

AMITY

NARANGBA

STAGES 1, 2, 3 & 10 DESIGN GUIDELINES



DAHUA GROUP





AN INTRODUCTION TO YOUR DESIGN GUIDELINES

1. Welcome to Amity

These Design Guidelines have been carefully developed to ensure you have the flexibility to create your dream home while maintaining Amity's distinctive and cohesive architectural character.

Dahua Australia is fully committed to creating community focused projects and housing products that reflect the unique culture and community of the region coupled with attractive and affordable options for residents. We understand that your family home is one of the greatest personal investments that you will make in your life,

therefore these Design Guidelines have been designed to enhance and protect the value of your home at Amity.

It is important that you discuss these with your builder or architect during the early stages of planning the design of your home to confirm your house design complies, or can be altered to comply with the guidelines. These Design Guidelines form a legal and binding part of the contract and should be read in conjunction with, not in lieu of, all relevant state or local government planning and building approval requirements.

2. Approval Process

The design of your new home must first be assessed and approved by the Amity Design Review Panel (DRP) before you can obtain your building approvals. The following drawing and documents are to be submitted in an electronic (PDF) format via email to DRP@amitynarangba.com.au

- Site Plan
- Floor Plans
- Elevation Plans
- Landscaping Plan
- Material and Colour Selections
- Completed Design Guideline Checklist
- Completed Application Form
- Structural Detail for Built to Boundary Walls

Once all required drawings and documents have been received, Amity DRP will thoroughly assess your house design to ensure it complies with the guidelines and will provide a response within 10 business days. If the house design is deemed to not comply then Amity DRP will identify the issues which need to be addressed, the plans will then need to be modified accordingly and re-submitted for approval. Once approval has been granted by Amity DRP, you or your builder can proceed with obtaining the necessary building approvals.

Amity DRP reserves the right to approve designs which may not strictly meet all requirements of the guidelines provided the dwelling is generally in accordance with the guideline's overall objectives. If you are unsure whether your home design will meet the requirements of these guidelines or if you would like more information please contact us at DRP@amitynarangba.com.au and we will be happy to assist.

3. Setbacks and Siting

Front setbacks to be in accordance with the Dwelling House Code from MBRC's Planning Scheme (Version 3). Side setbacks are to be in accordance with QDC MP1.1 and MP1.2. Noncompliance with the above provisions may require a concurrence agency response from MBRC.

Built to boundary walls are to be located in accordance with the approved Plan of Development which identifies how and where development on your lot is to occur. When built to boundary walls are to be constructed consideration is to be given to adjoining lots on the lower side to ensure the structural design extends below the adjacent pad level. Design details are to be provided as part of the design approval for potential coordination with future neighbouring lots (if required).





DESIGN REQUIREMENTS

4.1 Front Facade

Objective

- To promote contemporary, innovative, attractive and practical dwelling designs that enable the built form to positively contribute to Amity's cohesive and high-quality streetscape.

Standard

- The front façade must include a minimum of two materials and two complementary colours (excluding windows, doors and garage doors) drawn from a neutral colour palette. No one material or colour can take up more than 60% of the front façade area.
- The façade treatment on two-storey dwellings must have a clearly identifiable transition between the ground floor and first floor.
- External finishes are to be a combination of rendered masonry, cladding, FC sheeting, galvanised steel and solid coloured face brick with white mortar. No painted brick, sandstock brick, exposed commons bricks or double height bricks will be permitted.
- Each dwelling must incorporate a prominent front entry feature such as a portico or porch under its own roofline with a minimum depth of 1.5 metres which complements Amity's contemporary architectural character and provides a clear entry for the dwelling.
- Front entry door to be minimum 820mm wide with glass inserts and adjacent sidelight where possible. Diamond grill security doors will not be permitted.
- All windows facing the street should complement the contemporary house style and be well-proportioned awning, fixed glass or louver windows. No sliding glass windows and no diamond grill security screens on the front façade will be permitted.
- Columns on the front façade to be either fully rendered or feature brick with no downpipes visible.
- Front façade materials are to extend along the adjacent side walls for a minimum distance of 6 metres.
- Dwellings with identical facades are to be separated by at least 3 house lots in any direction including the other side of the street. If it is the opinion of Amity DRP that two dwellings are overly similar then whichever application was lodged first will take precedence.
- Dwelling designs, material choices and colour schemes that do not strictly comply with the above stipulations may be considered on architectural merit however this is solely at the discretion of Amity DRP.

4.2 Roofs

Objective

- To provide attractive, harmonious and energy efficient roof forms which complement the contemporary house designs and contribute to Amity's distinctive character.

Standard

- Roof materials are limited to light coloured metal sheeting (e.g. Colorbond). No roof tiles are permitted.
- Roof colour to be Colorbond Surfmist, Shale Grey, Dune or an equal equivalent.
- Skillion roofs and parapet roofs are encouraged and will be permitted with no minimum angles.
- Hip and gable roofing must have a minimum pitch of 25 degrees which is consistent across the roof form. For lots with a frontage of 20 metres or more a pitch of 22.5 degrees will be accepted.
- Roof mounted items visible from the street or public spaces must be unobtrusive.

4.3 Corner Lots

Objective

- To ensure that dwellings on corner lots (including lots abutting a laneway) present attractively to both frontages by providing visual amenity and a continuous built form to all sides visible to the public.

Standard

- On corner lots the full length of the façade visible from the secondary street must use materials and colours that match or are similar to those on the front façade with no one material or colour taking up more than 60% of the secondary façade area.
- The maximum run of an unbroken wall length on the secondary facade is 9 metres with a step of at least 450mm to be incorporated into the wall for articulation.





4.4 Garages and Driveways

Objective

- To ensure that garage doors contribute to the design quality of the front elevation while minimising their visual impact to the streetscape.
- To reduce the impact of driveways by having a consistency of material and ensuring there is landscape separation to minimise the visual impact of hard paved surfaces.

Standard

- The garage door must be a Colorbond slimline sectional garage door or an equal equivalent in a colour which is complementary to the front facade.
- Garages to be set back at least 500mm behind the front porch.
- Concrete driveways and pathways to be finished using a predominately grey coloured exposed aggregate such as Boral Salt and Pepper or an equal equivalent. Plain concrete driveways will only be permitted for laneway access terrace lots.
- Driveways for double garages must taper to 3.0 metres wide when crossing the verge to reduce its visual impact.
- Driveways must be offset at least 300mm from your side boundary with a landscaped garden bed provided.
- Where a footpath has been constructed in front of the lot the driveway is to cut through the footpath at the nearest construction joint and the footpath reinstated against the driveway.
- All driveways must be completed prior to occupation.

4.5 Fencing

Objective

- To provide consistent fencing around your home and those of your neighbours to contribute to the high-quality visual amenity at Amity.

Standard

- Side and rear fencing are to be a maximum of 1.8 metres high and be 'good neighbour style' side lapped timber with expressed posts.
- If no front fencing is installed then side fencing along common property boundaries must stop 1 metre behind the front wall and returned to meet the side of the dwelling.
- All front fencing (including side returns) must be painted in a dark grey colour such as Dulux Domino or an equal equivalent to compliment the colour of the dwelling.
- Front fencing must be a maximum of 1.5 metres high with a minimum transparency of 50%. Front fencing must feature pillars or expressed posts with a minimum size of 120mm x 120mm.
- For corner lots any fencing with a street or public frontage (including lots abutting laneways) the fencing must be painted a dark grey colour such as Dulux Domino or an equal equivalent with a maximum height of 1.8 metres with any fencing above 1.5 metres being a minimum of 50% transparent.

4.6 Retaining Walls

- Details of any retaining walls must be submitted for approval.
- Treated timber and boulder retaining walls are not permitted as they are prohibited by the development approval.
- Any walls constructed by the developer have not been designed for surcharge loading of any structures, therefore this will need to be considered as part of the dwellings structural design.

4.7 Landscaping

Objective

- To encourage the use of distinctive, attractive and sustainable landscape elements, materials and spaces which complement both your homes contemporary architectural style and the overall visual quality of the street.

Standard

- Buyers must provide landscaping to the front of their property and are strongly encouraged to provide landscaping to the entire block.

- At least 25% of the front yard area (including hardstand areas) must be landscaped with well-planted garden beds (minimum of 1 plant per 1m²) using a variety of plants and be positioned towards the front of the block where possible. Garden beds which take up the majority of the front yard area are encouraged with any remaining area to be turfed.
- All garden beds are to be edged, mulched and finished level with the adjacent lawn. Timber is not to be used for garden edging.
- The species of plants chosen should take into consideration the local climate to reduce the need for watering and to ensure longevity.
- At least one advanced tree (75 litres minimum) to be planted within the front yard.
- Letterboxes are to be constructed of face brick and be around 430mm wide by 665mm deep by 1,050mm high that match the existing letterboxes in estate.
- All landscaping to the front of the property is to be completed within three months of handover from your builder.
- A detailed landscaping plan must be submitted along with the building designs and must be approved by Amity DRP prior to obtaining building approvals.



DESIGN GUIDELINES CHECKLIST

REQUIREMENTS	YES	NO	N/A
1. CONTEMPORARY DWELLING DESIGN			
The dwelling has been designed to reflect Amity's contemporary architectural style which is in keeping with the character of the existing dwellings.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. FACADE			
Front facade includes at least two complementary materials and two colours with no single material or colour taking up more than 60% of the front facade area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Front entry door is minimum 820mm with glass inserts and sidelight where possible.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dwelling incorporates prominent front entry portico or porch with a minimum depth of 1.5 metres.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All windows facing street are well-proportioned awning, fixed glass or louver windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Front facade materials extend along adjacent side walls at least six metres.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. ROOFS			
Roof to be constructed using metal sheeting (e.g. Colorbond).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof colour to be either Colorbond Surfmist, Shale Grey, Dune or an equal equivalent.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hip and gable roofing to have a minimum pitch of 25 degrees (if applicable).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. CORNER LOTS			
Secondary frontage does not have an unbroken wall length of more than nine metres and has a step of at least 450mm for articulation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The full length of facade visible from the secondary street uses finishes, materials and colours similar to those on the front facade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. GARAGES AND DRIVEWAYS			
Garage door is Colorbond slimline sectional garage door or an equal equivalent.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garages set back 5.4 metres from front boundary and at least 500mm behind porch.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Driveways for double garages taper to 3 metres when crossing verge.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Driveways and pathways finished using grey coloured exposed aggregate such as Boral Salt and Pepper or an equal equivalent.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Driveway offset is a minimum 300mm from side boundary with associated landscaping.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Driveways are located in accordance with the approved Plan of Development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. FENCING			
Side and rear fencing is 'good neighbour' side lapped timber with expressed posts (1.8 metres high).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Front fencing/side returns will be painted dark grey colour such as Dulux Domino or equivalent.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. LANDSCAPING			
25% of total front yard area landscaped with well-planted garden beds.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
At least one advanced tree (75 litres minimum) to be planted in front yard.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Face brick letterbox around 430mm (w) x 665mm (d) x 1050mm (h) which match existing letterboxes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. GENERAL			
Setbacks in accordance with MBRC Dwelling House Code and QDC.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Construction of home to commence within twelve months from settlement.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APPLICATION FORM

This form and attachments are to be completed, signed and returned by email to DRP@amitynarangba.com.au.

Owner/Applicant Name	
Street Address	
Lot and Survey Plan Number	
Settlement Date	
Contact Details	Mobile
	Email
Builder Details	
Anticipated Building Dates	Start:
	Finish:
Signed	
Date	

REQUIRED PLEASE ATTACH

Completed Design Guidelines Checklist	<input type="checkbox"/>
Site Plan	<input type="checkbox"/>
Floor Plans	<input type="checkbox"/>
Elevation Plan	<input type="checkbox"/>
Landscaping Plan	<input type="checkbox"/>
Material and Colour Selections	<input type="checkbox"/>
Structural Detail for Built to Boundary Walls	<input type="checkbox"/>



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Important notice

These Design Guidelines set out standards and specifications for dwellings and other buildings constructed at Amity Narangba. They apply only to Stages 1 to 3 and Stage 10. Different Design Guidelines will be developed for other stages. These Design Guidelines will be binding on persons who purchase land in Amity Narangba. Such persons should review the terms of the contract and associated documentation carefully and seek and rely on their own legal and other advice. Neither the Developer or any of its employees or agents gives any warranty or makes any representations that any particular type of development or design will be approved by it or by Council or any other relevant authority. Interested persons should seek and rely on their own planning and design advice. The Developer may change, relax or elect not to enforce any of the Design Guidelines in its sole discretion without notice. Interested persons should review the contract terms carefully and seek and rely on their own legal advice. All illustrations are indicative only and final product may differ from that depicted here.