guide.pdf
with other relevant documents available from Opticomm's website www.opticomm.net.au

Sustainability

- North Harbour encourages homes to be designed and constructed to achieve a 7 star NatHERS rating;
- North Harbour encourages owners to use 4 star WELS rated water fixtures such as taps, toilets, and washing machines;
- North Harbour encourages owners to given consideration to the use of alternative energy. The use of a couple of these items should be considered to reduce energy usage in your home.
  - 1.6Kw minimum Photovoltaic Solar Panels
  - Solar hot water heating
  - Solar pool heating
  - Enter a renewable energy contract with your supplier
  - Other alternative energy sources such as wind or geothermal
- North Harbour encourages owners to given consideration to the use sustainable materials. Having 20% of the materials used in your home as sustainable material would be a great outcome, including:
  - A high recycled content
  - From renewable sources
  - From non polluting sources
  - Have low lifecycle energy materials
  - Able to be recycled or reused at the end of the life of the house
- North Harbour encourages owners to give consideration to the use of low emission products. The use of a couple of the following items should be considered in your home:
  - Low emission paints on all internal painted surfaces
  - Low emission floor coverings on all indoor covered floors
  - Select non allergenic materials for furnishings where feasible
  - Composite wood produce which is low emission formaldehyde or no composite wood product used
  - Wood products stained with wood treatment that are natural, such as linseed oil or beeswax polish

APPENDIX A – BUILDING SETBACKS

The following information is provided to assist with locating a home on the lot and has been extracted from the North East Business Park Residential West Dwelling Code as approved by Moreton Bay Regional Council. This provides a summary of the key residential design and siting requirements in relation to the range of lot types proposed within this area.

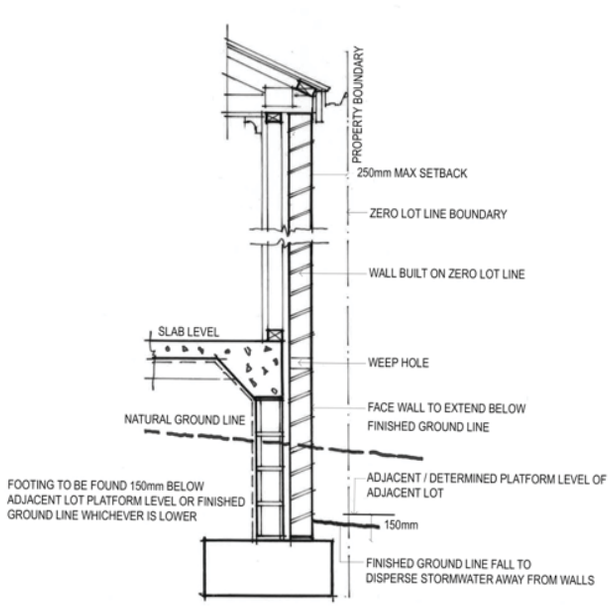
a). Building setbacks for all lots must comply with the setback requirements outlined in the following table (unless dimensioned otherwise on a Building Envelope Plan). Where a setback is specifically dimensioned and referenced on the Building Envelope Plan, the Building Envelope Plan will prevail.

		Road Setbacks [1,5]					Other Setbacks [4,5,6,7]		Height	
		Primary								
Use	Site Cover[2]	A	B	C	Secondary	Laneway	Side	Rear	Storeys	Metres
Dwelling House										
Lot of less than 450m² with a depth equal to or less than 27m	60%	4.5m	5.5m	3.0m	2.0m	1.0m	0m & 1.5m	3.0m	2R	8.5m
Lot of less than 450m²	50%	4.5m	5.5m	3.0m	2.0m	1.0m	0m & 1.5m	4.5m	2R	8.5m
Lot of greater than or equal to 450m² otherwise	50%	4.5m	5.5m	3.0m	3.0m	1.0m	0m & 1.5m	4.5m	2R	8.5m
Dual Occupancy	60%	4.5m	5.5m	3.0m	3.0m	1.0m	0m & 1.5m	0m	2R	8.5m
Studio Apartment	Note 3	0m	0m	0m	0m	1.0m	0m	0m	2R	8.5m
Outbuildings, Swimming Pools, Tennis Courts	Note 3	0m	0m	0m	0m	1.0m	0m	0m	1R	4.5m

Notes:
1. Road Setbacks:
   A: Double Garage or Carport
   B: Single Garge or Carport
   C: Otherwise
2. Site Cover is exclusive of any unenclosed patios, verandas or balconies
3. Site Cover includes Studios and Outbuildings
4. 2nd storey setbacks are a minimum of 2m
5. All setbacks are to are to be measured to the walls or posts of structures
6. On lots with a frontage of less than 13m, the side setback can be reduced to 1.0m provided the eave encroaches no more than 450mm (excluding gutter) into this setback.
7. Where a garage wall is not built on the boundary, the garage may be built no closer than 1.0m to the side boundary. The balance of any dwelling must comply with the relevant side setback requirements.

b). Where a wall is built to a non-mandatory built to boundary nominated on the Building Envelope Plan, it is to be constructed with materials and finishes consistent with the balance of the dwelling, extending 150mm below the anticipated level of the adjacent lot's platform in accordance with Council's requirements. A zero lot tolerance of up to 250mm is permitted to accommodate a gutter overhang (see example to the right). Where a non-mandatory built to boundry nominated on the Building Envelope Plan is not used, or for the balance of any dwelling not built to this boundary, it must comply with the relevant side setback requirements detail in section A of this appendix.

c). The design of the development has taken into consideration the visibility at intersections and the amenity of the proposed neighbourhood. Consequently, for the purposes of Part 3 of the Standard Building Regulations (i.e. corner truncation setbacks), further application for corner truncation setbacks is not required, provided that the setback specifically dimensioned are complied with.



North Harbour

Application Form

to be completed and emailed to
design@northharbour.com.au

Lot Number:.....

Street Address:....., North Harbour

Owner

Name:.....

Mailing Address:.....

Contact No:.....

Email:.....

Builder

Name:.....

Mailing Address:.....

Contact No:.....

Email:.....

Checklist - Application to include

- ❑ Site Plan showing house siting with dimensioned setbacks;
- ❑ Floor plans including a schedule of areas in square metres;
- ❑ Elevations and cross sections at 1:100 scale with natural ground level;
- ❑ Slope contours in AHD;
- ❑ Earthworks Plan showing extent of cut and fill, with batters and retaining walls location, height and materials, if applicable;
- ❑ Dwelling ground / pad and finished floor level information;
- ❑ Location of existing street trees;
- ❑ Fencing details including height, colour, materials and location;
- ❑ Driveway and crossover location in relation to street trees and services;
- ❑ Driveway details and materials;
- ❑ Location of outdoor structures such as rainwater tanks, drying area, nominated rubbish bin location, air conditioning units, hot water system, solar panels, sheds, pergolas, letterbox location as well as proposed screening, if required; and
- ❑ Completed application form signed by land owner.

I/We the owner of the above lot, have prepared this application after reading and incorporating the requirements of the North Harbour Design Guidelines.

Owners Signature:..... **Date**.....

North Harbour

5433 1111 | northharbour.com.au