

# SOUTH PLACE

DEEBING HEIGHTS

DESIGN GUIDELINES

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FIND YOUR SPACE

Inspiring Places™ delivered by **Moremac**.

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## VISION

**Moremac's first project in Queensland, South Place is a community that feels miles away yet close to everything residents need.**

**South Place introduces a life lived with nature and the best city conveniences right at your door, with easy access to the best of Ripley, Ipswich, Springfield and beyond.**

**Amidst native reserves and parkland, you'll find architect designed homes and places for a community to learn, shop and play, in a leafy sanctuary full of life and energy. Neighbourhoods will be home to a warm and bonded community that values environmentally conscious design, so sustainable living becomes part of a normal day.**

**[SOUTHPLACE.COM.AU](https://southplace.com.au)**



## MOREMAC

Led by our joint founders and directors, Bryce Moore and Duncan McLellan, the Moremac team brings a wealth of industry insight, a steadfast belief in transparency and a genuine passion to realise outcomes of exceptional value.

We work from a place of great respect – for the natural environment, for the local community, and for the residents who will call their new neighbourhood home. We collaborate with governments, stakeholders, consultants and builders to develop places that make a meaningful contribution to the landscape – and that we are proud to put our name to.

[MOREMAC.COM.AU](https://www.moremac.com.au)

## DESIGN GUIDELINES OVERVIEW

## 1 DESIGN GUIDELINES OVERVIEW

**The South Place Design Guidelines will help you design and build a home that will make an important contribution to the character and visual appearance of the South Place community. Following the guidelines will ensure that your home together with others in your neighbourhood creates a diverse and interesting community for residents and visitors alike, and positively contributes to the long term value of the development.**

### Design Guidelines Components

Three key components form the basis of the Design Guidelines:

- Your Home Design
  - » The Guidelines have been written to help you design your new home with high levels of amenity, privacy, sustainability and visual appeal, in terms of architectural form, building materials and colours.
- Landscaping and Fencing
  - » A great way to complement your built form design is through high quality landscaping and front fencing if you choose to install. Your front yard design will complement the streetscapes of South Place. The guidelines will provide an overview of the front garden design solutions that are available to South Place residents.
- Sustainability
  - » Moremac considers sustainability as an important factor to supporting lower household bills and to live comfortably in your home. The guidelines provided will guide you on sustainable measures you can implement in your house design to achieve these outcomes.

### Design Portal

To assist you with information relating to your lot, a digital portal is available which will include but not limited to the following:

- South Place Design Guidelines
- Approved Plan of Development
- Survey Plans
- Disclosure Plans
- Civil Design Drawings
- Acoustic Report
- Bushfire Report

The digital portal is accessible via the South Place website or speak to a South Place sales representative.

Digital Portal:  
<https://portal.moremac.com.au/south-place/login>

## 1.0 Home Approval

### 1.1 Design Assessment Panel (DAP)

All house designs and building works including fencing, retaining walls, landscaping and outbuildings require approval from DAP. Approval from DAP is required prior to applying for a building permit for the construction of a new dwelling.

Submissions for design assessment approval can be made directly to the following email address:  
[southplacedap@southplace.com](mailto:southplacedap@southplace.com)

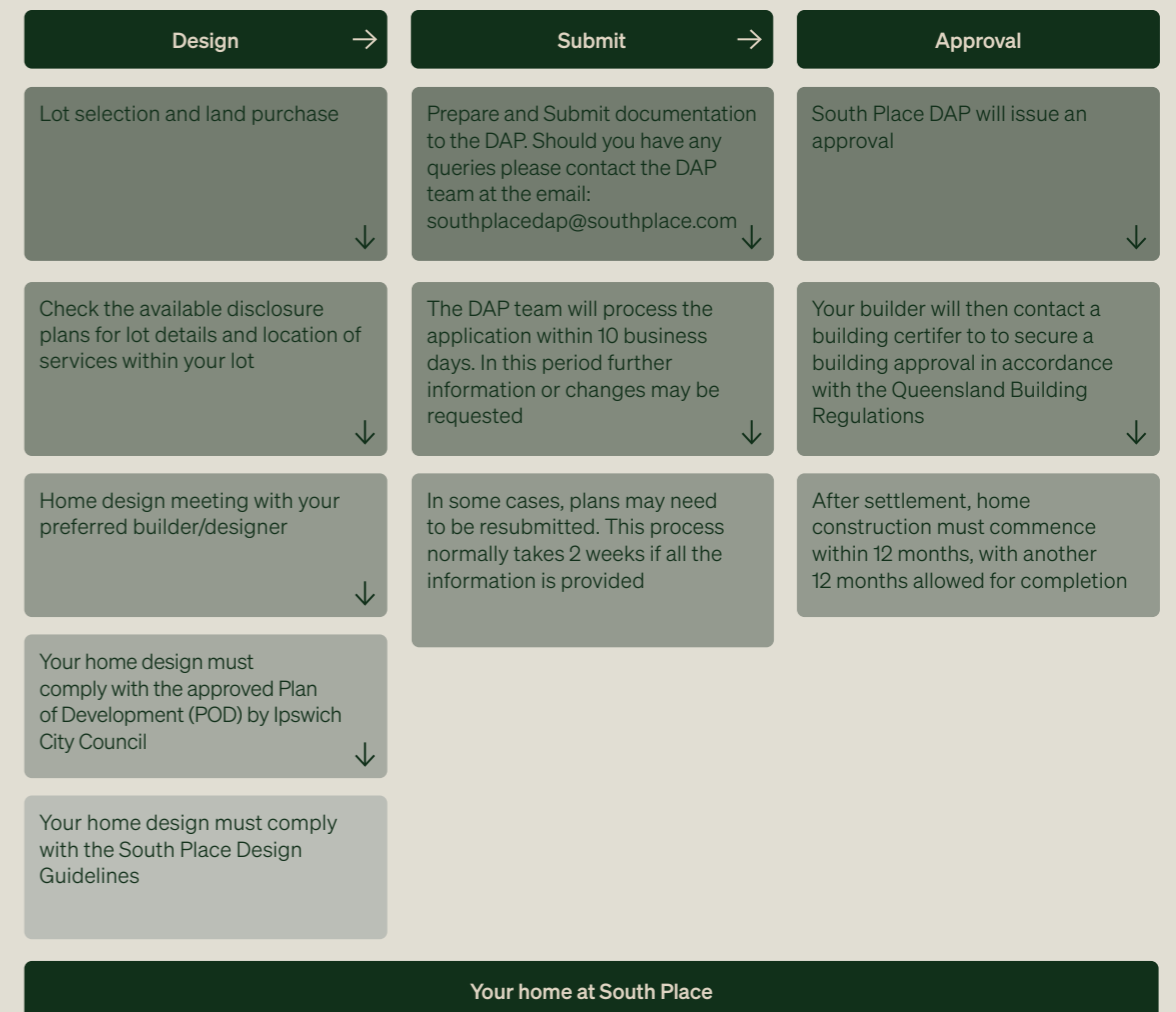
Should you have any queries prior to starting your design or about the content of the Guidelines, please email your queries and a member from the DAP will answer your questions.

Alternatively, you may submit your own design or that of your builder/ architect to DAP for review and approval.

At its discretion, the DAP may approve design outcomes if they are considered to be of outstanding merit but not in accordance with the Design Guidelines. The Design Guidelines may also be subject to change depending on development and authority approval outcomes.

### 1.2 Design Approval Process

The following steps provide an outline of the DAP approval procedure and its obligations for approval of your home designs. DAP approval is required prior to Building Approval and the commencement of construction may not begin until you have received written approval from the DAP. This will ensure no delays in the construction of your home once approval is provided.



### 1.2.1 Compliance and Relationship with other Building Legislation and Requirements

Please note that compliance with the South Place Design Guidelines is additional to your requirements under local and state government statutory requirements, the Queensland Development Code and the Building Regulations and the National Construction Code of Australia. The exception is the Plan of Development (POD) which over-rides the Queensland Development Code for those controls contained within the POD documentation.

The Design Guidelines have sought to ensure no conflict between other legislative compliance requirements. However, in case of any inconsistency between the Guidelines and any legislative or planning scheme requirements, the legislative and planning requirements will take precedence over the Design Guidelines.

### 1.2.2 Amenity Requirements

A limited number of lots will have noise/acoustic fencing located along their rear boundary. This is in accordance with development approvals and shall be constructed by Moremac to the necessary specifications. In addition, there are a limited number of lots that will need to comply with the Queensland Development Code MP4.4 Buildings in a Transport Noise Corridor, please refer to the MWA Environmental Road Traffic Noise Assessment report.

A limited number of lots are affected by a bushfire protection zone.

The effects of the bushfire protection zone include:

- Building Code of Australia (2019) (BCA) residential classifications of buildings are not permitted in the bushfire protection zone; and
- Landscapes gardens, pathways, fencing, retaining walls, swimming pools and lawn locker style garden sheds are permitted in the bushfire protection zone.

For further information, please refer to the LEC Land and Environment Consultants Report available on the digital portal.

### 1.3 Plan of Development (PoD)

All home designs must comply with the Ipswich City Council approved Plan of Development (PoD). Moremac does not have the right to provide relaxations in respect to this statutory document. Should a relaxation be favoured, consultation with your builder and Ipswich City Council must be undertaken prior to Building Approval.

The PoD comprises 3 plans to complying with when designing your home.

- Precinct A - Plan of Development
  - » On this plan you will be able to identify your lot classification and the location of lot development controls
- Precinct A - Plan of Development Controls
  - » The controls on this plan relate to homes to be constructed on your chosen allotment type
- Precinct A - Plan of Development Controls (Specific Development Controls A - 'Design Outcomes')
  - » The controls on this plan relate to homes to be constructed on lots with the following characteristics:
    - A. Lot frontage widths of 10m to 12.49m
    - B. Single Storey
    - C. Side by side car accommodation

The PoD is appended to these design guidelines and available on the digital portal.



HOME DESIGN

**Certain aspects of your home design will assist in creating an attractive home and maintaining the value of your investment in a great neighbourhood. The following guidelines affect the front portion of your home as it relates to the street.**

**Consider**

**“Home designs that include passive heating and cooling can reduce your energy costs.”**

**2.1 Site orientation**

Understanding the orientation of your allotment and the siting of your home, will aid with design discussions and assist with making decisions to promote passive heating and cooling within your home. The following diagrams outline the optimal internal layout to maximise passive design. Refer to the Sustainability section that provides helpful hints that you may wish to speak with your builder /architect or implement yourself.

**2.2 Site cover**

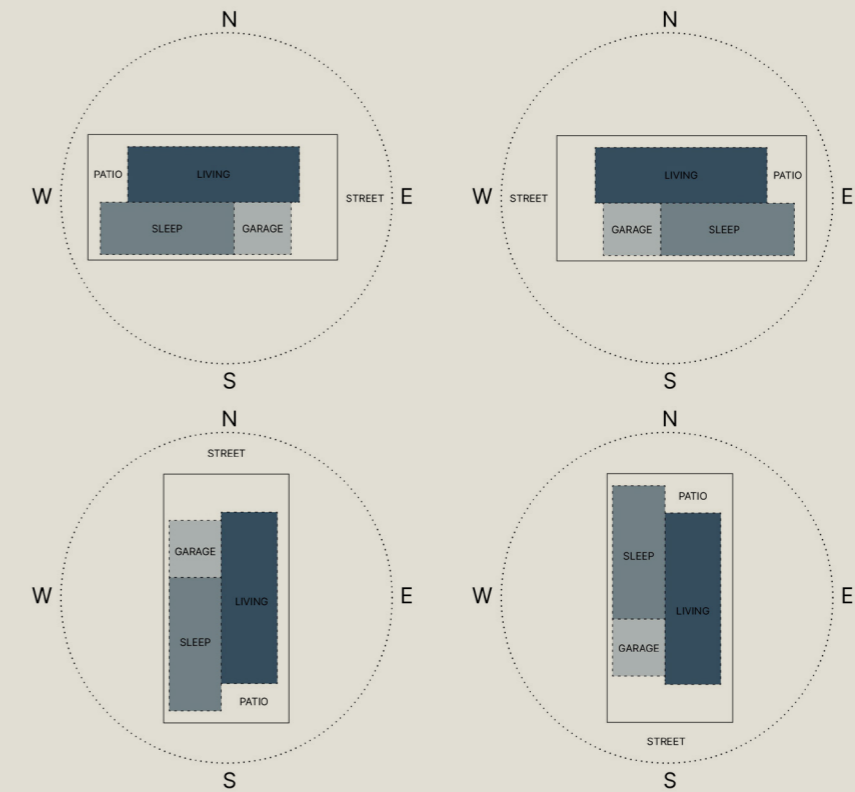
Your allotment is subject to a maximum site coverage. It is a percentage relating to the portion of your allotment that can be covered by building/s or structure/s once completed.

The maximum site cover of your allotments is:

- 70% where the lot is 10.0-12.4m wide;
- 60% where the lot is 12.5-17.9m wide;
- 50% where the lot is 18+ wide.

Elements that will not be included in the percentage are:

- a landscaped or open space area, including a temporary shade structure
- the eaves of a building; or
- a sun shade/sail.

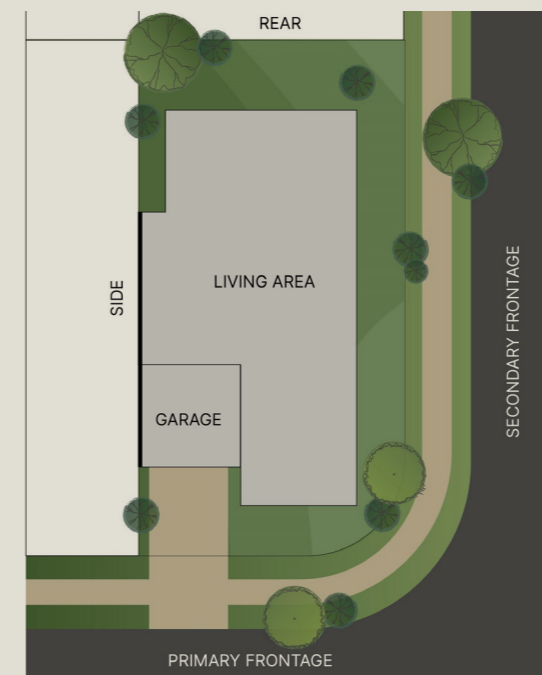


2.1 Site orientation

**2.3 Setbacks**

All allotments have dedicated setbacks from the registered lot boundary and the dimensions can be found in the approved PoD.

- Primary Frontage is along the lot boundary that your front door faces
- Secondary Frontage occurs on the corner allotment where the side elevation of your home fronts that street
- Side
- Rear

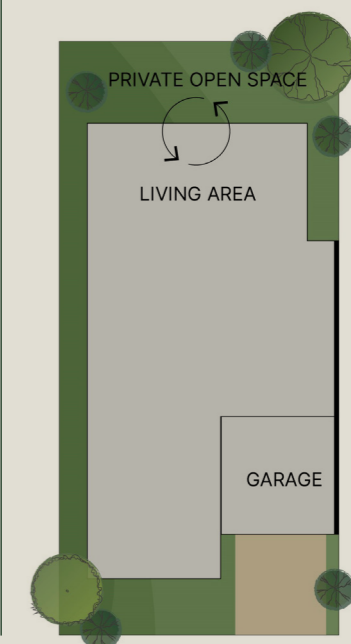


**2.4 Building Height**

As contained in the PoD, homes may not be more than 2 storeys in height above the natural ground surface, with a maximum height of 9.25m. This does not include any antennae.

**2.5 Private open space**

Each allotment must include a private open space area that is accessible by an internal living area. Private open space areas are subject to minimum area requirements as contained within the PoD.



### Consider

“Maximise your windows on east facing walls for breezes and cooler morning sun. Windows on west facing walls can be reduced in size or placed higher up and shaded by an eave or at ground level by landscaping.”

## 2.6 Front Façade Articulation

### 2.6.1 Building Walls

Each street must be addressed with the inclusion of three or more of the following design elements in the front façade:

- Entry treatment such as porches, porticos, and verandahs.
- Second storey homes may have balconies.
- Variation to roof and building lines (100mm minimum articulation).
- Window shade and privacy structures as external louvres, window hoods or awnings.
- Inclusion of window openings.
- Similar homes with similar façades are not allowed on adjoining lots.

### 2.6.2 Window Design

- Windows on the front façade need to provide passive surveillance to the street and emphasise vertical proportions, rather than horizontal.
- Windows should be recessed into the building façade.
- Wrap around windows on corner lots are encouraged.

### 2.6.3 Two Storey Dwellings

Material and/or colour differentiation and/or façade articulation is required between first and second floor. See Section 2.8.4 for materials and colours.



Use of articulation and colours to differentiate first and second floor (Image Source: Plantation Homes)



2.6.4 Skillion Roof (Image Source: Plantation Homes)



2.6.4 Gable Roof (Image Source: Brighton Home)

### 2.6.4 Roof Pitch and Form

A roof design has a significant influence on the appearance of a home and contributes to the overall character of the street.

- A variety of roof shapes are encouraged. Articulated roof shapes with elements such as hip or gable and the use of verandahs, balconies and other architectural elements are encouraged to create interest in the roof design.
- A break in length shall be provided for fascias longer than 15m, where fronting a street.
- The shape of the roof material shall be either of a corrugated profile or a flat roof tile profile.
- Roofs should conform to the following types:
  - » Pitched roofs at a minimum of 22.5° (hip or gable).
  - » Skillion roofs at a minimum of 5°.
  - » Flat parapeted roofs.
- Rooftop is designed to enable solar efficient positioning of current or future solar panels

### 2.6.5 Portico, Verandahs and Balconies

The inclusion of these elements in the design of your home will contribute to your enjoyment, privacy, safety and comfort. The following should be addressed:

- Where included, they should complement the dwelling style. Materials and colours should not dominate or be out of scale with the front elevation of the dwelling.
- The entry to your home must be either recessed from the main building line or project forward. An entry door flush with the main building line is not permitted.
- The edge of these design elements shall not encroach within the front setback.



2.6.6 Sectional Garage Door Design  
(Image Source: Burbank)



2.7 Window within 3m of front façade, Grd level and 2nd level defined through a combination of materials and articulation, material changes along the façade, windows to habitable rooms.



2.8.1 Feature brick not exceeding 40% of the surface area of the façade (Image Source: Plantation)

### 2.6.6 Garages and Carports

The design of your home must provide accommodation for your vehicles on-site with minimal visual obtrusiveness and adequate provision for vehicle manoeuvring. The location and treatment of garages and garage doors is to contribute positively to the streetscape and be in accordance with the following requirements:

- Garages and carports are to be constructed simultaneously with the dwelling.
- Garages and carports must be compatible with the main building in terms of height, walls, windows, roof forms, colours and materials. Roller doors are not permitted.
- Additional car parking spaces may be provided in tandem within the property boundary.
- There is a maximum of one driveway per dwelling, unless it is a corner lot.
- For larger lots, a third garage is to be recessed an additional 500mm from the main garage wall.
- Carports are only permitted where indicated in the PoD specific controls A for single storey allotments. Carports must be screened on three sides using materials and colours that complement the house.

### 2.7 Secondary Frontage Façade Design

If your home is on a corner, it must be designed to face both street frontages. The Primary Frontage which is defined by your street address must comply with the above guidelines. For the Secondary Street Frontage which is the side of your home facing the second street, the following guidelines are to be complied with:

- Homes must have windows to habitable rooms or balconies on the façades facing the secondary street. The corner of the home must address both streets as shown in the image above with windows, balconies, and landscaping.
- Walls over 6m in length without windows, material changes and articulation are not permitted
- Windows to non-habitable rooms facing the street must be screened
- Articulation of your secondary façade should include stepping of the wall forward or back to a minimum of 200mm, and should be designed to emphasise, balconies, private open space, and internal design to maximise light, air, and views.
- The inclusion of a window and or balcony within 3m of the front corner of the side façade is mandatory.

### Consider

**“Roof and wall insulation, combined with the right material selection and lighter colours, can reduce reliance on mechanical heating and cooling, providing energy savings.”**

### 2.8 Materials and Colours

Your material and colour selections are an important part of creating an individual feel for your home to create interest. When selecting materials, you should ensure that they will provide a high quality appearance over time and be easy to maintain. In general, contemporary materials and complementary colours must be selected. Primary colours are not permitted.

#### 2.8.1 External Wall Materials

The front façade materials permitted to include:

- A minimum of two different materials are to be used.
- Coloured and rendered and/or textured concrete block.
- Unrendered concrete block or common builders' brick are not permitted.
- Lightweight cladding such as weatherboard
- Natural stone or timber
- Feature materials may not exceed 40% of the surface area of the façade excluding openings and may include the following:
  - i. Face brick
  - ii. Textured metal steel wall cladding
  - iii. High quality feature tile.

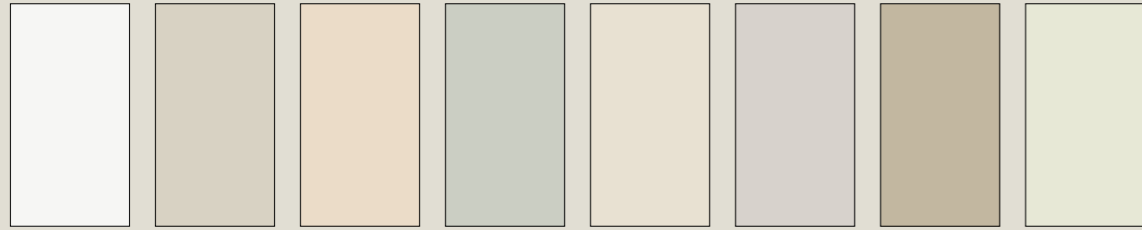
#### 2.8.2 Roofing Materials

Materials must generally comprise metal roof sheeting such as steel, concrete or clay tiles, in accordance with the preferred shape of a corrugated profile or a flat roof tile profile.

#### 2.8.3 Garages and Carports Materials

Garages and carports are to use colours compatible with the main dwelling design.

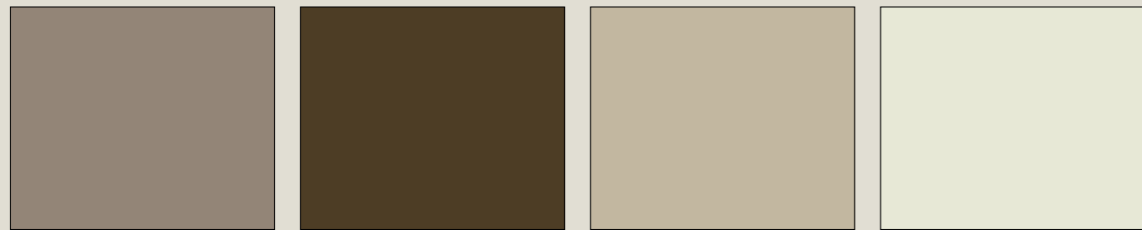
#### 2.8.4 Light Colour Palette



#### 2.8.4 Dark Colour Palette



#### 2.8.4 Roof Colour Palette



#### 2.8.4 Colours

External colour schemes for the dwelling, outbuilding, driveway and hard landscaping surfaces that are visible from the street are to adopt a colour palette of muted neutral earthy tones and materials which will enhance the streetscape and reflect the natural environment.

An external colour schedule is to be submitted for approval and must include all colours and materials used on the outside of the dwelling by manufacturer/range/colour for approval.

The following sets out the requirements for colours to key elements of your home:

- Any proposed façade colours must be of muted, neutral or earthy tones and generally consistent with the colour palettes opposite.
- Proposed colour schemes are to include light and dark contrast colours within façades to provide highlights to each home and avoid flat or all dark façades that lack a variety of colours and textures.
- Bright, feature or fluorescent colours will not be approved, unless they are deemed complementary to the design and palette of the dwelling.
- Roof colours should be in neutral or muted tones only and must have a Solar Absorptance (SO) of less than 63 (typically lighter shades and/or metal roofing).
- Rain water tank, gutter and down pipe treatments must complement the house colour and style.

#### Consider

**“To reduce heat, consider lighter colours for driveways, concrete and roof areas. This reflects the sun’s heat and reduces thermal transfer keeping your home cool.”**



2.9 Bins at frontage and screened with fencing



2.9 Electrical Meter Box on side building wall

#### 2.9 Ancillary Structures, Waste and Services Location

The following guidelines are required in relation to ancillary structures, waste, and service locations:

- The location of ancillary structures such as garden sheds are not to be seen from the street or public areas unless they are designed as part of the home design.
- Service locations such as meter boxes, air conditioning condensers, clothes drying facilities are not to be visible from the street or public areas or are to be screened, integrated, or painted using colours and materials that match fencing or house materials.
- Waste Bins are to be stored not in view of the street and/or are to be screened and designed as part of fencing and building walls. Alternative locations will be considered provided they are integrated into landscaping, fencing or appear as part of an extension to the home so that they are screened from the street. If they are integrated into front fencing, then the fencing may extend in height to ensure bins are not visible from the street.
- Rainwater tanks shall be located so as not to be viewed from the street or public areas.
- TV aerials and other communication structures shall be setback a minimum of 3m from the front façade.

## LANDSCAPING AND FENCING

**Consider**

**“To encourage cooling, planting trees can assist with shading to both the north and east façades of your home.”**

**3.1 Landscaping in your Front Yard/Corner Lots**

At South Place, we believe that your front garden is an important space for the home as it creates value to your private front yard as well as the public street and the neighbourhood.

To assist you in the design process, Moremac have prepared several landscape designs incorporating the landscaping planting palette for your consideration. All you need to do is select which option best suits you. Depending on your house design, your builder or architect will adapt the option to suit entries, lot characteristics and frontage widths. The landscape designs have been pre-approved and will contribute to a seamless DAP approval process.

The South Place Sales team will take you through the different landscape designs on offer, separate to these Design Guidelines. Once selected, the pre-approved landscape design will be provided to you in pdf format for your information.

Should you wish to design your own front yard, it must still conform with the intent of these designs and the landscape planting palette within the Design Guidelines. Please advise the Sales Team upon this request via email and submit the necessary landscape drawings for review as part of the Approval Procedure outlined in Section 2.

- Landscaping must be completed within 90 days after certificate of occupancy.
- After settlement owners are responsible to maintain rubbish and waste produced as part of their building process.

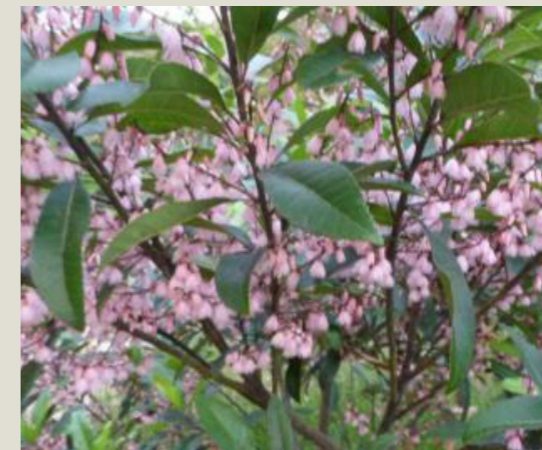
**3.2 Landscaping in your Rear and Side Yards**

Backyards can be an extension to your home and be an area enjoyed throughout all seasons of the year. Native and indigenous plant species are resilient and easily adapt to local environmental conditions. Sustainable gardens can be low maintenance and cost efficient. For gardens, consider layered planting featuring shady trees, flowering shrubs, groundcovers and hardy tufting plants. For lawns, consider a turf species that requires less water and fertiliser. See Section 3.3 for the selection of approved plant species..



Cupaniopsis Anacadianas – Tuckeroo

**Trees**



Elaeocarpus Reticulatus - Blueberry Ash



Lagerstroemia Natchez – Crape Myrtle



Lophostemon Confertus – Queensland Box



Waterhousia Floribunda – Weeping Lilly Pilly



Bromeliaceae Spp – Bromeliad



Callistemon Great Balls Of Fire – Bottlebrush



Leptospermum Pink Cascade – Tea Tree



Liriope Muscari 'Evergreen Giant' – Liriope

Shrubs



Callistemon Little John – Dwarf Bottlebrush



Carissa Desert Star – Nature Plum

Shrubs



Melaleuca Claret Tops – Claret Tops



Michelia Figo – Port Wine Magnolia



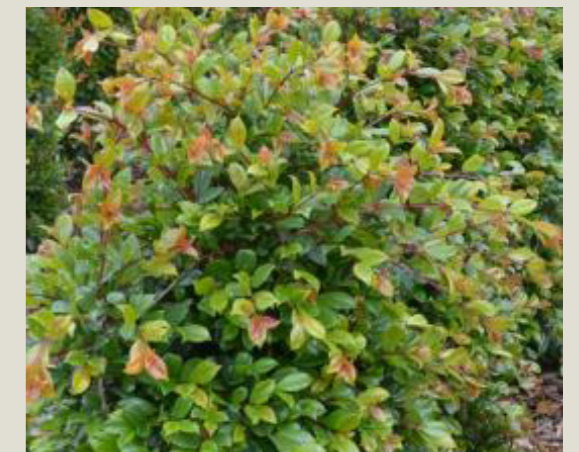
Hymenocallis Littoralis– Spider Lilly



Juniperus Confertus – Shore Juniper



Ophiopogon Japonicus – Dwarf Lilytuft



Syzigium Resilience – Lilly Pilly





Trachelospermum Jasminoides 'Tricolour' – Star Jasmine



Westringia Fruticosa – Coastal Rosemary

## Shrubs

### 3.4 Fencing

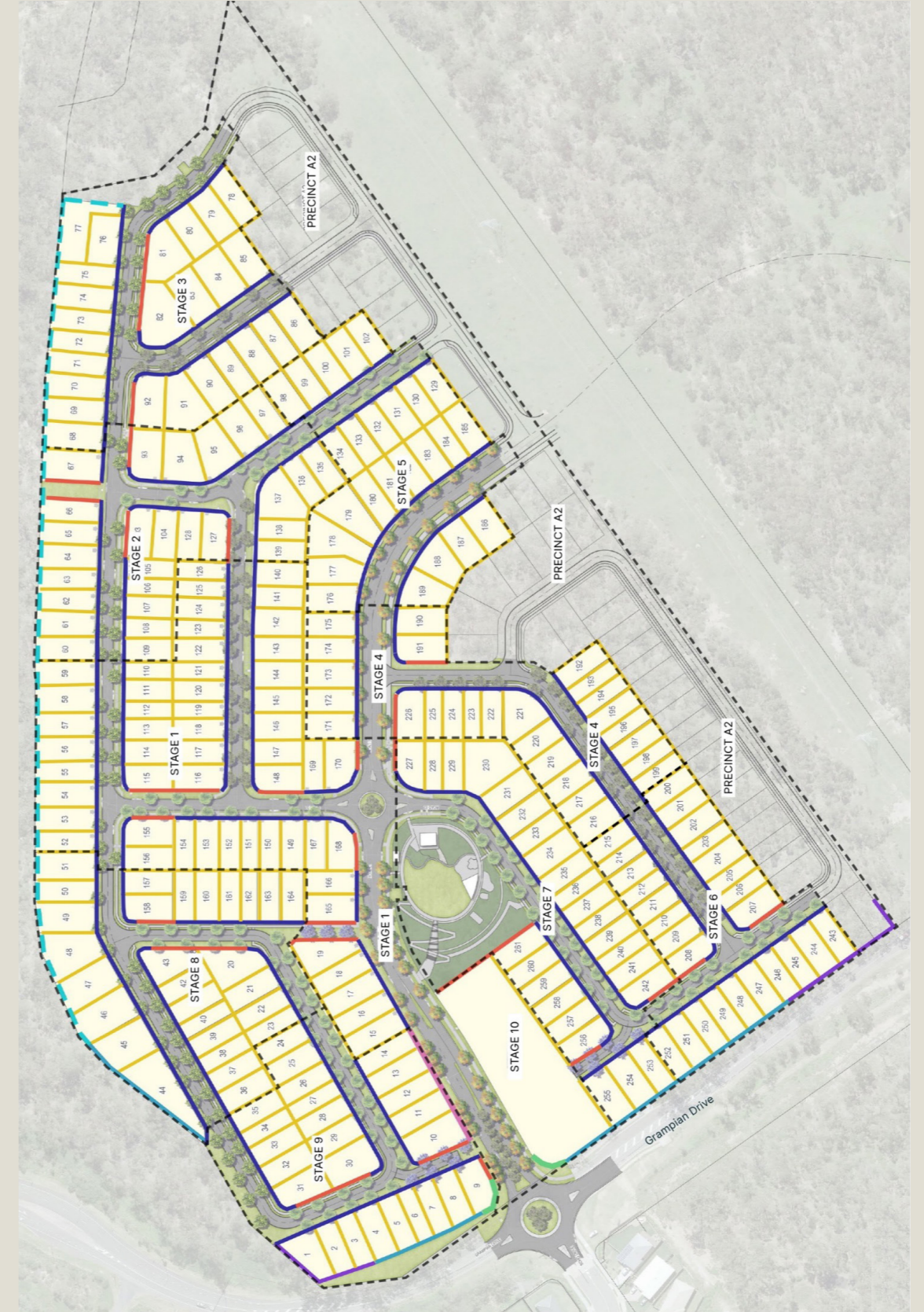
Fencing can assist with providing privacy to your home and delineate the extents of your allotment. If you wish to install fencing along your allotment boundaries, the following guidelines are to be adopted.

#### Delivered by Moremac

- Acoustic fencing for lots 1-3 & 243-246
- Side boundary fencing as nominated on fencing plan
- Rear boundary fencing for lots 10-14
- Rear boundary fencing for lots 4-9, 44-45 & 247-255
- Noise wall for lots 46-77
- Feature entry walls

#### To be built by the home owner

- Front fencing (optional), refer section 3.4
- Side and rear boundary fencing, refer section 3.4.5



3.4 Fencing



3.4.2



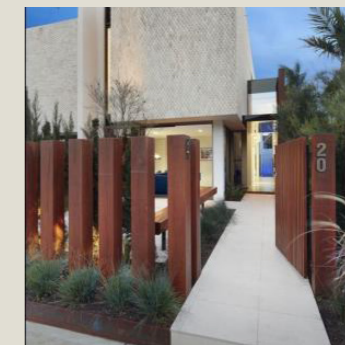
3.4.2



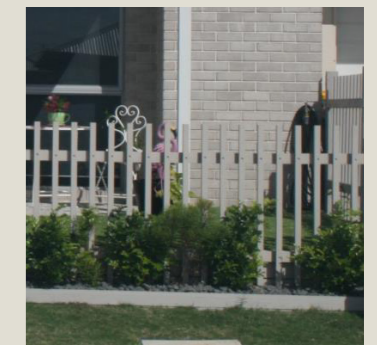
3.4.2



3.4.2



3.4.2



3.4.2

### 3.4.1 Fencing Forward of the Building Line — Proportions and Transparency

- Fencing proportions must include sections recessed between columns/posts. Alternatives may be approved by the DAP based on design merit, site conditions and integration with home design. The length of the sections will vary according to site conditions and whether you have a sloping frontage or flat frontage. In most cases the maximum length of sections will be no more than 2.4m for front and side boundary fencing forward of the building line.
- For paling type fencing spacings must not exceed 50% of the paling width. For powder coated metal style fencing, spacings depend on the shape of the metal palings/railings. It should be designed to ensure that the palings/railings are more dominant than the spacing width.



3.4.1 Spacing width between palings less than 50% of the paling width



3.4.1 Spacing width between railings greater than 50% but the shape of the railing creates a continuous edge when viewed from different angles

### 3.4.2 Fencing Materials and Colours

Residents are encouraged to install high quality, aesthetically pleasing front fencing. All materials should be in keeping with the materials and colours of the home. The following materials can be used in the design of your front yard fence:

- Powder coated aluminium pool style fence is not allowed or such circular tubed fencing with wide spacing. Other powder coated fencing is permitted as indicated in the images above.
- Rendered and painted masonry block combined with transparent fencing
- Stone clad masonry block combined with transparent fencing
- Dressed and painted timber
- If fencing is timber paling, colouring to be nominated as a natural exterior grade dark stain applied to all timber surfaces
- Other fencing types may be permitted provided design merit is achieved at the discretion of the DAP.
- Fencing on the side boundary forward of the building line must use a dark colour
- Untreated timber is not permitted

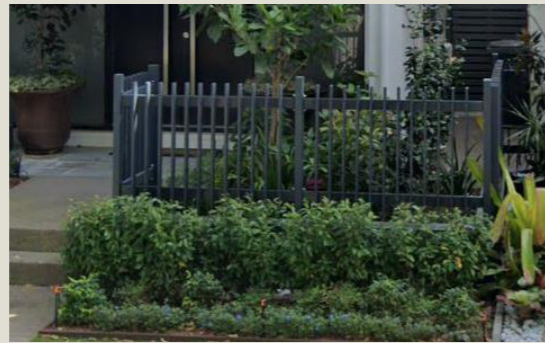
Please note that it is the homeowner's responsibility to ensure the fence complies with all relevant engineering, local, state and other legislation and standards including pool safety standards. An approval by the Design Review Panel is an approval only against the guidelines.

### 3.4.3 Front Boundary Fencing (built by the home owner)

- All fencing to a primary frontage, is a maximum of 1.2m in height and must be at least 50% transparent.
- On sloping frontages fences need to be stepped no more than 300mm in step heights. The diagram and image below illustrate how this is to be achieved.
- Fences may be offset to the front boundary up to 0.5m to allow fence articulation, retaining walls, steps, or private planting in front of the fence or retaining.
- Front fencing should highlight the openings for driveways, pedestrian access, and integrate letterboxes.
- Services should be integrated into front fencing design.
- If refuse bins are to be placed close to the front boundary it must be integrated into the fence design and screened from the street or public places.
- Refer to section 3.4 Fencing Plan for locations.



3.4.3 Fencing highlights openings



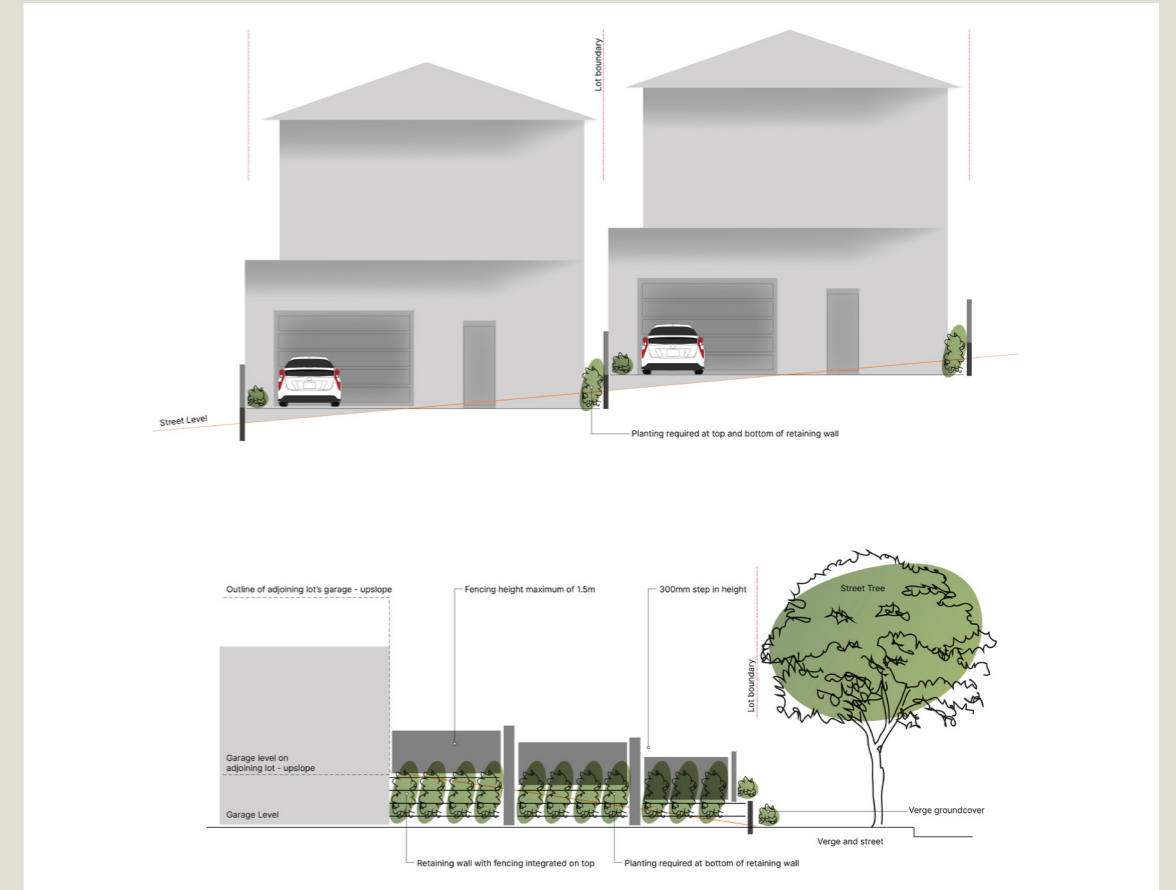
3.4.3 1.2m height fence on retaining wall



3.4.3 Fencing stepping down slope



3.4.3 Fencing offset for articulation, retaining wall and planting in front



3.4.4

### 3.4.4 Side Boundary Fencing Forward of the Building Line (built by the home owner)

The following guidelines are to be adopted:

Side Boundary Fencing connects your front fence to the side of your home. This is a shared fence with your neighbour. Side boundary fencing needs to be constructed of the same materials and colours as your front fence and in a similar style.

- Raked fencing is not permitted.
- Side boundary fencing needs to be integrated with retaining walls, planting, and building.
- The maximum height of side boundary fencing forward of the building line is 1.2m.
- Should your side boundary comprise a retaining wall then the maximum height of your fence on top of the retaining wall is to match the height of the front boundary fence and then step along the side boundary to maximum of 1.2m above the retaining wall to the building wall of your home.
- Side Boundary Fencing must not step more than 300mm in step heights.
- Should you require retaining walls on your side boundary then planting is required at the base and the top of the retaining depending on your lot.

### 3.4.5 Side and Rear Boundary Fencing (built by the home owner)

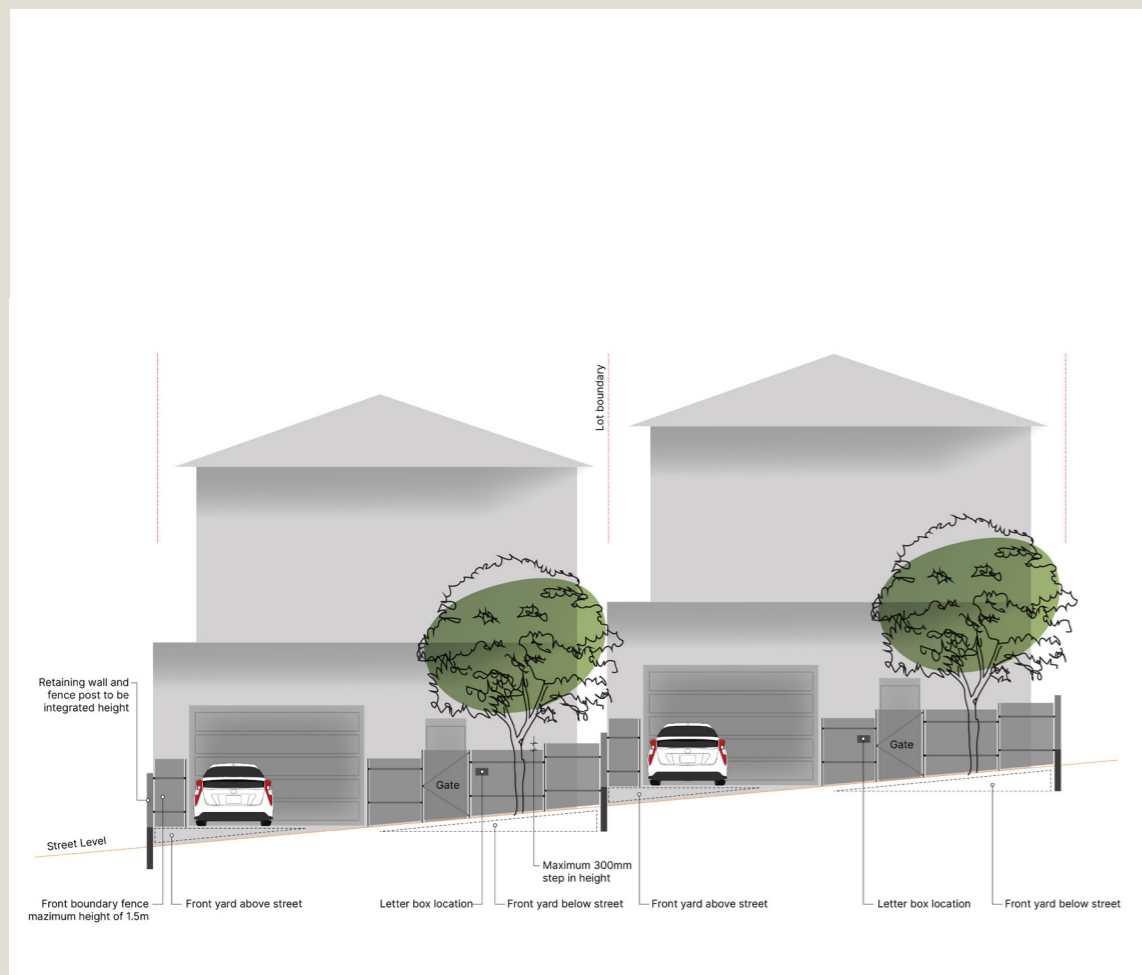
Side and rear boundary fencing should consider the need for privacy, security and amenity. The following guidelines are required:

- Material must be 1.8m high timber paling lapped and capped fencing, colouring to be nominated as a natural exterior grade dark stain applied to all timber surfaces
- Refer to section 3.4 Fencing Plan for locations
- Retaining must be consistent materials (no adding timber sleepers to concrete sleeper wall)

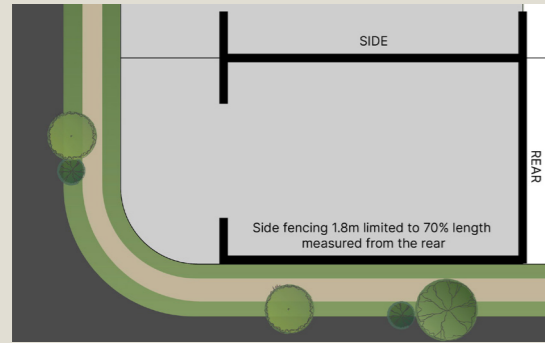
### 3.4.6 Secondary Frontage Boundary Treatment (Corner Lots) (delivered by Moremac)

To create a residential streetscape, it is important for side fencing on corner lots to address the privacy of the home and as well as present well to a public street. The following guidelines are to be included in the design of your secondary frontage boundary:

- Small shrubs and groundcovers are encouraged along the front of the side fence.
- On sloping land fences must be horizontal and stepped, not raked.
- Maximum height of side boundary fencing within the front setback area is 1.2m.
- Side fencing on the secondary frontage must be a maximum of 1.8m high and limited to 70% of that boundary length measured from the rear.



3.4.4



3.4.6



3.5

### 3.5 Driveways, Letterboxes and Pedestrian Paths

The design and construction of driveways is to consider the following:

- Driveways must be completed prior to occupancy of your home.
- Driveways must be constructed from either paving, crushed gravel with paved edging, coloured concrete or exposed aggregate.
- Stencilled or stamped concrete driveways are not permitted.
- Driveway crossover widths to be in accordance with Ipswich City Council's requirements.
- A separate pedestrian footpath is required from the property boundary to the front door
- Entry path material must be constructed with a different material to the driveway material.
- Letterboxes must be clearly visible from the street
- Letterbox materials should be complementary to the main home façade.
- Letterboxes are to be integrated into your landscaping and fencing.
- Letterboxes on poles are not permitted.
- Any security to your front façade must be integrated into window recesses and façade articulation.
- External add-on security screening is not permitted to your front façade.
- Where a footpath has been constructed in front of the allotment, the driveway must abut and not cut through the footpath - see diagram above.

### 3.6 Moremac Works

- Where Moremac 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.
- The road and verge in front of your lot including the concrete footpath and services such as water meters, telecommunication boxes, street trees, stormwater drains, manholes, and electrical pillars are assets owned by Ipswich City Council or service authorities. They have been constructed to the required standards and Ipswich City Council and other service authorities have recorded them as correctly constructed prior to your house building commencing.
- These assets cannot be altered, including changing the ground levels, without the correct approval from Ipswich City Council. Moremac inspects these assets at completion of your home to ensure no damage. Any damage caused during construction of a dwelling to any estate infrastructure (e.g. kerbs, grassed verges, street trees, bollards, etc.) is to be repaired by the owner to the standard to which it was constructed.

SUSTAINABILITY

**Cost efficient homes, smart homes, sustainable homes are all terms used to SUSTAINABLE DESIGN describe homes that are designed to save money, increase the value of your investment, feel safer, move around more easily and help the environment. When designing a home, it is important that it is environmentally sustainable and responds to the needs of your family as it grows with reduced maintenance and running costs over time. Principles worth considering and discussing with your builder include:**

**1. Design for Climate  
– Passive Heating and Cooling**

**Summer**

Objective: Design to reduce heat gain to internal and external areas

**Solar Access & Shading**

The following principles should be applied:

- Design to provide shading to all walls, openings, outdoor living areas and hardstand paving to minimise heat absorption and reflection through:
- Wide eaves designed to shade summer sun;
- Design shading devices to suit the orientation (east and west require different shading to north and south);
- Screening structures and screening vegetation such as vines on trellises to shade walls.
- Design glazing size and location to minimise heat gain in summer and heat loss in winter. 15% Glazing ratio (window to floor area ratio). Too much glass leads to overheating.
- Provide fewer windows on the east and west elevations; and
- Where applicable consider glazing tint to allow light and minimise heat transfer.

**Insulation**

The following principles should be applied:

- External lightweight skin insulates the mass in walls from solar gain allowing it to act as a heat sink during the day to maintain interior cool;
- Provide insulation to roofs and walls to prevent heat gain from the exterior in summer;
- Reduce heat gain issues of colours selected for façade and roof.

**Thermal Mass**

The following principles should be applied:

- Provide shading to internal thermal mass in walls and floors for cooling effect of heat sink in summer; and
- Thermal mass may require access to night ventilation for purging of any heat gained during the day to avoid excess internal heat gain.

**Natural Ventilation**

The following principles should be applied:

- Use open planning to enhance cross ventilation;
- Locate openings in buildings and courtyards between buildings to catch the prevailing breezes (northeast or southeast);
- Use vegetation plantings to channel cooling breezes into buildings.

**Winter**

Objective: Design to enable heat gain to internal and external areas

**Solar Access**

The following principle should be applied:

- Design of shading to enable solar access to internal and external living areas – particularly in the
- Morning and afternoon through:
  - » Eaves designed to allow winter sun
  - » Window shading designed to allow winter sun
  - » Deciduous vegetation (trees and vines on trellises)

**Thermal Mass**

- Provide thermal mass in walls and floors (interior and exterior) and expose to radiant heat (sun). The mass in walls and floors is used to store and release heat energy to stabilise internal temperatures.

**Natural Ventilation**

- Locate buildings and vegetation plantings to screen outdoor areas from winter westerly winds.

**Insulation**

The following principles should be applied:

- Provide insulation to walls and roofs to prevent heat loss from the exterior in winter; and
- Provide curtains to windows/doors to retain heat during the night.

**2. Glazing and Frames Materials**

- Consider passive solar design - window placement, size and shading.
- Controlling heat flow through glazing and window frame material
- Use WERS to determine glazing requirements

**3. Insulation for ceilings and walls**

- Combine insulation with design for climate considerations
- Consider insulation type and material to suit local climatic conditions and external wall exposure

**4. Indoor Air Quality relating to materials and finishes and ventilation**

- Consider the types of paints, glues, plastics, and some manufactured wood products. These can release chemical substances at room temperature, called VOC's (Volatile Organic Compounds). Consider toxicity, quantity and proximity of materials.
- Ensure cross-ventilation through passive solar design techniques and ceiling fans as well as mechanical ventilation in bathrooms.

**5. Hot Water Systems**

- Review types of hot water systems to meet your expected usage, operating cost and available energy sources from solar, gas or electricity.

**6. Lighting and Energy Consumption**

- Consider the range of energy available from solar, gas and electrical
- Maximise daylight where most required
- Install multiple switches to control lighting
- Use compact florescent lights and LED lighting as the most efficient and cost-saving lighting over longer periods, despite the initial up-front cost.
- Spend time with your builder designing the location of lighting and switches to make your home safe and efficient.

**7. Water Usage and Harvesting**

- Conserving water saves you money. Install water efficient taps, shower heads, toilets and appliances. Use drought resistant plants and groundcovers where grass is not needed. Wash cars, caravan and boats on the grass where possible.
- Whilst rainwater tanks are not mandatory, it makes sense to use free water from the sky for external use, rather than pay for it.

**8. Promote resource efficiency**

- When considering your bench tops, splashbacks, doors, shelves and cabinetry, and floors, use products such as natural stone, reconstituted stone, natural timber, recycled wood products and some glued-wood products such as composite products, finger-jointed timber, laminated timber, fibreboard, hardboard and plywood.

**9. Universal Design**

- Consider the longevity of your home which spans age, gender and ability.
- Provide easy access to your home from your street and your garage/carport.
- Have a room on the ground floor that could be adapted as an additional bathroom and bedroom.
- Incorporate doors and corridors that allow for easy access and movement – consider corridor width
- Consider kitchens that are safe for all people to use.
- Consider handles and tapware within easy reach by all people.

**10. Construction types**

- Heavyweight and lightweight materials used in construction differ in mass content. Heavyweight construction systems are usually masonry and include brick, concrete, concrete block, tiles, rammed earth, mud brick, etc. Lightweight construction uses timber or light gauge steel framing as the structural support system for non-structural cladding and linings (eg. fibre cement, plywood and colorbond steel).
- Consider construction types and a combination of both according to such things as site conditions (such as slope), optimising climatic outcomes, and external or internal usage.

**11. References**

The above material has been sourced from the Housing Industry Association and the Greensmart programme. For more information refer to the links below:

- [HIA GreenSmart® program](#)
- [Sustainable homes \(hia.com.au\)](#)

## APPENDIX

## APPENDIX A

# Checklist

Documentation Required for OAP Approval and Checklist

### Site Plans at 1:200 Scale

These Plans must show the home you are seeking approval for and must include:

- Street Address or Lot Details.
- Site Details, including boundary dimensions and bearings, existing contours, setbacks, requirements to all boundaries.
- Proposed Pad Levels and Finished Floor Levels.
- Site Coverage Percentage.
- Easements.
- Private Open Space.
- North Point and Scale.
- Building Outline and Extent of Overhangs.
- Driveway width, location and materials including location of existing layback to curb.
- Height and material of all fences.
- Location and capacity of solar panels and solar hot water systems.
- Proposed cut and Fill, battering and retaining walls including materials to be used and heights of walls.
- House footprint area and total house internal and covered areas.
- Location of any existing Street Trees and Light poles

### House Plans at 1:100 Scale

These plans must include:

- Room names.
- Internal and external dimensions.
- Location of Meter Boxes.
- Width and type of garage door.
- Elevation of all sides of the home showing the natural ground line and proposed levels.
- Location and extent of proposed materials and colours
- Location of any element placed outside the walls or above the roof such as air conditioning condensers, solar panels, aerials, and satellite dishes.
- Roof pitch, eave widths, materials, and heights.

### Landscape Design at 1:100 Scale

- A landscaping plan for all yard areas visible from any street or park must include paved areas, wall fences, and any planting including information about the species, supplied plant size, and location.

### Material and Colour Schedule

- House brick and tile selection where applicable.
- House materials and colours.

### Design Approval Application Form

- Allotment Details
- Owner Details
- Builder/Architect Details
- Preferred Contact

## APPENDIX B

# Development Approval Application Form

### Allotment Details

Lot Number:

Street Address:

### Owner Details

Name:

Mailing Address:

Contact Number/s:

Email:

### Builder/ Architect Details

Name:

Mailing Address:

Contact Number/s:

Email:

### Preferred Contact

- Owner
- Builder

### Submissions

You can submit your application to the South Place Development Assessment Panel at: southplacedap@southplace.com

Please ensure the application includes:

- Site Plans
- House Plans
- Landscape Plan
- Colour and Material Schedule
- Checklist

I/we certify that the information in the attached application is a true and accurate representation the home I/we intend to construct. In the event that changes are made to the proposed plans, I/we will undertake to re-submit this application for approval of any changes.

Name/s:

Signed:

Date:





Development Controls

Notes

General

- The residential estate is proposed at 152-280 Grampian Drive, Deebing Heights. The site is formally described as Lot 218 on SP283121 and is referred to in the Plan of Development as the subject site.
- The Plan of Development recognises the following development over the subject site:
  - Houses (single residential dwelling);
  - Display Homes;
- For any details not stated in the Plan of Development Table or corresponding notes refer PDA Guideline No. 7 (Low Rise Buildings) – dated May 2015. Where absence of detail exists reference can also be made to the Part 12, Division 3 – Traditional Neighbourhood Design Code of the Ipswich Planning Scheme 2006.

Building Height

- The maximum building height of residential homes within the estate is 2 storeys and 9.25m.

Site Cover

- The maximum percentage of site cover for each allotment type is stated in the Plan of Development Table.
- Site Cover is considered the proportion of the site covered by buildings, including eaves and other roof overhangs.

Setbacks

- Building setbacks are as per the Plan of Development Table unless stipulated (with dimensions) on the plan.
- Setbacks are measured the shortest distance horizontally from the wall of the building or structure to the vertical projection of the boundary of the lot.
- Entry treatments may protrude from the building façade by no more than 1.00m, ensuring building setback requirements are also maintained.
- Eaves (except on a wall that is built to the boundary) should not extend within 450mm of the side or rear boundaries.

Street Frontage

- Buildings must address primary and (if applicable) secondary street frontages, and be of an attractive appearance.
- Buildings must also appropriately address adjoining parks (where applicable).
- The primary frontage is considered a frontage from which primary pedestrian access to the premises is gained and to which a front façade of a building faces.
- A secondary frontage is considered as a frontage which is not a primary frontage.

Private Open Space

- For dwellings private open space must be provided at a minimum area of 16.00sq m (minimum width 3.00m) and be accessed from a living room.
- All open space and outdoor areas should be accessible by an internal living area of the dwelling.
- All clothes drying and waste storage areas are to be screened from all street frontages or from other open space areas external to the site.

Fencing

- Fencing on primary street frontages to be at least 50% transparent and not more than 1.2m in height.
- Side boundary fencing abutting a secondary road frontage must be a maximum of 1.8m high and limited to 70% of that boundary length, measured from the rear. Fencing to the remainder to be in accordance with item 18.

Acoustic Treatments

- Nominated allotments backing onto Grampian Drive must incorporate noise attenuation measures (under Australian Standard 3671:1989) into the design to mitigate noise exposure.
- Nominated allotments within the designated State Transport Corridor (within 100m) are to incorporate noise attenuation measures in line with the QDC MP4.4 provisions Building in a Transport Noise Corridor.

Bushfire Hazard

- In accordance with the Bushfire Management Plan, no buildings with a residential building classification are permitted to be constructed within this Bushfire Protection Zone.

Plan of Development Provisions

Requirement Type	Allotment type									
	10.0m-12.4m Wide		12.5m-13.9m Wide		14.0m-15.9m Wide		16m-17.9m Wide		18m + Wide	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
<b>Setbacks</b>										
<b>Front/ Primary frontage (minimum)</b>	3.5m	3.5m	3.5m	3.5m	3.5m	3.5m	3.5m	3.5m	3.5m	3.5m
<b>Garage</b>	5.0m*	n/a	5.0m*	n/a	5.0m*	n/a	5.0m*	n/a	5.0m*	n/a
<b>#Side - Built to Boundary (maximum 15m in length, 3.5m in height)</b>	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m
	# - The construction of a built to boundary wall is not mandatory. However, a built to boundary wall may be constructed on the side of the lot nominated as 'Optional Built to Boundary Wall' only. Built to Boundary walls are not permitted to be constructed in any other location.									
<b>Side – Non Built to Boundary</b>	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m	1.0m	1.5m
<b>Side – Corner Lots, Secondary Frontage</b>	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
<b>Rear</b>	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m	1.5m	3.0m
<b>Corner Lots</b>	6.0m x 6.0m corner truncation (<15m wide)					9.0m x 9.0m corner truncation				
<b>Garage</b>										
<b>On Site Parking Requirements (Minimum)</b>	Single, tandem or double garage acceptable.*		Single, tandem or double garage acceptable.		Tandem or double garage acceptable.		Tandem or double garage acceptable.		Double garage acceptable.	
<b>Garage Location</b>	Garages are to be located along the built to boundary wall.						Garages are optional to be located along the built to boundary wall and where not adopted shall be in accordance with the setback table for Non-built to boundary walls.			
	Garages must not project forward on the front building setback and must be setback a minimum of 5m from the front property boundary.									
<b>Site Cover</b>										
<b>Site Cover (maximum)</b>	70%		60%		60%		60%		50%	
<b>Height</b>										
<b>Height (maximum)</b>	2 storeys (9.25m)		2 storeys (9.25m)		2 storeys (9.25m)		2 storeys (9.25m)		2 storeys (9.25m)	
* Refer to Specific Development Controls - Dwellings with Site Frontage of 10.00m to 12.49m Minimum of 2 off-street parking spaces per dwelling must be provided										

Pursuant to the **Economic Development Act 2012**, this plan forms part of the MEDQ Delegate's approval for

Approval No.: 6241/17/MAPDA/B

Date: 01 February 2023

Notes

All dwellings are to meet the requirements in the planning code relating to built form and are to be designed to the satisfaction of the developer. All buildings applications will need to be assessed against the details of this plan of development, the approved planning code and the standard building regulations in accordance with the requirements of Ipswich City Council approval conditions.

NOTE: TO BE READ IN CONJUNCTION WITH THE PRECINCT A PLAN OF DEVELOPMENT

Specific Development Controls A

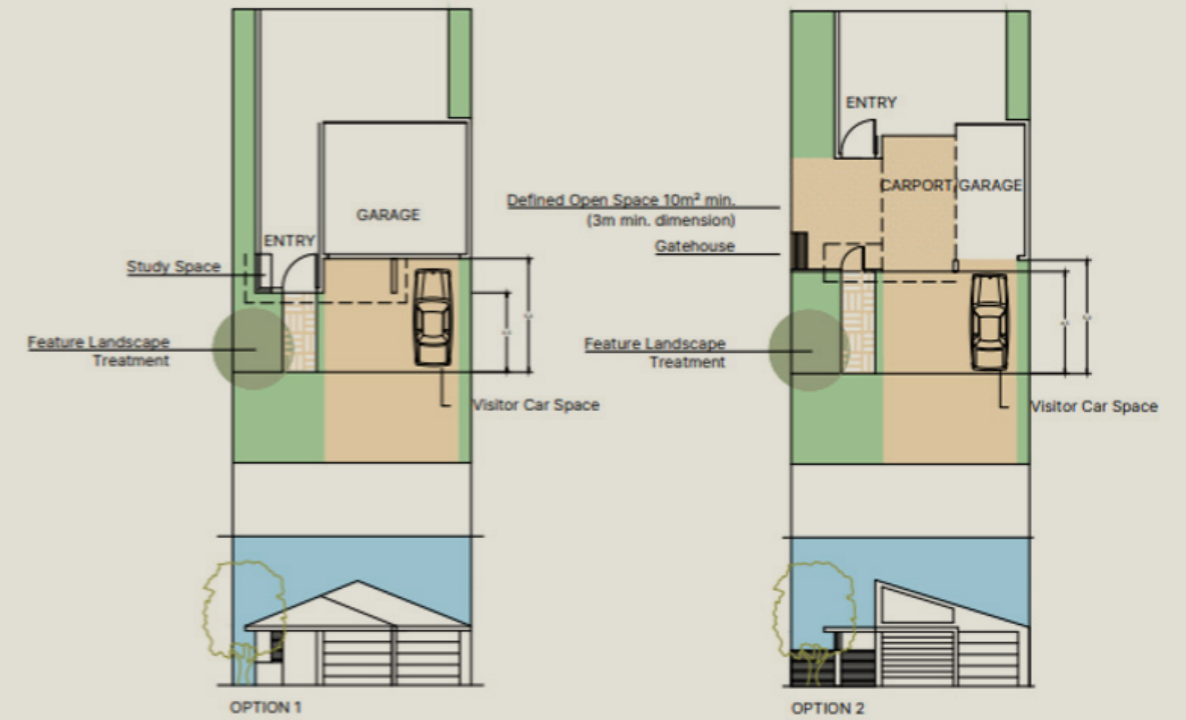
APPLICATION:

These development controls apply to all dwellings proposed on a site frontage of 10 to 12.49m width, which is a single storey and proposes a side by side double car accommodation.

Notes:

1. The dwelling shall address the road frontage with:
  - A habitable space with glazed windows and/or doors orientated towards the road frontage providing outlook from the habitable room; or
  - A defined (be it fencing and/or landscape) private open space area orientated towards the road frontage with a minimal area of 10sqm and a minimum dimension of 3.00m.
2. The form and streetscape elevation of the dwelling shall be planned to ensure the car accommodation (garage and/or carport) is setback further than the line of the habitable space or the defined private open space.
3. The form and streetscape elevation of the dwelling shall include varying built elements, roof profiles, eave heights and materials to assist in articulation.
4. Opening to the garage and/or carport shall be no greater than 5.00m in width.
5. The entry to the dwelling shall be clearly identifiable from the road frontage by one or more of the following:
  - Entry door being visible from the road frontage
  - Gatehouse type element addressing the streetscape
  - Landscape treatment.
6. A gatehouse shall read as an integrated part of the built form of the dwelling and shall be planned forward of the garage/carport, except where item 9 below applies.
7. Gates and fences addressing the road alignment shall generally be 1.20m in height and no less than 50% transparency.
8. Where a single garage and carport are introduced together, the carport is required to articulate the front façade and may have a setback of 4.5m.
9. In this instance, the entry and/or the gatehouse structure shall incorporate the garage/carport opening as an integrated built form element.
10. Carport spaces openable to the private open space may provide opportunity for extending private open space. In this instance, a batten type screen to the carport door is encouraged to promote street activation, cross ventilation and increase diversity of the streetscape elevation.
11. The dwelling shall include the following landscape outcomes:
  - Generous landscaping between the road alignment and the entry / defined private open space including a minimum of 5.00sq m of low planting (with a minimum dimension of 1.50m) plus minimum of one 200lt tree as part of this approach; and
  - An identifiable and separated pedestrian path with an alternative material to the driveway with ground cover surround.

Specific Development Controls A - 'Design Outcomes'



Note: Not to Scale

Pursuant to the *Economic Development Act 2012*, this plan forms part of the MEDQ Delegate's approval for

Approval No.: 6241/17/MAPDA/B

Date: 01 February 2023

Disclaimers

- All cadastral information is derived from SMEC Survey & Qld Spatial DCDB;
- Further investigations may be needed including, but not limited to: Feature Survey, Flora and Fauna, Arboricultural Survey, Archaeological, Engineering Services, Hydrological Engineering, Traffic Engineering and may not have been captured in this plan;
- Staging of works and access to infrastructure may also influence the design and may not have been captured in this plan.

Release Plan – Stage 1



# SOUTH PLACE

DEEBING HEIGHTS