



Tannum Blue

Design Guidelines Lots 180 - 186

These Design Guidelines have been prepared for homes within the Tannum Blue community because we understand the importance of innovation, well designed built form, quality streetscapes and energy efficient homes that have been designed for modern living.

The Design Guidelines promote a consistent, high standard of design and construction. They form a part of your land sales contract and approval must be sought in addition to, and not in lieu of other statutory requirements. EDQ encourages individuality and innovation in design and may, with individual merit, approve designs which do not comply. Interpretation of the provisions of the Design Guidelines is at the absolute discretion of EDQ.

Building and/or landscaping work must be constructed/carried out in accordance with the Design Guidelines written approval, approved plans and any special conditions. EDQ reserves the right to request evidence from the buyer/builder demonstrating compliance with these guidelines.

DESIGN REQUIREMENTS

4 Steps to Design Approval of your Home

STEP 1. DESIGNING YOUR HOME

Your home design must comply with requirements of the Tannum Blue Design Guidelines. Home designers must also review and comply with other legally binding documentation such as:

- Tannum Sands Priority Development Area (PDA) Development Scheme
- Plan of Development relevant to the Development Approval for each subject lot
- Any codes or standard that may be relevant

All buyers should ensure that their builders/architects are familiar with the EDQ Residential 30 and Low Rise Buildings Guidelines available for download at www.edq.qld.gov.au

We recommend that designers/architects contact the EDQ development team to discuss preliminary designs prior to preparing final drawings. This will enable purchasers to identify potential issues early. Preliminary designs should be emailed to designs@tannumblue.com.au

STEP 2. SUBMITTING YOUR DESIGN FOR APPROVAL

Before submitting your building design to Gladstone Regional Council or a private certifier for plumbing and drainage approval and building certification, you must apply for and obtain Design Guidelines approval.

Please ensure the following information is submitted with your application:

1. Site plan with minimum scale of 1:200, including:
 - building envelope with lot easements and setback dimensions marked;
 - slope contours with extent of proposed cut/fill earthworks;
 - location and details of proposed retaining walls including height and construction materials;
 - driveway details including gradient, finish, colour and crossover details;
 - bin and compost storage location;
 - outdoor structures/items (air conditioners, clothes line, rainwater tank).
2. Floor plans with a minimum scale of 1:100 including dwelling areas in m².
3. Elevations with a minimum scale of 1:100, including:
 - natural ground line at each elevation face;
 - external material selections;
 - architectural features.
4. Electrical plan with a minimum scale of 1:100.

5. Landscaping plan with a minimum scale of 1:100, including:
 - hard landscaping areas including driveway dimensions, details and materials;
 - fencing details (including fence elevations);
 - landscape drainage;
 - position of garden beds and ratio of front yard;
 - position and details of plants including size of plants that form a requirement of the Design Guidelines;
 - Letterbox location and detail including street numbering.
6. External colour scheme.
7. Building specification as included in the building contract.
8. BERS certificate including input data.
9. Completed Design Guidelines Application form and checklist.

Applications should be emailed to **designs@tannumblue.com.au** or posted to:

Economic Development Queensland,
Attn: Tannum Blue Development Team,
GPO Box 2202
BRISBANE, QLD 4001

STEP 3. RECEIVING YOUR DESIGN APPROVAL

Assessment of your completed Design Guidelines Application will usually take up to two weeks. If amendments are required to your design, and/or further information is requested to complete the assessment, this information will need to be submitted before approval can be given.

STEP 4. CONSTRUCTING YOUR HOME

Prior to and during construction, the builder will be responsible for managing public safety around the construction site. Appropriate sediment control measures must be implemented at all times.

Lots should be kept clear of rubbish and excess builders waste. Waste should be stored in a bin enclosure and recyclable material deposited at the onsite recycling facility. Lot owners must ensure that their builders adhere to these measures throughout the construction process.

Any damage to the kerb, footpath or verge during the course of construction must be rectified by the buyer.

DESIGN GUIDELINES

The following guidelines apply to all individually titled dwellings. Multi - family dwelling lots may be subject to additional design criteria.

Infrastructure easements are not shown on Plans of Development and designers/ architects should refer to registered survey plans or disclosure plans for the location of these easements.

DWELLING DESIGN.

BUILDING ENVELOPE, SETBACKS AND SITE COVERAGE

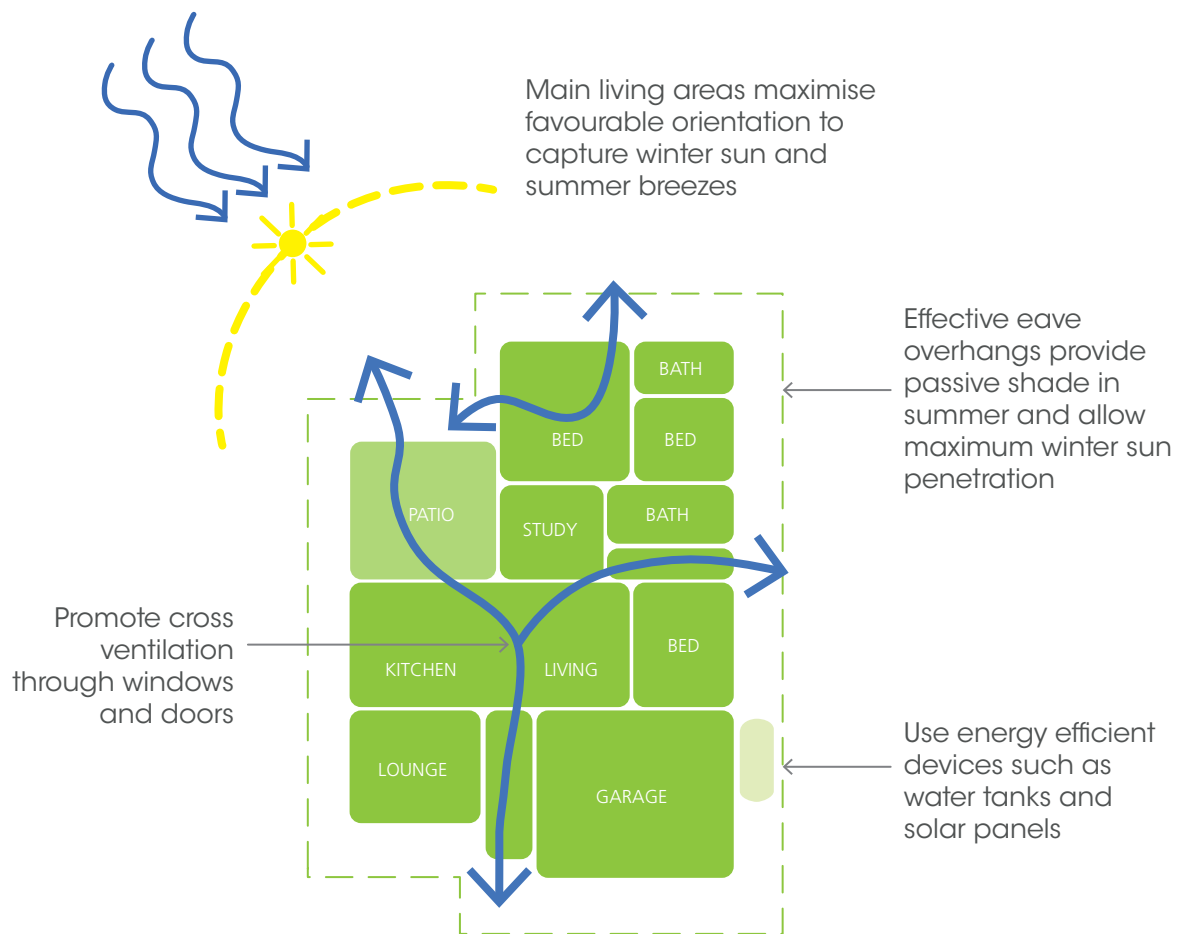
Dwellings must comply with the building setbacks, measured to the wall of the dwelling, and site coverage requirements outlined below:

- Maximum site coverage of 70%
- Front wall setback minimum - 5.0m
- Side wall setback minimum - 2.0m
- Rear wall setback minimum - 3.0m

It is the buyer's responsibility to ensure the home design and the built to boundary wall complies with Building Code of Australia (BCA) requirements including fire separation requirements.

BUILDING ORIENTATION AND EFFICIENT DESIGN

- Dwellings should be orientated to maximise the benefits of solar access and protection (particularly western sun) and provide good cross ventilation with well considered placement of windows to draw breezes through the house.
- Windows to the western elevation should be minimised, walls should be clad with light coloured materials with western facing rooms having appropriate uses (eg. garage, laundry).
- Roof space cooling by use of light coloured roofing and venting (active venting preferred). Solar absorption ratings as provided by manufacturers of roof materials are used to determine what is a light coloured roof (a rating lower than 0.5)
- Dwelling design should provide strong interaction with the public street with front doors clearly visible from the street.
- Dwellings should support CPTED principles for passive surveillance.



PRIVACY AND SURVEILLANCE

- Habitable rooms, windows or balconies within 3m of an adjoining property that overlook the private open space of a neighbouring house are to have sill heights at least 1.7m above floor level, be screened or fixed with translucent glass. Opening windows are encouraged for cross ventilation and screens need to be included where this option is used.
- Dwellings should be designed to ensure passive street surveillance with habitable rooms overlooking the street to provide passive surveillance. Bedrooms (excluding master bedrooms) and designated “home theatre” rooms do not generally provide opportunities for passive surveillance supporting CPTED principles.
- Landscaping near lot boundaries is encouraged to achieve additional privacy and shading.

EAVES AND ROOF PITCH

Eaves of at least 450mm (to the fascia) are required on all pitched roofs. Where practical 600mm eaves should be considered to achieve a greater degree of shading to windows and for enhanced aesthetic appeal.

The following roof pitches are recommended by EDQ:

- Pitched roofs minimum pitch of 20 degrees;
- Skillion roofs should have a pitch of between 10 and 15 degrees;
- Homes with a roof pitch outside of these requirements will be considered on architectural merit.



FACADE ARTICULATION

To create an interesting and high quality built form, dwelling facades should be articulated with a minimum of four external architectural features and a minimum combination of two cladding materials, to external walls. Materials should create contrasting textures. Architectural features can include:

- balconies & verandas
- feature entry doors
- full height windows
- gable and end treatments
- entry porches and porticos
- shade and screening devices



- EDQ recommends the primary cladding be rendered, bagged and painted brick, or face brick of standard height, free of burns, or blends. The secondary cladding should provide a contrast to the primary cladding. EDQ will assess all cladding materials on their merits.
- A covered entry should be provided to the home, and must be at least 1.5m deep and clearly visible from the street.
- Sunscreens and awnings are encouraged and can be comprised of timber battens or metal frames. They shade and protect openings, particularly on the northern, eastern and western elevations.
- Elements of modern living including aerials, satellite dishes, water tanks and air conditioning units should not be visible from the street. Solar PV and hot water panels are exempt.
- No two homes within the same street-scape shall be approved with the same front facade - assessed as five homes either side of the subject lot on both side of the road.

HOMES WITH A VISIBLE SECONDARY FACADE

Homes that have a secondary street frontage or are located adjacent to parkland must be designed to address both frontages through the use of roof form, porches or feature windows to match the front facade.

OUTDOOR LIVING AREAS

Private open space accessible from a living area on the ground floor must be provided and not be less than 5m². The space must ensure privacy of occupants and overshadowing impacts on adjacent buildings.

A clear relationship to the internal living areas of the dwelling must be achieved.

A focus should be on quality of the space in terms of orientation, size, shape and landscaping treatment.

EDQ encourages the supplementation of private open space through the inclusion of a covered alfresco area no less than 5m² (accessed via the internal living area of the dwelling).

OUTDOOR STRUCTURES

All outdoor structures visible from the street or public spaces must be suitably screened and located to minimise their visual impact, including but not limited to:

- Roof or wall mounted air conditioning units;
- Satellite dishes;
- Antennas;
- Water tanks;
- Clothes lines

Solar panels and collectors for hot water units are exempt and should be orientated to maximise their efficiency.

Sheds are to be coloured in coordination with the dwelling (plain zincalume finish is not acceptable), located near garden areas, and are not to be visible from the street (either by appropriate siting, or with screen fencing or planting to hide).

FIBRE TO THE HOME

The development will provide fibre to the home delivered by Opticomm. Builders must ensure house designs and wiring accommodate this service. Please refer to the *Home Wiring Guide* available at www.opticomm.net.au for home wiring requirements.

CAR ACCOMMODATION

- Garages are required to be built and sited in accordance with the suggested driveway access points on the service layout plan. The garage should be located at the western or southern side of the lot, set back a minimum of 1m from the front building wall, and designed so that the entry and the house facade are the predominant features.
- Allotment (not on a laneway) with a frontage of less than 12.5m are to have a 5.5m setback to the garage.
- The maximum width of a garage shall be no more than 40% of the lot.

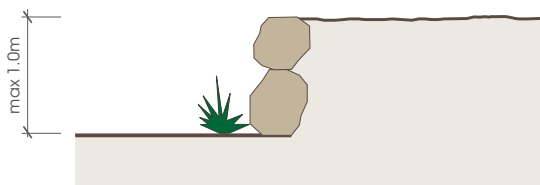
EXTERNAL WORKS AND LANDSCAPING.

DRIVEWAYS

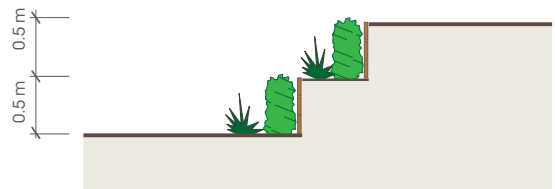
- Driveways must be completed prior to occupation of the home.
- One driveway is permitted per dwelling and treatment must extend from the kerb edge to the garage/carport.
- Driveways are to be no more than 3m wide at the lot boundary where providing access to a single garage or carport.
- Driveways are to be no more than 4.8m wide at the lot boundary where providing access to a double garage or carport.
- Driveway surface materials and colours are to complement the dwelling and landscape, and may include:
 - concrete or clay pavers laid over reinforced concrete base
 - exposed aggregate
 - stencilled concrete (with design approved by EDQ)
- Dark coloured driveways are not acceptable.
- Driveways incorporating permeable pavement sections are encouraged.
- Driveways should have a cut down kerb crossover with a minimum distance of 0.5m from the edge of driveway to the property boundary.
- Where a footpath has been constructed in front of the lot, the driveway must abut level and not be built through the footpath.
- Any damage to the kerb, footpath or verge caused during the course of construction must be rectified by the buyer.
- The use of other products or materials must be approved. Uncoated grey, broom-finished concrete and car track driveways are NOT acceptable.

RETAINING WALLS

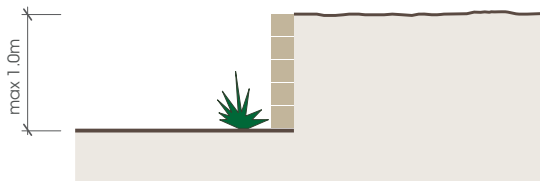
- Retaining walls visible from the street can be rendered or coloured split face block, rock boulder walls or other materials/finishes approved by EDQ.
- If retaining walls are not completed prior to occupation of the home an erosion and sediment control plan including reporting methods must be submitted and approved by EDQ.
- Unpainted masonry block walls are not permitted.
- Unscreened timber sleeper retaining walls are not permitted in areas visible from public roads or parks.



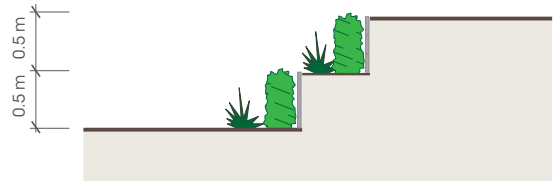
Boulder Retaining Wall



Timber Sleeper Retaining Wall - stain finish



Rendered/Split Face Block Retaining Wall



Concrete Sleeper Retaining Wall - colour finish

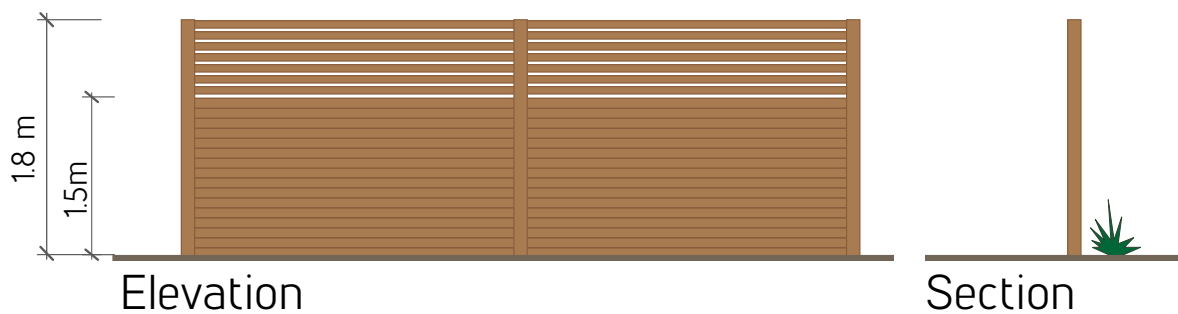
FENCING

All lot boundaries must be fenced at 1.8m total height, with the bottom 1.5m at 10% transparency and the remaining 0.3m at 25% transparency (See image below).

The fence must be constructed of stained hardwood timber, or treated pine which is painted in a colour complimentary to the external colour scheme of the home, with expressed feature posts.

The front boundary fencing must contain:

- a vehicle access gate that is consistent in design, materials and finish; and
- a pedestrian access gate that is consistent in design, materials and finish.



MAINTENANCE OF LANDSCAPING AND FENCING

LANDSCAPING

All turfed and landscaped areas are to be maintained during residency at an acceptable level to EDQ, including:

- Watering;
- Turf control and mowing;
- Removal of green waste; and
- Replacement of dead and/or dying plants.

EDQ encourages the maintenance of turfed and landscaped areas between the lot boundary and kerb.

FENCING

All fencing visible from the street and/or any public open space must be maintained during residency at an acceptable level to EDQ, including:

- Reapplication of paint/stain; and
- Rectification of damage to fence palings, capping, feature posts and gates.

HARD LANDSCAPING

- Hard landscape areas to drain towards planted areas to maximise stormwater infiltration and passive water sensitive urban design.
- Pedestrian access to the front door is to be clear and unambiguous from the street.
- A compost bin should be provided for all dwellings.
- Rubbish bins must be stored behind a fence line or in a screened enclosure approved by EDQ. Bins must not be visible except on the nominated day for rubbish collection by the Gladstone Regional Council.

SOFT LANDSCAPING

- A minimum of one x 2m tall (at planting) shade tree / plant and five x 1m tall (at planting) tree/plants are required to the front yard for all lots with a frontage of 12.5m or greater.
- A minimum of one x 2m tall (at planting) shade tree / plant and three x 1m tall (at planting) tree/plants are required to be planted to the front yard for all lots with a frontage of less than 12.5m.
- A minimum of 50% of the front yard is to be soft landscaping, with a minimum of 40% planted.
- Garden beds should be covered with (a) 100mm of organic mulch, or (b) 50mm inorganic mulch with native ground covers filling unplanted areas of garden bed.
- Plants with similar water consumption should to be positioned together to minimise water consumption.
- A minimum of 50% of plants are to be native or endemic (see appendix 1).
- An erosion and sediment control plan including reporting methods is required to be submitted to EDQ if landscaping works are not finished in their entirety prior to occupation of the home.
- The developer will install turf and street trees between the lot boundary and kerb, the owner must replace any turf or street trees damaged between the lot boundary and the kerb.
- Any damage to the kerb, footpath or verge caused during the course of construction must be rectified by the buyer.



LETTERBOXES

- Letterboxes should be located in close relationship to the front entry of the home and be built as part of the fence structure.
- Numbers must be either brushed or polished stainless steel, anodised aluminium, bright or satin chrome and be a minimum 100mm high.

ENVIRONMENTALLY SUSTAINABLE DESIGN.



INTENT

Tannum Blue has achieved a 6 leaf EnviroDevelopment Accreditation V1.0 National Standards through the Urban Development Institute of Australia (UDIA). This has been achieved by displaying superior environmental outcomes which result in lower ongoing running cost for our buyers. Development at Tannum Blue is demonstrating the protection and enhancement of ecosystems, the reduction of waste and encouragement of recycling, reduction of energy use, reduction of potable water use and the development of a sustainable community.

In order to achieve these outcomes the following sustainable design features must be incorporated into all dwellings.

ENERGY

EDQ is expecting a 20% reduction in greenhouse gas emissions.

- All single storey dwellings are to achieve a minimum energy rating of 7 stars (two storey homes must achieve 6 stars) under NatHERS, BERS 2nd Generation Software or other as approved by EDQ. Energy assessor to be ABSA accredited and copy of certificate provided (curtains, blinds or similar must not be used in the BERS calculation and inputs are required to be submitted). **Calculations are not to include concessions provided through the Queensland Development Code.**
- Roof space cooling by use of light coloured roofing and venting (active venting preferred).
- Clotheslines to be installed on all dwellings during construction.
- 100% of internal lighting must be energy efficient lighting.
- Installation of 5 star gas (connected to reticulated gas main) or solar hot water systems connected to an off-peak tariff.
- Installation of gas cooktops.
- Kitchen rangehoods must be flued to the outside of the building (shown on plans).
- Ceiling fans must be provided to a minimum of all bedrooms and main living area (shown on electrical plans).

- Air conditioning units to living areas should be Demand Control Enabled Peak Smart type units with bedroom units being efficient inverter types.
- Use of appliances which produce less greenhouse gas emissions. This should include at a minimum:
 - Dishwashers (where installed) with an energy consumption of <245kWh per annum; and
 - Air conditioning systems with a COP of >3.20 and EER of >3.00

MATERIALS

20% (by volume) of materials should be environmentally responsible materials. These can be made up from a combination of reused resources; recycled resources; renewable resources; low lifecycle energy materials; non-toxic materials; and other environmentally responsible materials.

- The use of low emission floor coverings on all indoor covered floors.
- Where carpets are used, they should be mechanically fixed.
- Low emission sealants and adhesives should be used.
- Water based low-VOC or no-VOC paint is required on >95% of all internal and external surfaces.
- Local manufacturers and suppliers have been considered and/or used.

WATER

EDQ is expecting a 20% reduction in potable water demand.

- Taps to bathrooms, kitchen and laundry that use ≤ 6 litres per minute
- Low flow dual flush toilet rated 4-star WELS
- All shower heads to be minimum 3-star WELS rated that use ≤ 6 litres per minute
- Waterwise landscaping (refer to page 15)
- Where installed, a dishwasher with a water consumption of ≤ 14 litres per use.

PLANT SPECIES LIST.

GENERAL

- Trees are to be planted in planting beds of minimum 1.5m width and minimum mulch / planting area of 6m².
- Cultivars of species provided are acceptable.
- Other species to be approved by EDQ.
- Environmental weeds or declared pest species will not be permitted.

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
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TREES

Alectryon conatus (N)	Grey Birdseye
Allocasuarina glauca (N)	Swamp Oak
Allocasuarina torulosa (N)	Forest She Oak
Alphitonia excelsa (N)	Red Ash
Brachychiton acerifolius (N)	Illawarra Flame Tree
Buckinghamia celsissima (N)	Ivory Curl Flower
Casuarina glauca (N)	Swamp She Oak
Cupaniopsis anacardioides (N)	Tuckeroo
Cyathea cooperi (N)	Tree Fern
Jagera pseudorhus (N)	Foambark tree
Grevillea banksii (N)	Red Silky Oak
Harpullia pendula (N)	Tulipwood
Lagerstroemia indica (E)	Crape Myrtle
Lophostemon suaveolens (N)	Swamp Box
Melaleuca leucadendron (N)	Fine Leaf Paperbark
Melaleuca quinquenervia (N)	Broad Leafed Paperbark
Pittosporum venulosum (N)	Rusty Pittosporum
Tabebuia palmeri (E)	Pink Trumpet Tree

SHRUBS

Acalypha species (E)	Acalypha
Agapanthus orientalis (E)	Agapanthus
Asplenium nidus (N)	Crows Nest Fern
Bursaria spinosa (N)	Blackthorn
Callistemon species (N)	Bottlebrush
Chrysocephalum apiculatum (N)	Yellow Buttons
Cordyline terminalis (E)	Cordyline
Eremophila species (N)	Common Emu Bush
Grevillea species (N)	Grevillea
Hibiscus species (E)	Hibiscus
Melaleuca linariifolia (N)	Dwarf Claret Tops
Petalostigma pubescens (N)	Quinine Berry
Philodendron xanadu (E)	Xanadu
Syzygium australe species (N)	Lilly Pilly
Westringia species (N)	Native Rosemary
Xanthorrhoea latifolia (N)	Grass Tree

GROUNDCOVERS

Callistemon 'Rocky Rambler' (N)	Rocky Rambler
Dianella caerulea (N)	Flax Lily
Dianella 'Silver Streak' (N)	Silver Streak
Dietes bicolour (E)	Yellow Wild Iris
Evolvulus pilosus (E)	Blue Gem
Grevillea 'Bronze Rambler' (N)	Bronze Rambler
Grevillea 'Royal Mantle' (N)	Royal Mantle
Hardenbergia violacea (N)	False Sarsparilla
Hymenocallis littoralis (E)	Spider Lily
Liriope species (E)	Lilly Turf
Lomandra hystrix (N)	Spiny-headed Mat-rush
Lomandra filiformis (N)	Wattle Mat-rush
Ophiopogon japonicus (E)	Mondo Grass

CREEPERS

Hibbertia scandens (N)	Guinea flower
Hibbertia vestita (N)	Hairy guinea flower
Trachelospermum `jasminioides (E)	Star Jasmine

Note:
Trees should be planted a minimum 1.5m from all underground services.

N= Australian Native
E= Exotic

APPLICATION FORM.

Please complete this application form and checklist and submit with all relevant supporting documentation electronically (preferred) to **designs@tannumber.com.au** or post to:

Economic Development Queensland
Attn: Tannumber Blue Development Team
GPO Box 2202
BRISBANE, QLD 4001

Lot Number:

Street Address:

Lot Width:

BUILDERS DETAILS

Name:

Address:

Phone:

Email:

BUYERS DETAILS

Name:

Address:

Phone:

Email:

APPLICATION CHECKLIST

(ensure the following are attached to your application)

- 1. Site plan showing all required items at a minimum scale of 1:200.
- 2. Floor plan with a minimum scale of 1:100.
- 3. Elevations with a minimum scale of 1:100.
- 4. Electrical plan with a minimum scale of 1:100.
- 5. Landscaping plan, including fence elevations, with a minimum scale of 1:100.
- 6. External colour scheme.
- 7. Building specification as included in building contract.
- 8. BERS certificate including input data.
- 9. Completed and signed application form.

SUBMISSION DETAILS

EXTERNAL CLADDING MATERIAL

Primary Cladding:

Secondary Cladding:

ARCHITECTURAL FEATURES

A minimum of four architectural features (please list):

1

2

3

4

BUILDING DESIGN

Total Site Cover: %

Private Outdoor Space: m²

- | | |
|------------------------------------------------|-------------------------------------|
| DESIGN | <input checked="" type="checkbox"/> |
| Design considers natural light and ventilation | <input type="checkbox"/> |
| Plans comply with setbacks | <input type="checkbox"/> |
| Garage setback 1m from front facade | <input type="checkbox"/> |
| Fibre to the home has been accommodated | <input type="checkbox"/> |

-
- | | | |
|-----------------------------------------|-------------------------------------|-------------------------------------|
| EXTERNAL WORKS AND LANDSCAPING | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Fencing details submitted | <input type="checkbox"/> | |
| Services are screened from the street | <input type="checkbox"/> | |
| Bin enclosures screened from the street | <input type="checkbox"/> | |
| Compost bin included in contract | <input type="checkbox"/> | |
| Letter box detail included | <input type="checkbox"/> | |
| Percentage of softscaping in front yard | | % |
| Size of garden beds (as a %) | | % |

ENVIRONMENTALLY SUSTAINABLE DESIGN CHECKLIST

ENERGY



BERS certificate with input data included with a minimum 7 stars (6 stars for two storey dwellings) as per requirements of Tannum Blue Design Guidelines.



Roof space cooling by use of light coloured roofing and venting (active venting preferred).



Clothesline to be installed during construction.



100% of internal lighting is energy efficient lighting.



Installation of 5 star gas connected to reticulated gas main or solar hot water systems connected to an off-peak tariff.



Installation of gas cooktops.



Kitchen rangehoods must be flued to the outside of the building (shown on electrical plans).



Ceiling fans are provided to a minimum of all bedrooms and main living area (shown on plans).



Air conditioning units to be installed are Demand Control Enabled Peak Smart type units to living areas and Inverter type units to bedrooms.



Dishwashers (where installed) with an energy consumption of <245kWh per annum



Air conditioning systems with a COP of >3.20 and EER of >3.00



MATERIALS



The use of low emission floor coverings on all indoor covered floors.



Where carpets are used, they are mechanically fixed.



Low emission sealants and adhesives used.



Water based low-VOC or no-VOC paints used on >95% of all internal surfaces.



Local manufacturers and suppliers have been considered and/or used.



WATER



Taps to bathrooms, kitchen and laundry that use ≤6 litres per minute



Low flow dual flush toilet rated 4-star WELS



All shower heads to be minimum 3-star WELS rated that use ≤6 litres per minute



Waterwise landscaping (refer to page 21)



Where installed, a dishwasher with a water consumption of ≤14 litres per use.



Meet the landscaping requirements of these Design Guidelines.



WASTE

The use of skip bins rather than cages;

Maintenance of waste records;

Use of contractors who transport waste to a licensed recycling centre;

Select materials and products which minimise and/or recycle packaging; and

Design dwellings to maximise use of standard size of materials wherever possible.

I hereby acknowledge that I have read and understood my obligations as a buyer under The Tannum Blue Design Guidelines.

PRIVACY STATEMENT

This information will be used to help EDQ process your application for approval under these Design Guidelines. Information of a personal nature will not be disclosed to any other third party, other than the aforementioned, without your consent, unless required by the law or for other authorised purposes described in the Information Privacy Act 2009.

BUILDERS SIGNATURE BUYERS SIGNATURE

BUILDERS NAME BUYERS NAME

DATE DATE