



Design Guidelines



Queensland
Government

Economic Development Queensland's (EDQ) vision is to create vibrant inclusive communities. Design Guidelines have been prepared for homes within the Woodlands community because we understand the importance of innovation, well designed built form, quality streetscapes and energy efficient homes that have been designed for life.

The design form part of your land sales contract and therefore are legally binding. Buyers must ensure all building and/or landscaping works must be designed and constructed strictly in accordance with the Guidelines, relevant developments approvals and all other laws relating to building works.

EDQ encourages individuality and innovation in design and may, with individual merit, approve designs which do not comply. Interpretation of the provisions of the Guidelines is at the absolute discretion of EDQ.

Building and/or landscaping work must be constructed/carried out in accordance with the 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 Woodlands Design Guidelines. Home designers must also review and comply with other legally binding documentation such as:

- Woodlands 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 must ensure their builders/architects are familiar with the EDQ Residential 30 and Low-Rise Building Guidelines available for download at:
www.dsdmip.qld.gov.au/edq/pdas-guidelines-and-practice-notes.html.

Buyers, builders and designers are welcome to contact the EDQ development team at **designs@woodlandsandergrove.com.au** for general design advice in relation to these Guidelines prior to submitting a formal design application. This will enable buyers to identify potential issues of non-compliance early.

STEP 2 SUBMITTING YOUR DESIGN FOR APPROVAL

Before submitting your building design to the 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 1:100, including:
 - building envelope with lot easements and setback dimensions marked;
 - location and details of proposed retaining walls including height and construction materials;
 - proposed fencing including location, height and type;
 - driveway details including gradient, finish, colour and crossover details;
 - wheelie bin and compost storage location;
 - outdoor structures/items (air conditioners, clothes line, rainwater tank, hot water system).
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, including:
 - ceiling fans;
 - lighting;
 - hot water system;
 - air conditioning systems;
 - data points;
 - rangehood (flued externally).
5. Landscaping plan with a minimum scale of 1:100, including:
 - hard landscaping areas including driveway dimensions, details and materials;
 - fencing details (location, type and height);
 - 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. NatHERS certificate completed by an ABSA accredited energy assessor including input data.
9. Completed Design Guidelines Application form and checklist.

Applications are to be emailed to designs@woodlandsandergrove.com.au or posted to:

Economic Development Queensland
Attn: Woodlands Development Team
GPO Box 2202
BRISBANE QLD 4001

STEP 3 RECEIVING YOUR DESIGN APPROVAL

Assessment of your completed Design Guidelines Application may take up to two weeks, but we aim to complete your application as quickly as possible. If amendments are required to your design and/or further information is required to complete the assessment, this information will need to be submitted before approval can be given and may affect approval time frames.

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 always.

Lots must be kept clear of rubbish and excess builders waste. Lot owners must ensure that their builders adhere to these measures throughout the construction process.

Any damage to the kerb, footpath or verge landscaping during 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.

SITE PLANNING

BUILDING ENVELOPE, SETBACKS AND SITE COVERAGE

- Dwellings must comply with the building setbacks and site coverage requirements outlined in the applicable Plan of Development.
- Built to boundary (BTB) walls must comply with the relevant development approval.
- Building heights must comply with the relevant development approval.
- Site coverage must comply with the relevant development approval.

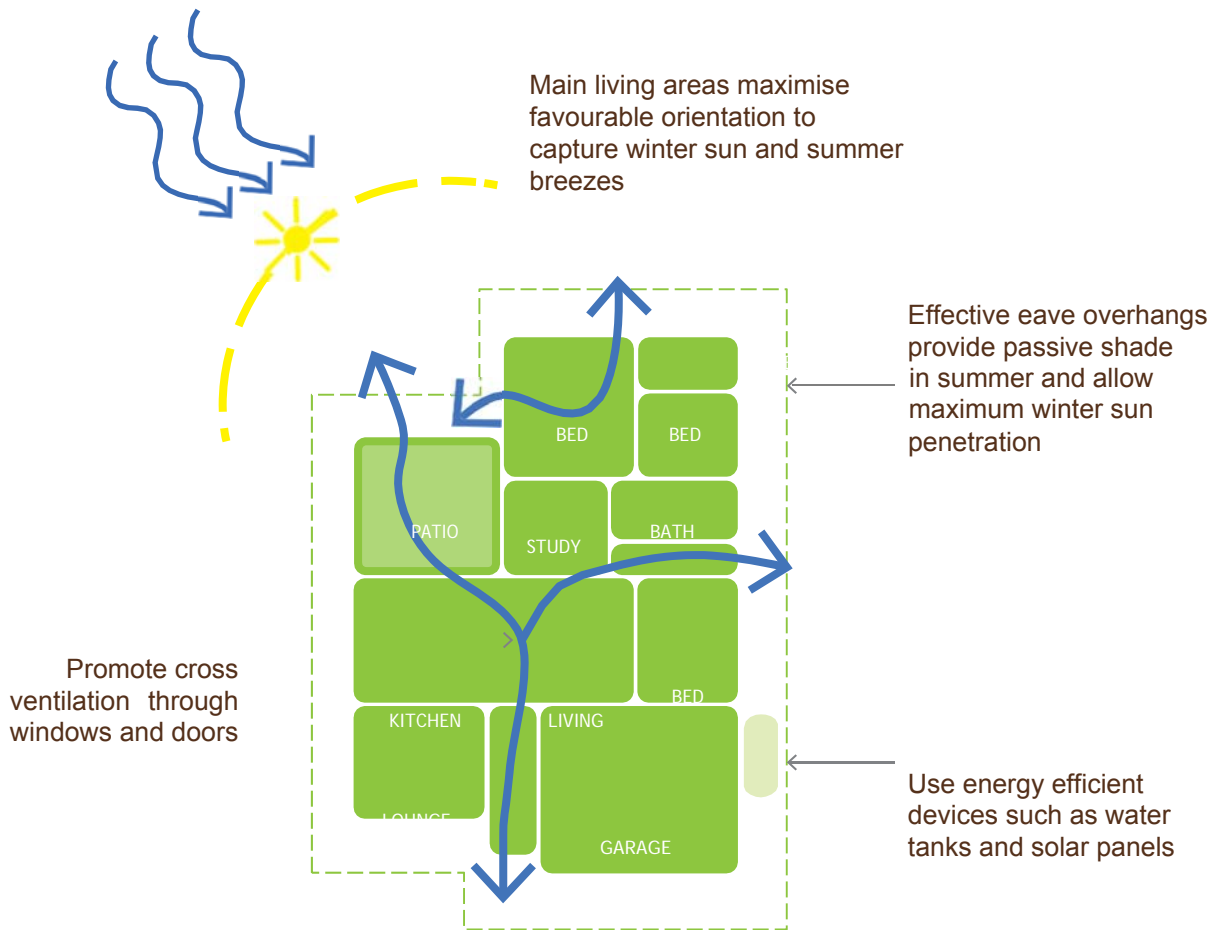
BUILT TO BOUNDARY WALLS

- A 'zero lot line' tolerance of 0.2m inside the boundary is permitted to facilitate a gutter overhang parallel to the wall. If this tolerance is used, no fencing to the boundary is permitted for that length of the wall.
- No windows are permitted on the BTB wall.
- The BTB wall must be constructed of masonry, lightweight or similar and be a consistent standard to the remainder of the dwelling.
- It is the buyer's responsibility to ensure the home design complies with BCA requirements including fire separation requirements.

BUILDING ORIENTATION AND EFFICIENT DESIGN

- Dwellings must be designed for good natural cross ventilation with well-considered placement of windows to draw breezes through the house.
- Windows to the western elevation should be minimised, walls to be clad with light coloured materials with western facing rooms having appropriate uses such as a garage or laundry.
- Roof space cooling is to be achieved 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 must provide strong interaction with the public street with the front entrance door clearly visible from the street.
- Dwellings to be designed to support Crime Prevention Through Environmental Design (CPTED) principles.

- Where allotments encompass more than one frontage the entries are to be designed to address each frontage.
- Letterboxes must have a close relationship to the front entry.
- Main living areas must open directly onto the private open space via glazed adequately sized doors, to allow acceptable sunlight and natural light into the house.



PRIVACY AND SURVEILLANCE

- Habitable rooms, windows or balconies within 3m of an adjoining property, and overlook the private open space of a neighbouring house must 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 to be designed to ensure passive street surveillance with habitable rooms overlooking the street. 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 mandatory on all pitched roofs except where roof portion is immediately above the built to boundary wall. Where practical 600mm eaves should be considered to achieve an increased degree of shading to windows and for enhanced aesthetic appeal.

The following roof pitches are recommended by EDQ:

- Pitched roofs at a minimum of 22.5° (hip or gable);
- Skillion roofs with a primary roof pitch of 15° and secondary roof pitch of no less than 5°
- Homes with a roof pitch outside of these requirements will be considered on architectural merit. Where flat roofs are proposed, alternative shading devices are mandatory.



FACADE ARTICULATION

Dwelling facades must have articulated walls in combination with a minimum of four external architectural features and a minimum combination of two cladding materials. Materials must create contrasting textures and be identifiably different in colour.

Architectural features can include:

- balconies & verandas;
- feature entry doors (i.e. includes clear glass panels, side lights, oversized doors);
- full height/architectural windows;
- gable and end treatments;
- entry porches and porticos (that project forward of the front building wall or are raised);
- shade and screening devices;
- recessing and projecting elements.

Cladding materials can include:

- rendered and painted brick;
 - face brick;
 - texture coated fibre cement;
 - timber (this does not include front door or feature posts)
 - stone;
 - light weight cladding (Linea, Scyon, Axon, Matrix).
- A covered entry must be provided to the home and must be at least 1.5m deep and clearly visible from the street or rear lane where applicable.
 - 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 are not to be visible from the street. Solar PV and hot water panels are exempt.

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 using landscaping and fencing, roof form, porches or feature windows to match the front facade.

OUTDOOR LIVING AREAS

Private open space must be in accordance with the relevant approved Plan of Development and ensure privacy of occupants and overshadowing impacts on adjacent buildings and open space.

Focus to be on the quality of the space in terms of orientation, size, shape and landscaping treatment. Planting to external balconies is encouraged.

EDQ encourages the supplementation of private open space through the inclusion of a covered alfresco area.

Alfresco areas must be covered with a permanent roof structure and 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:

- air conditioning units (these must be mounted under the fence line);
- satellite dishes;
- antennas;
- water tanks and/or water connection points;
- clothes lines;
- electrical meters must be boxed;
- gas bottles and/or hot water units;
- gas meters/connection points must be boxed.

Solar panels and collectors for hot water units are exempt and must 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 (use of appropriate siting, screen fencing or planting to hide the shed).

FIBRE TO THE HOME

The development will provide fibre to the home, builders must ensure house designs and wiring accommodate this service.

CAR ACCOMMODATION

- Refer to the Plan of Development for minimum off-street parking requirements. The garage must be set back a minimum of 1m from the front building wall and designed so the entry and house facade are the predominant features.
- The maximum width of a garage must be no more than 40% of the lot frontage on lots less than 12.5m wide.
- Double garages are not permitted on a single storey dwelling on lots (not a laneway) less than 12.5m wide, special merit must be demonstrated for possible approval by the EDQ development team.
- Allotments (not on a laneway) with a frontage less than 12.5m must have 5.5m setback to the garage.
- Double garages may be permitted on two storey dwellings (10m to 12.5m wide lots) where the dwelling demonstrates:
 - vertical articulation of the building in front of the garage doors;
 - an upper level incorporating a balcony extending a minimum of 1.8m from the garage line;
 - passive street surveillance requirements are met;
 - the garage is setback a minimum of 1m from the front facade, i.e. entry;
 - defined articulation (i.e. staggering) of single garage doors.

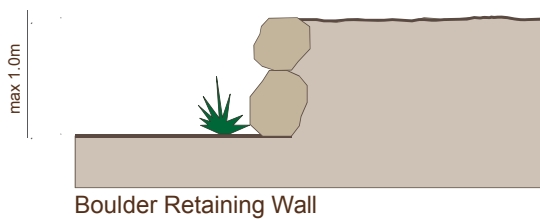
EXTERNAL WORKS AND LANDSCAPING

DRIVEWAYS

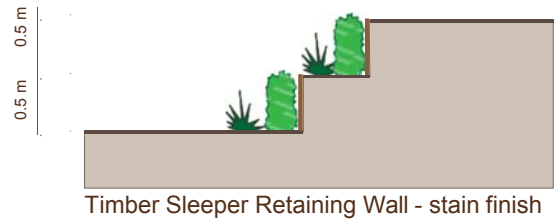
- Driveways must be completed prior to occupation of the home.
- One driveway is permitted per dwelling and must extend from the kerb edge to the garage.
- Driveways are to be no more than 3m wide at the lot boundary where providing access to a single garage.
- Driveways are to be no more than 4.8m wide at the lot boundary where providing access to a double garage.
- 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;
 - stenciled concrete (design to be approved by EDQ).
- Dark coloured driveways are not encouraged as they store and generate greater amounts of heat.
- Driveways incorporating permeable pavement sections are encouraged.
- Driveways must have a cut down kerb crossover with a minimum distance of 0.5m from the edge of driveway to the property boundary.
- The developer will install a footpath in front of the lot boundary where shown on the site development plan. The driveway must abut level and not be built through the footpath.
- Any damage to the kerb, footpath or verge landscaping caused during construction must be rectified by the buyer.
- The use of other products or materials must be approved by EDQ. Uncoated grey, broom-finished concrete and car track driveways will not be approved.

RETAINING WALLS

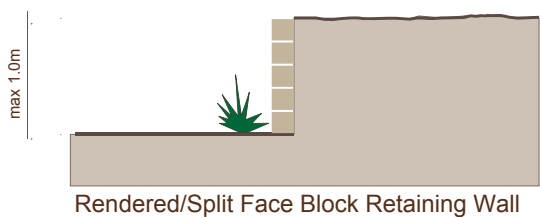
- Retaining walls visible from the street can be rendered or coloured split face block, rock boulder walls or other materials/finishes approved by EDQ.
- If retaining walls are not completed prior to occupation of the home an erosion and sediment control plan including reporting methods must be submitted and approved by EDQ.
- Unpainted masonry block walls are not permitted.
- Unscreened (unplanted) timber sleeper retaining walls are not permitted in areas visible from public roads or parks.
- Adjoining owners of sloping lots must coordinate planting and retaining on both sides of the common boundary to ensure that retaining walls are stepped down to limit the height of each wall to less than 1.0 metre and integrated with planting for screening.



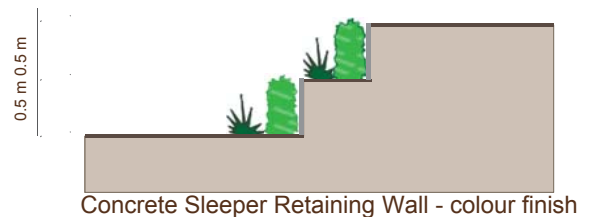
Boulder Retaining Wall



Timber Sleeper Retaining Wall - stain finish



Rendered/Split Face Block Retaining Wall



Concrete Sleeper Retaining Wall - colour finish

FENCING

Front fencing is not permitted except for approved special circumstances, such as:

- Privacy around outdoor living spaces when located in the front yard (or side yard in the case of corner lots).
- Privacy and safety around swimming pools when located inside the yard in the case of corner lots.

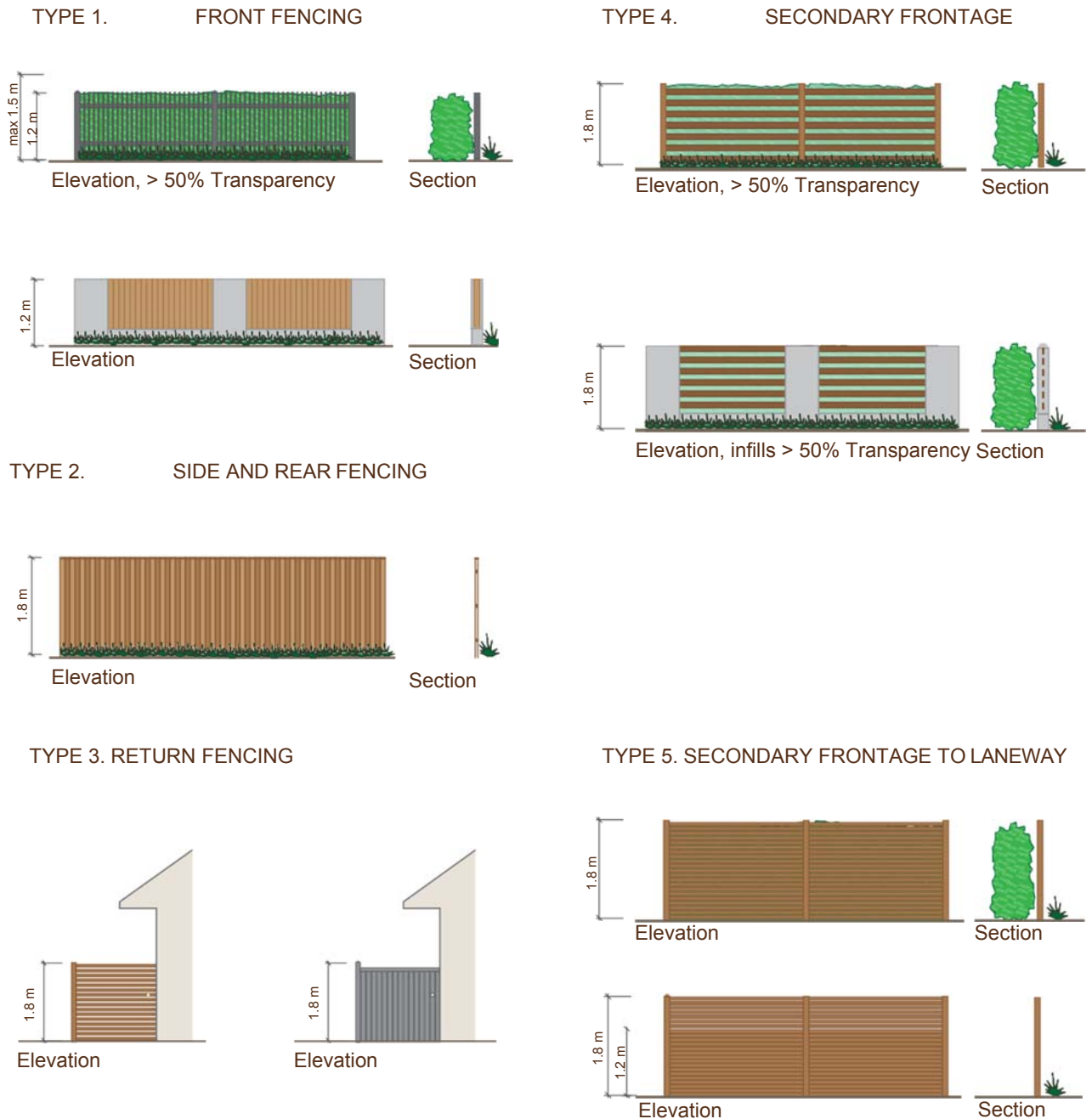
Side fencing between lots must be 1.8m in height and be constructed as good neighbour timber fencing with capping and return to the house a minimum of 1.0m behind the front building wall.

Return fencing from the side boundary to the dwelling must be of a decorative nature and must have painted timber slats.

Side fencing to secondary street frontages (not a laneway) must be no more than 25% transparent and not exceed 1.8m in height. Landscaping inside the fence line is encouraged to provide privacy.

Fencing directly facing a park or public area (not opposite or across the street from a park or public area) must comply with the relevant Plan of Development and be of decorative nature if solid.

All materials and designs must be submitted as part of this application for approval. Fencing is to be entirely completed, including any applicable finishes within thirty (30) days from handover of the home.



HARD LANDSCAPING

- Hard landscape areas are 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.
- An external water tap must be provided for all dwellings.
- 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 Council.

SOFT LANDSCAPING

- A minimum of one x 2m tall (at time of planting) shade tree and five x 1m tall (at time of planting) plants must be planted in the front yard of all lots with a frontage of 12.5m or greater.
- A minimum of one x 2m tall (at time of planting) shade tree and three x 1m tall (at time of planting) plants must be planted to the front yard for all lots with a frontage of less than 12.5m.
- A minimum of one shade tree is required per lot.
- A minimum of 50% of the front yard is to be soft landscaping (i.e. turf and landscaping), with a minimum of 40% planted. Additional landscaping required on corner lots.
- Garden beds must 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 are to be positioned together to minimise water consumption.
- Plants are to be native or endemic (see plant species list).
- An erosion and sediment control plan including reporting methods is required to be submitted to EDQ when landscaping works are not finished in 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.
- All landscaping must be entirely completed, including any applicable finishes, within thirty (30) days from handover of the home.



LETTERBOXES

- Letterboxes must be close to the front entry.
- Numbers to be Century Gothic between 75mm and 175mm high. Material to be either brushed or polished stainless steel, anodised aluminium, bright or satin chrome.
- The letterbox must be installed in a retaining wall, fence, free standing mail wall, free standing feature fence or as approved by EDQ.



ENVIRONMENTALLY SUSTAINABLE DESIGN



INTENT

Woodlands has achieved a 6 leaf EnviroDevelopment Accreditation V1.0 National Standards through the Urban Development Institute of Australia (UDIA). EDQ is committed to achieving superior environmental outcomes which result in lower ongoing running cost for our buyers.

The Woodlands development is demonstrating the protection and enhancement of ecosystems, the reduction of waste, the encouragement of recycling and reduction of energy use.

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 dwellings are to achieve a minimum energy rating of 6 stars under NatHERS, BERS 2nd Generation Software or other as approved by the 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.**
- Clotheslines to be installed on all dwellings during construction.
- 100% of internal lighting must be energy efficient lighting (fluorescent or LED).
- Heat pump or solar hot water system is preferred for hot water. Heat pump or solar hot water system boosters must be connected to Tariff 33 or 31. Any electric hot water system must be connected to Tariff 33 or 31. Smaller electric hot water systems (for 1–3 people) should be sized appropriately for the tariff.
- 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).
- Use of appliances which produce less greenhouse gas emissions. This must 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 must 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 locally sourced and manufactured materials.

- The use of non-toxic or low toxicity floor coverings must be used on all indoor covered floors.
- Where carpets are used, they must be mechanically fixed.
- Low emission sealants and adhesives must 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. At a minimum, fittings must include:

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

WASTE

At a minimum, the following waste practices must be followed:

- the use of skip bins rather than cages;
- maintenance of waste records;
- use of contractors who transport waste to a licensed recycling centre;
- materials and products which minimise and/or recycle packaging; and
- dwellings designed to maximise use of standard size materials wherever possible.

NON-CONFORMING DESIGN

Areas of non-compliance must be highlighted and detailed below for consideration. If not listed below the buyer and builder warrant that the design and construction of this dwelling fully complies with the Woodlands Design Guidelines.

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

PLANT SPECIES LIST

GENERAL

- Trees and shrubs to be planted in planting beds with a 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 are not permitted.

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
----------------	-------------	----------------	-------------

TREES AND PALMS

<i>Acmena hemilampra</i>	Broad-leaved lillypilly
<i>Alphitonia petriei</i>	Pink Ash
<i>Arytera divaricata</i>	Rose Tamarind
<i>Brachychiton acerifolius</i>	Illawarra Flame Tree
<i>Callistemon viminalis</i>	Weeping bottlebrush

<i>Cassia brewsteri var tomentella</i>	Velvet Bean
--	-------------

<i>Corymbia ptychocarpa</i>	Swamp bloodwood
<i>Corymbia tessellaris</i>	Moreton Bay Ash
<i>Cupaniopsis anacardioides</i>	Tuckeroo
<i>Eucalyptus tereticornis</i>	Qld Blue Gum
<i>Euroschinus falcatus</i>	Ribbonwood
<i>Ficus congesta</i>	Red-leaved fig
<i>Ficus virens</i>	White Fig
<i>Flindersia australis</i>	Crows Ash
<i>Livistona decora</i>	Weeping Cabbage Palm
<i>Lophostemon suaveolens</i>	Swamp Box
<i>Melaleuca leucadendra</i>	Weeping Paperbark
<i>Olea paniculata</i>	Native Olive
<i>Paraserianthes toona</i>	Mackay Redcedar
<i>Pittosporum ferrugineum</i>	Rusty Pittosporum
<i>Pongamia pinnata</i>	Indian beech
<i>Schefflera actinophylla</i>	Umbrella Tree
<i>Stenocarpus sinuatus</i>	Firewheel Tree
<i>Sterculia quadrifida</i>	Peanut Tree
<i>Waterhousia floribunda</i>	Weeping Lilly Pilly
<i>Xanthostemon chrysanthus</i>	Golden Penda

SHRUBS

<i>Alpinea caerulea</i>	Native Ginger
<i>Alpinea excelsa</i>	Red Ash
<i>Atractocarpus fitzalanii</i>	Native Gardenia
<i>Cordyline cannifolia</i>	Palm Lily
<i>Cyrtostachys renda</i>	Lipstick Palm

<i>Gossia inophloia</i>	Blushing beauty
-------------------------	-----------------

<i>Heliconia sp</i>	Heliconia
<i>Hibiscus heterophyllus</i>	Native Rosella
<i>Hibiscus sp</i>	Hibiscus
<i>Leea indica</i>	Bandicoot Berry
<i>Licuala ramsayi</i>	Australian Fan Palm
<i>Melaleuca 'Little John'</i>	Bottlebrush
<i>Melaleuca linariifolia 'Claret Tops'</i>	Claret Tops
<i>Melaleuca linariifolia 'Dwarf Snow'</i>	Dwarf Snow in Summer
<i>Murraya ovatifoliolata</i>	Native Mock Orange
<i>Musa basjoo 'Sakhalin'</i>	Japanese banana
<i>Rhapis excelsa</i>	Broadleaf Lady Palm
<i>Vitex trifolia 'Purpurea'</i>	Chaste Tree
<i>Xanthorrhoea johnsonii</i>	Grass Tree
<i>Zamia furfuracea</i>	Cardboard palm

Note:

Trees must be planted a minimum 1.5m from all underground services.

BOTANICAL NAME

COMMON NAME

GROUNDCOVERS

<i>Babingtonia virgata</i> 'Dwarf'	Miniature Baeckea
<i>Baloskion pallens</i>	Didgery Sticks Blue
<i>Brachyscome microcarpa</i>	Daisy
<i>Bromeliad sp</i>	Bromeliad
<i>Crinum pedunculatum</i>	Swamp Lily
<i>Cycas revoluta</i>	Sago Palm
<i>Cymbopogon refractus</i>	Barbed Wire Grass
<i>Dendrobium kingianum</i>	Pink King Rock Orchid
<i>Dianella caerulea</i>	Flax Lily
<i>Dianella Little Jess</i>	Blue Flax Lily
<i>Dianella 'Tas Red'</i>	Spanish Iris
<i>Dietes bicolor</i>	Fortnight Lily
<i>Dietes grandiflora</i>	Yellow Iris
<i>Gahnia sieberiana</i>	Swamp Gahnia
<i>Hardenbergia violaceae</i>	Sarsaparilla Vine
<i>Hibbertia scandens</i>	Golden Guinea Vine
<i>Hymenocallis littoralis</i>	Spider Lily
<i>Thai Spider</i>	Variiegated Spider Lily
<i>Lepidosperma laterale</i>	Variable Sword Sedge
<i>Liriope muscari</i>	Lily Turf
<i>Lomandra hystrix</i>	Green Mat Rush
<i>Lomandra longifolia</i>	Spiny Head Mat Rush
<i>Lomandra longifolia</i> 'Bunyip'	Bunyip Mat Rush
<i>Moliniera capitulata</i>	Palm Grass
<i>Myoporum ellipticum</i>	Coastal Boobialla
<i>Pennisetium 'Nafray'</i>	Nafray
<i>Pennisetum alopecuroides</i>	Swamp Foxtail
<i>Pennisetum 'Red Lea'</i>	Purple Lea
<i>Poa sieberiana</i>	Snow Grass
<i>Themeda triandra</i>	Kangaroo Grass

Note:

Trees must be planted a minimum 1.5m from all underground services.

APPLICATION FORM

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

Economic Development Queensland
Attn: Woodlands 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 submitted with your application)

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

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 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

- | | | |
|---|--------------------------|--------------------------|
| Fencing fronting public space | <input type="checkbox"/> | <input 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

NatHERS certificate with input data included with a minimum 6 stars as per requirements of Blue Ridge 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.

Heat pump or solar hot water system is preferred for hot water. Heat pump or solar hot water system boosters must be connected to Tariff 33 or 31. Any electric hot water system must be connected to Tariff 33 or 31. Indicate type of hot water system and booster if relevant.

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

Ceiling fans are provided to a minimum of all bedrooms and main living area (shown on electrical 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 and external surfaces.

Local manufacturers and suppliers have been used and considered.

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.

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

.....