

WHITEROCK

Design Guidelines

Incorporating EnviroDevelopment Principles



Submission Checklist

The buyer must submit to the DAP and the seller the final working drawings and specifications, before the buyer or their builder apply for building approval.
Please go through this list and ensure that you have **ALL** the elements provided for in your submission.

☐ **DESIGN ELEMENTS**

☐ **SITE WORKS**

- Earthworks are clearly indicated and approved by registered engineer

☐ **ROOF FORM, MATERIALS AND COLOURS**

- Roof is articulated and interesting
- Acceptable materials and colours selected
- Solar panel location

☐ **WALL MATERIALS AND COLOURS**

- Visible elevations are simple and modern
- Acceptable colours and materials selected, including front door
- Complete Digital Colour Board provided (list of colours is not acceptable)
- Or fully annotated street front elevation
- Incomplete will require re-submission

☐ **DWELLING ENTRIES**

- Entry is clearly indicated & integrated into design
- 1200mm minimum door width

☐ **DWELLING AREA**

- Dwelling areas are shown on plans

☐ **HEIGHT**

- Proposed dwelling does not exceed height of 9.25 above finished floor level

☐ **SITE COVER**

- Calculations clearly indicate compliance with POD and these Guidelines

☐ **PRIVATE OPEN SPACE**

- Calculations clearly indicate compliance with POD

☐ **ORIENTATION**

- Passive solar design principles have been considered

☐ **GARAGES AND CARPORTS**

- Compliance with garage requirements, relating to parking spaces, garage width, door colour/materials and door type and screen type is clearly indicated
- Built to boundary Garages (acceptable to lots shown on Neighbourhood Plan only)
- QDC compliance & Copy of Siting Variation Approval is attached

☐ **DRIVEWAYS AND CROSSOVERS**

- Crossover is located as per Disclosure Plan, acceptable material selected
- Plans clearly show that the plain concrete footpath takes precedent over the driveway

☐ **ENERGY EFFICIENCY**

- Energy Efficiency Report, required for building approval, is attached and shows 6 star achievement without concessions

☐ **SETBACKS**

Dimensions clearly indicate compliance

- Boundary Setbacks
- Private Open Spaces – (POS)
- Maximum Wall Length on Zero Lot Line
- NCC/BCA requirements – for built to boundary and eaves within setbacks

☐ **FENCING AND PRIVACY**

STREET

- Proposal does not include front fence

SECONDARY

- Calculations clearly indicate compliance with extent and transparency
- Capped Good Neighbour Natural Timber Fence

SIDE & REAR

- Fencing is 1.8m high
- Colorbond® Jasper or capped Good Neighbour Natural Timber Fence

PRIVACY

- Screens to open private space

☐ **LANDSCAPING**

DESIGN CONSIDERATIONS

- Landscape Plan provided, and design is considered
- Key Points addressed clearly (not hand sketched)
- 1 x Medium/Large Tree to primary frontage
- Height of tree confirmed
- Fencing/Screening is provided where required
- Impervious Surfaces limited
- Drought tolerant species selected
- Location nominated for a 220L minimum compost bin
- Minimum 750mm landscaping between driveway and side boundary
- Front landscaping that is turf only will not be accepted
- Maximum 30% of frontyard to be turf
- Planter bed 25% of front landscaping

☐ **ANCILLARY STRUCTURES**

Structures/services (must be out-of-sight) air conditioners, solar panel's, antennae/satellite dishes, service yards

LETTERBOXES

- Letterbox in approved style
- Letterbox is masonry or high quality proprietary item (not timber post)
- Located as required by Australia Post

POOL

- Owner and Builder are responsible for all required approvals

☐ **BUILDING**

Contract price (for internal project market research purposes only)

Application Form

OWNER DETAILS

Lot Number

Street

Name/s

Contact Number/s

Email

Postal Address

BUILDER DETAILS

Company

Contact Person

Contact Number/s

Email

Postal Address

APPLICANT DETAILS (IF DIFFERENT FROM ABOVE)

Company

Contact Person

Contact Number/s

Email

Postal Address

ATTACHED:

☐ Site plan

☐ Floor plan

☐ Elevations

☐ External colours and materials

☐ Fencing detail noted

☐ Sustainability compliance report - without concessions

☐ Landscape plan

☐ Checklist

SUBMITTED BY:

Name

Date

Design Assessment Panel (DAP)
E: dap@mywhiterock.com.au
Submission instructions provided in Sections 4.1, 4.2 and 4.3 of this document



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The EnviroDevelopment Principles (EP) sections of the Design Guidelines will help you make an informed decision when designing a new home.

A house design that adopts the EnviroDevelopment Principles will suit the Ipswich climate and have the potential to reduce ongoing energy and water costs.

1.0 Design Guidelines

1.1 INTRODUCTION

The Whiterock Masterplan will create a vibrant and diverse community that lives in harmony with nature, connects to the surrounding residential areas and open spaces and contributes to housing choice and healthy living in the neighbourhood.

The focus at Whiterock will be a healthy community life, fostering social interaction and activity. A connected network of streets, pedestrian and cycle paths provide the opportunity for walking and cycling to help achieve this vision.

Whiterock is an Urban Development Institute of Australia (UDIA) verified EnviroDevelopment project. EnviroDevelopment is a world-leading sustainable development branding system, created by the UDIA, that helps consumers identify truly sustainable projects. Whiterock is accredited across six key areas – ecosystems, waste, energy, materials, water and community. The EnviroDevelopment Principles are incorporated into the Design Guidelines to help you make an informed decision when designing a new home. Your design choices will impact how your new home will respond to ongoing energy and water costs, as well as determine how suitable the home will be with the Ipswich climate.

Sustainable living is becoming increasingly important to; offset household running costs, protect the investment you make in your home and reduce environmental impacts.

Fortunately, there are many ways in which you can incorporate energy efficiency into the design of your home that will deliver real and ongoing savings on water, gas, and electricity while making your home more liveable and protecting the environment. There are specific guidelines in place to increase home energy and water efficiency including;

a six star or better rating on all new homes, water saving shower heads and water taps, and appliances such as air conditioners must meet higher energy efficiency standards.

The EnviroDevelopment Principles inform you of a range of choices available that can improve the efficiency of your home.

The Whiterock Residential Design Guidelines are a legally binding part of the buyer's contract. While it is accurate to the best of the developer's ability, it is subject to change and is binding only on the buyer.

Prospective buyers must refer to the contract and make their own enquiries to satisfy themselves in relation to the land, the restrictions which apply to building on the land and to any aspect of the land which is of particular importance to them. buyers must seek a design approval prior to construction to ensure that all Whiterock housing and landscaping meets the standards set out in this document. Documentation is to be submitted to the Design Assessment Panel (DAP) before review by a Building Certifier.

Builders/Architects/Designers can access Developer information/documents from the Builders Resources Portal at whiterock.com.au – a login in password is required.

Please allow for 10 working days for processing and assessment on the provision that all required documentation is submitted and ensure you have checked and include the following.

1.2 DESIGN SUBMISSION REQUIREMENTS

- a. Energy Efficiency Report achieving 7 stars or above without concessions as per QDC MP4.1 Sustainable Buildings.
- b. Site Plan including: Setbacks from all boundaries, site levels (contours), extent of earthworks, finished floor level to house and garage, driveway access and path details, all fencing materials, location and heights.
- c. Dimensioned floor plan, window positions, roof plan
- d. Elevations are to include the building and wall heights, roof pitches, eave size, external fixtures and surface finishes.
- e. Schedule of external materials, colours and finishes, including driveway.
- f. Detailed landscape plan including: letterbox, garden beds with species, screened ancillary items, landscaping between side boundary and driveway.

Should you require clarification on any of the requirements contained in this document – please contact the D.A.P.

**The DAP can be contacted as follows:
E: dap@mywhiterock.com.au**

EP.1 WHITEROCK ENVIRODEVELOPMENT PRINCIPLES

Whiterock is an Urban Development Institute of Australia (UDIA) verified EnviroDevelopment project. EnviroDevelopment is a world-leading sustainable development branding system, created by the UDIA, that helps consumers identify truly sustainable projects.

Whiterock is accredited across six key areas – ecosystems, waste, energy, materials, water and community.

The EnviroDevelopment Principles are incorporated into the Design Guidelines to help you make an informed decision when designing a new home. Your design choices will impact how your new home will respond to ongoing energy and water costs, as well as determine how suitable the home will be with the Ipswich climate.

EP.2 MAKING SENCE OF IT ALL / SUSTAINABLE LIVING

Sustainable living is becoming increasingly important to; offset household running costs, protect the investment you make in your home, and reduce environmental impacts.

Fortunately, there are many ways in which you can incorporate energy efficiency into the design of your home that will deliver real and ongoing savings on water, gas, and electricity while making your home more liveable, and protecting the environment.

There are specific guidelines in place to increase home energy and water efficiency including; a seven star or better rating on all new homes, water saving shower heads and water taps, and appliances such as air conditioners must meet higher energy efficiency standards.

The EnviroDevelopment Principles inform you of a range of choices available that can improve the efficiency of your home.

EP.3 WHITEROCK CLIMATE

Whiterock experiences a humid subtropical climate with hot and humid summers, warm winters with cool overnight temperatures and potential heavy storms.

CLIMATE CHARACTERISTICS	SUMMER DECEMBER - FEBRUARY	WINTER JUNE - AUGUST
DAY TEMPERATURES: Average Maximum*	31.6°C	21.9°C
NIGHT TEMPERATURES: Average Minimum*	19.5°C	7.6°C
RAINFALL: Average Monthly*	116mm	42.7mm
BREEZES: Average Direction at 3pm*	E – N/E	W – N/W

Disclaimer: - An Approval issued under these Design Guidelines is NOT an approval under the requirements of the Building Act, or any other Act or Regulation. The documents provided have not been checked for compliance with any structural, health, or planning requirements, or for the suitability of the building for the use to which it may be put. Accordingly, it's Architects, and/or its employees or representatives do not accept any responsibility for the suitability or soundness of construction of the completed Buildings or the associated site development works.

2.0 Objectives of the Guidelines

2.1 GENERAL PRINCIPLES

The following Guidelines have been developed to ensure that quality housing is constructed at Whiterock, and that the amenity of the development and buyers' investment is protected.

These guidelines promote:

- Well-articulated façades and rooflines
- Contemporary designs, relevant to modern living
- in Queensland
- The use of appropriate buildings materials, patterns, textures and colours
- Installation of front porches, patios, balconies, terraces and deeper eaves
- Quality landscaping and fencing
- Sustainable living principles
- Passive surveillance to streets and laneways
- Variety of house designs (refer part 6.14 Façade Variation)

Before choosing or designing your home, it is important to consider how the features of the allotment might influence the location and layout, to improve your family's lifestyle, and the neighbourhood as a whole.

Factors to consider include:

- Site levels – all blocks are benched (essentially level)
- Service and easement locations
- Driveway location
- Setbacks
- Home entry and street address
- Relationship of your house to those on adjoining properties – particularly with respect to garage locations and façade selection

2.2 RESIDENTIAL CHARACTER

The DAP requires façades to be articulated by means of shading elements and mandatory steps in wall planes and roof planes.

This articulation is required to the street front façades and to sections of the side façades which are visible from the street.

Where a home is on a corner lot with a dual frontage, the colours and materials used on the primary frontage must return along the side façade on the secondary frontage.

Shading elements may include eaves, a portico, window hoods and surrounds. Articulation must be emphasised by the use of feature materials and contrasting colours within a harmonious colour scheme.

EP.4 OBJECTIVES OF THE ENVIRODEVELOPMENT PRINCIPLES

Whiterock is a certified EnviroDevelopment and has achieved independent verification of exceptional sustainability outcomes. Whiterock has achieved this important outcome by responses to the following key areas;

ECOSYSTEMS

Protect and enhance native ecosystems and ecological function, and rehabilitate degraded sites.

WASTE

Implement waste management procedures and practices to reduce the amount of waste to landfill and facilitate recycling.

ENERGY

Implement measures to optimise energy reduction across the project beyond current regulatory requirements.

MATERIALS

Utilise environmentally responsible materials and construction methods to lower environmental impact of materials usage.

WATER

Implement measures which reduce potable water use across the project beyond current regulatory measures.

COMMUNITY

Encourage healthy and active lifestyles, community spirit, local facilities, alternative transport models, and accessible and flexible design that welcomes a diversity of people and adapts to their changing needs.

Whiterock joins an elite group of projects to be certified under EnviroDevelopment nationally. This achievement represents a significant effort and commitment to the incorporation of sustainable initiatives.



3.0 Definitions & Lot TypePlans

3.1 LOT CONFIGURATION

For the purpose of the Design Guidelines the following applies.

1. Detached House Lots – Are lots where a traditional stand-alone detached house is proposed.

A Standard Lot abuts other lots on each side and rear boundary, and has a primary frontage only.

A Corner Lot has both primary and secondary street frontages that require 2 façade treatments.

A Laneway Lot is any lot that has a required access from a lane. This removes garages from the primary and secondary frontages while maintaining its front door on the primary frontage.

A Corner or Dual Frontage Lot abuts other lots on each side and has a primary and secondary frontage with its front door on the primary frontage.

The above **Detached House Lot** types are illustrated on the **Lot Configuration Diagrams – Figure 3.1.1**

The **“Street Frontages + Lot Types Map”** confirms the frontage hierarchy for each of the lot types –**Figure 3.2.1**

2. Attached House Lots – Are lots where the house is required to be built to either one or two boundaries.

The **Attached House Lot** types are illustrated on the **Lot Configuration Diagrams – Figure 3.1.2**

3. Townhome Lots – Are lots that are smaller, generally square in shape and require setback relaxations to provide a comfortable home.

The **Townhome Lot** types are illustrated on the **Lot Configuration Diagrams – Figure 3.1.3**



3.0 Definitions & Lot TypePlans

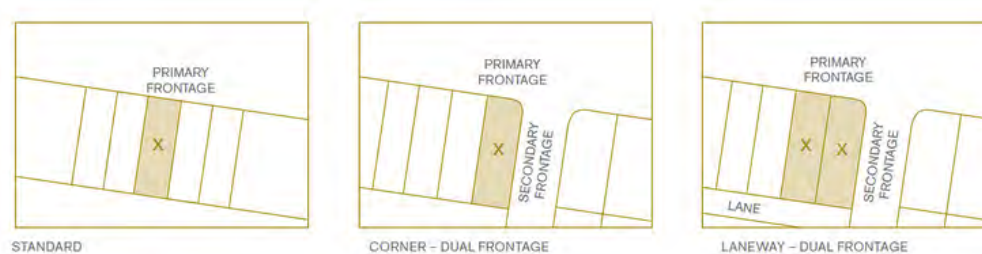
3.2 LOT CONFIGURATION DIAGRAMS - FIGURE 3.1

Detached House Lot Types - Figure 3.1.1

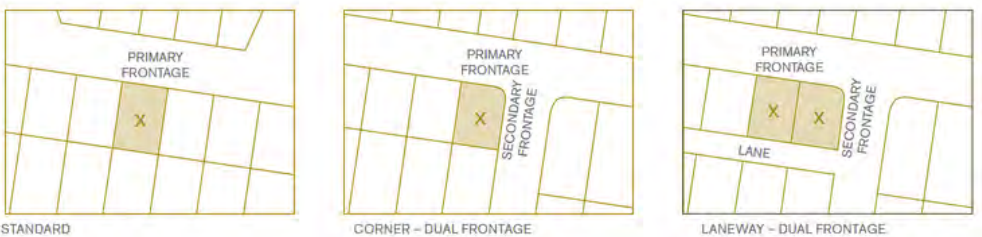


Note: Irregular allotment shape may be given special consideration by the DAP in relation to certain requirements of these design guidelines.

Attached House Lot Types - Figure 3.1.2



Townhome Lot Types - Figure 3.1.3



3.2 NEIGHBOURHOOD PLAN MAP – REFER TO APPENDIX 2

Refer to the Neighbourhood Plan for Street Frontage hierarchy and Lot Types. These will form the basis for setbacks, fencing and wall/roof articulation.

The siting arrangement of all lots must comply with the arrangements of the Neighbourhood Plan. Including mandatory locations of

- Driveway locations and offsets
- Acceptable “built to boundary” positions
- Front Door Positions
- Limit of Secondary Street Fencing (by owner)

Nominal locations of

- Private Open Space

Design locations of

- Developer Built Civil Retaining Walls
- Extent of Estate Fencing (by developer)

4.0 Building & Landscaping Approval Procedure

4.1 PRIOR TO CONSTRUCTION

The Whiterock Design Guideline Assessment is a simple, one step process. To obtain approval, buyers or their builder must submit a full set of working drawings showing the complete development of the land. The working drawings must be accompanied by a landscaping drawing and a depiction of the intended colours and materials.

- A submission checklist is provided in Section 11.
- Incomplete applications will not be reviewed.

The buyer will be notified by email that certain documents are still required to be submitted before a review will be carried out. Once the outstanding documents have been received the submission will be reviewed.

If the submission complies with the requirements of this document, an approval will be issued. If there are elements which do not comply fully, but can be easily resolved by the builder, these will be noted as conditions of approval. The conditions will be listed in the letter of approval and noted on the drawings, copies of which will be attached to the approval.

If there are too many items that are non-compliant, the submission will be returned to the buyer with a brief description of the problems with the submission.

The onus will be on the builder and/or the owner to review the design submitted in relation to this document, and re-submit an amended design which does comply.

Approvals will be issued by email. A hard copy can be mailed to the owner on request.

4.2 LOCAL AUTHORITY APPROVAL

Once plans have been approved in writing by the DAP, working drawings can be submitted to a certifier for approval.

Building Approval must be obtained before construction commences.

5.0 Lot Siting and Setbacks

5.1 NEIGHBOURHOOD PLAN

The siting arrangement for each lot is detailed in the Neighbourhood Plan for each stage.

The Neighbourhood Plan represents a detailed coordination process, considers built form outcomes and avoids conflicts with services between adjacent dwellings.

The Neighbourhood Plan includes;

- Mandatory Driveway and crossover offsets
- Acceptable Build to Boundary positions with a minimum setback of 50mm for construction tolerance/fascia
- Location of dwelling entry and private open space
- Design locations of infrastructure such as stormwater/sewer lines and civil retaining walls
- Extent of Developer installed fencing which is not to be altered or removed

NB: The Developer retains the right to refuse applications for relaxation to these requirements.

5.2 SETBACKS

Setbacks for dwellings, garages and associated outbuildings are required to comply with the requirements set out in the approved Whiterock Plan of Development.

Table extracts are included below.

Setbacks are measured to the face of the wall. Eaves and balconies are permitted to project into the setbacks subject to NCC / BCA requirements and the relaxations to follow.

NB: This setback table establishes the minimum required setbacks; Primary and Secondary street frontage façades must be articulated. Relaxation - All roof overhangs, hoods, awnings, balconies may protrude into these setbacks..

5.3 BUILT TO BOUNDARY GARAGES

Built to boundary setbacks are only acceptable on the lot boundaries shown on the Neighbourhood Plan

Minimum setback 50mm for construction tolerances/ fascias/footings

LOT TYPE	PRIMARY FRONTAGE SETBACK	SECONDARY FRONTAGE SETBACK	LANEWAY SETBACK	SIDE BOUNDARY SETBACK	REAR BOUNDARY SETBACK
Detached House Lots	2.4m to Habitable Walls 5.0m to Garage Door/Wall	1.5m to Habitable Walls 2.5m to Garage Door/Wall	0.0m to Habitable Walls 0.5m to Garage Door/Wall	1.0m Class 10a structures 0.05m	1.0m
Attached House Lots	2.4m to Habitable Walls 5.0m to Garage Door/ Wall 1.0m to Balcony/Patio Porch	1.0m to Habitable Walls 5.0m to Single Garage Door/Wall 1.0m to Double Garage Door/Wall	0.0m to Habitable Walls 0.5m to Garage Door/Wall	0.0m	1.0m
Town Home Lots	2.4m to Habitable Walls 5.0m to Single Garage Door/Wall 4.0m to Double Garage Door/Wall	1.5m to Habitable Walls 2.5m to Garage Door/ Wall	0.0m to Habitable Walls 0.5m to Garage Door/Wall	1.0m Class 10a structure 0.05m	1.0m

6.0 Design Elements

6.1 CONSTRUCTION OBLIGATIONS

- Construction of the dwelling and external works must be continuous and completed within the time provided in the Sales Contract;
- Provide a bin for the duration of construction and ensure it is emptied regularly to avoid overflow of rubbish to site and surrounding areas;
- Maintain Site cleanliness at all times;
- Dumping of spoil/rubbish on any sites will not be tolerated and reported to the local authority.

6.2 STREET FRONTAGES AND LOT TYPES - PLAN OF DEVELOPMENT

The Plan of Development for Whiterock confirms the street frontage hierarchy for each lot and includes;

- Setbacks
- Fencing
- Wall and roof articulation
- Lot type e.g. Attached, Detached, and Town Home Lots (attached and town homes lots have a mandatory 2 storey requirement).

Builders/Owners must refer to the current Plan of Development for their individual stage.

6.3 SITE WORKS

All planned site earthworks must be clearly indicated on the working drawings. Existing contours and altered contours including floor levels must be indicated on the site plan.

- Cut and Fill is not to exceed 1m – where site necessitates a greater extent of cut and fill, an engineer's certificate is required as part of the submission;
- Cut and Fill is not permitted within 600mm of the base of a Developer constructed retaining wall;
- All site works must be completed prior to the occupation of the dwelling.

6.4 SITE COVER AND MINIMUM HOUSE SIZE -

The minimum area of each house is 100m² (excluding garage/carport and eaves). The site coverage calculation includes the area of the garage, decks and porches.

- Detached dwellings - maximum site cover 65%
- Attached dwellings - maximum site cover
 - 85% if <10m wide
 - 75% if >10m wide
- Town Home Lots - maximum site cover 85%.

6.5 BUILDING HEIGHT

Dwellings can be 1 or 2 storeys except where mandatory 2 storey dwellings are required as shown on the Neighbourhood Plan;

- Town homes are mandatory 2 storeys
- Dwellings must not exceed a height of 9.25m above finished ground level.

6.6 PRIVATE OPEN SPACE

Each dwelling including Attached and Town Home Lots must have a clearly defined private outdoor living space. Nominal private open space locations are shown on the Neighbourhood Plan and are encouraged.

Private Open Space must have;

- Direct access from the main living space
- Sufficient screening for privacy
- Additional landscape screening to the secondary frontage
- Solar orientation to the north or east where possible, avoiding the hot afternoon low angle western sun
- Dual frontage Lots - POS must be to rear or side courtyard only.

The Private Open Space must have minimum dimensions;

- Detached and Attached dwellings
 - 16m² minimum area and 4m minimum width
- Town Home lots and Secondary Dwelling on a Lot
 - 9m² minimum area and 3m minimum width.

6.0 Design Elements

6.7 DWELLING ENTRIES

Mandatory front door locations are indicated on the Neighbourhood Plan. This ensures that the house addresses the Primary street frontage with its front door. The entry design must add to and enhance the articulation and built form of the dwelling.

- All lots must have covered entrances that are clearly identifiable and include an entry door at 1200mm in width;
- Glazing to any street elevation to be a minimum of 10% of the façade and is permitted as transparent/clear glass only;
- Entry verandahs and deep porches are mandatory and must extend forward a minimum of 600mm of the front habitable room;
- Attached lot homes must have covered entrances that are exaggerated in scale to a minimum 1.5 storey scale;
- Laneway lot homes require a front entry from the primary street frontage as well as a rear entry from the laneway.

6.8 PRIMARY FAÇADE - WALL AND ROOF ARTICULATION

All Lots facing a Street or Public space must articulate and provide wall and roof variation as below;

Articulation – Detached dwelling and Town Home Lots;

- Primary façades for all dwellings must incorporate a covered entry, porch or verandah with its own roof and is presented forward of the front wall of the dwelling;
- Walls and roofs must articulate and have a minimum step of .5m in the façade;
- Garages are to be setback a minimum of 1m from the front wall of the dwelling.

Articulation – Attached dwelling Lots

- Walls and roofs must recess or project a minimum of .5m for a minimum of 3m in length, front door entries must be articulated.

Articulation – Laneway Lots

- Walls and roofs may be one length in plane if the following apply;
 - a. Wall articulates by a change in material and colour.
 - b. Front door entries must articulate.

6.9 SECONDARY FAÇADE - WALL AND ROOF ARTICULATION

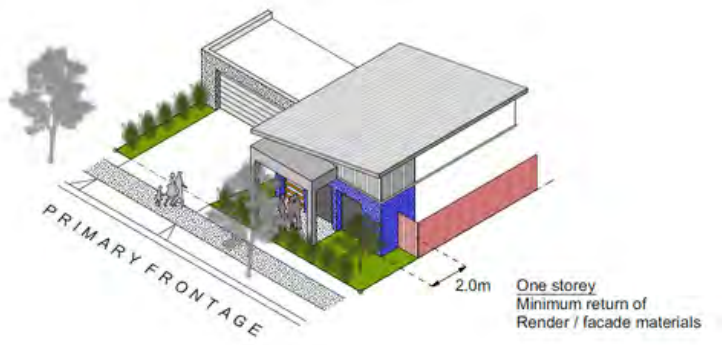
A corner lot facing a secondary street or has a common boundary to a park or reserve - must be addressed in the same manner as the Primary frontage façade;

Articulation – Detached, Attached dwelling and Town Home Lots

- Walls and roofs are not to exceed 10m in one plane and must recess or project a minimum of 450mm for a minimum length of 4.5m;

Articulation – Laneway Lots

- Walls and roofs may be one length in plane if the following apply;
 - a. Wall articulates by a change in material and colour.



6.10 FAÇADE PRESENTATION AND VARIATION -

The DAP maintains a record of submitted and approved façades to ensure individuality and variation between homes in the same street.

A Primary street façade will not be approved where the same (or overly similar) design has been constructed or approved within 3 neighbouring lots, adjacent or opposite on the one linear street.

Buyers will be advised if a home with the same or very similar façade has been approved on a neighbouring lot.

In such cases, buyers will be required to select an alternative façade or make significant variation to the articulation of the façade.

Attached Lots

- Alternating (A, B, A, B) or mirrored (A, B, B, A) façade variation will be considered by the DAP
- Minimum variation from A to B includes front door type, change in colour & material, window arrangement, porch design, landscape tree
- Identical rowhouse - style design is not permitted.

Town Home Lots

- The intention is 2 distinct detached 2 storey homes with different façades
- A mirrored or identical duplex/townhouse - style design is not permitted.

Detached Single Storey

A minimum of 2 design elements are necessary and be in order of most signification to least significant variation;

- roof form and colour
- entry design/porch arrangement, including posts/piers
- window arrangement
- garage door colour
- front door design and colour.

Detached Double Storey

- articulation of wall materials and feature colours (1)
- extent of masonry to lower level and
- lightweight materials to upper level (2)
- balcony supports and balustrade detail (3).

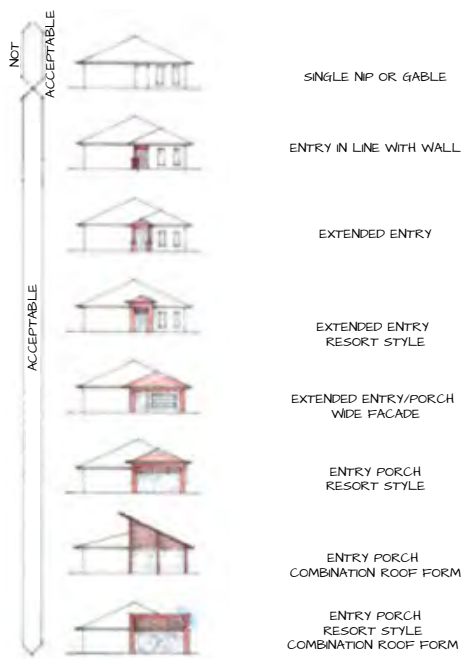
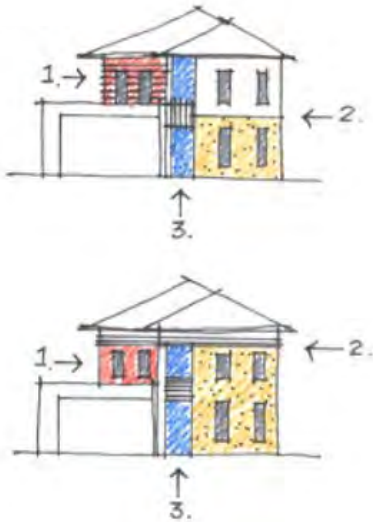
Laneway Lots

Dwellings addressing laneways must provide opportunities for casual surveillance over the laneway. The construction of a Juliet Balcony projecting into the laneway setback and the inclusion of a window is required. Refuse bin storage and screening must be nominated on the site plan, POS facing the laneway must also include screening.

Secondary Dwelling Lots – Secondary Dwelling Lots require the following;

- Additional Carparks
- Additional Canopy Tree to the street frontage
- Front Doors to be street facing
- Letterboxes to be combined (one Letterbox per Lot)
- Single vehicle crossover.

N.B – Secondary Dwelling Compliance is the reresponsibility of the Owner/Builder Certifier – not the DAP.



6.1.10 External Wall Materials/Finishes and Mandatory Returns

Visible elevations must be designed to reinforce the local character with simple, modern and articulated façades with interesting detailing. A combination of masonry and lightweight materials is required with light, warm and neutral colours to complement the coastal hinterland setting (Tuscan, Colonial, Georgian and rustic design and features are not permitted).

- External finishes, materials and colours are to return to the side of the dwelling as follows;

- Primary Street Façade for a single storey – 3m and must extend past the side fence return.

- Primary Street Façade for a double storey – 6m to the Upper Level only – Ground level as per single storey.

- Corner Lots/Secondary frontage – the entire length of the dwelling.

6.0 Design Elements

- Face brick is permitted as a feature and limited to a maximum cover of 30% (excluding window openings, doors, and garage door) to the Primary and Secondary Street Façade;
- Single height bricks only are permitted to the Primary and Secondary façades.
- The following materials are acceptable;
 - Painted Render
 - Contemporary lightweight cladding
 - Bag and Paint
 - Textured coloured concrete
 - Natural Stone
 - Natural Timber or Timber look feature cladding
 - Feature façade tiles
- Garage walls built to the boundary must match the front façade of the garage and be finished with either Render, Bag & Paint or Feature Face Brick
- Garage walls on Dual frontage and Laneway lots must be rendered.
- Unfinished/Highly Reflective materials and vibrant colours are not permitted.
- Large format brick, mottled bricks, mud bricks and rammed earth walls are not permitted.

6.10.2 Acceptable External Wall Colours

Whiterock promotes good environmental design principles and requires wall colours to be below a Solar Absorptance 0.7.

Please refer to the below colour palette for acceptable colours to the external walls

- A maximum of 30% cover of one feature colour is permitted to the Primary and Secondary façade.
-
- Garage door colour is to be selected from the acceptable palette.
- Timber or timber look garage doors are permitted.
- Black, red, dark green or blue colours are not permitted.



6.10.3 Colour Matching of Like Elements

To avoid obtrusive contrasting of elements – colours of the following must match;

- Fascia and gutter to roof
- Satellite dishes, antennae & roof ventilators to roof
- Mosquito/fly and security screens to window frames
- Rendered letterbox to rendered walls
- Gate and fence return to side gate.

6.10.4 Roof Form, Materials and Colours

Roofing selected should result in the visible roof having steps, hips and valleys or variation in the ridge levels providing the roof visual interest. Roof colours must be a Solar Absorptance < 0.7 any colour above this rating will not be permitted.

NB: Roof tiles must be lighter than the colours shown below to achieve a Solar Absorptance < 0.7

Black, Red, Dark Green or Blue Roofs are not permitted. Street façades will not be approved with the following;

- Single hips or gables
- Flat or Parapet roofs on Town Home or Detached Lots
- Dutch Gable not permitted as the only step or variation in the ridge line

Attached Lots may be approved for Flat or Parapet roofs where the following applies;

- Façade and parapet of each dwelling is stepped in plan and elevation a minimum of 0.5m
- Contain an additional porch element
- Result in a minimum of 1.5 storey scaled element in the façade.

Roof materials are to consist of either Colorbond Corrugated Profile sheeting or Flat/Shingle Profile Roof Tiles only;

- Modern Skillion Roof - a minimum of 10 degrees;
- Pitched/Gable Roof - a minimum of 22.5 degrees
- Town Homes Lots – a minimum of 25 degrees
- Unfinished/Highly Reflective materials and vibrant colours are not acceptable
- Eaves must be provided to a minimum of 75% of the total wall length with a minimum width of 450mm to the North, East and West façades – for modern Skillions roofs this requirement can be met by providing hoods and awnings over openings.



6.0 Design Elements

6.11 GARAGES, CARPORTS AND DRIVEWAYS

The street frontage must not be dominated by garages and carports. Garages and Carports must be setback from the front façade (wall) of the house to improve the street appeal of the dwelling.

The plain concrete footpath constructed by the Developer must to be continuous through the Driveway/ Crossover and must not to be altered or removed.

Driveways and Crossovers are to be completed prior to occupation of the dwelling.

Garages

- Garages are to be setback from the front and side boundary in accordance with the Neighbourhood Plan;
- Garages and carports are to integrate into the overall design of the house and must be setback from the front wall of the dwelling on the Primary or Secondary frontage a minimum of one meter;
- Garages must have an overall width less than 50% of the frontage of the Lot on frontages greater than 12.5m;
- Garages must have an overall width no more than 6.3m on lot with a frontage less than or equal to 12.5m;
- Double garages are only permitted on lots less than 12.5m frontage where the dwelling is a Double Storey;
- Two off street parking spaces are to be provided with a minimum of one enclosed garage per dwelling;
- Build to Boundary garages are located as per the Neighbourhood plan and maintain a minimum setback of 50mm;

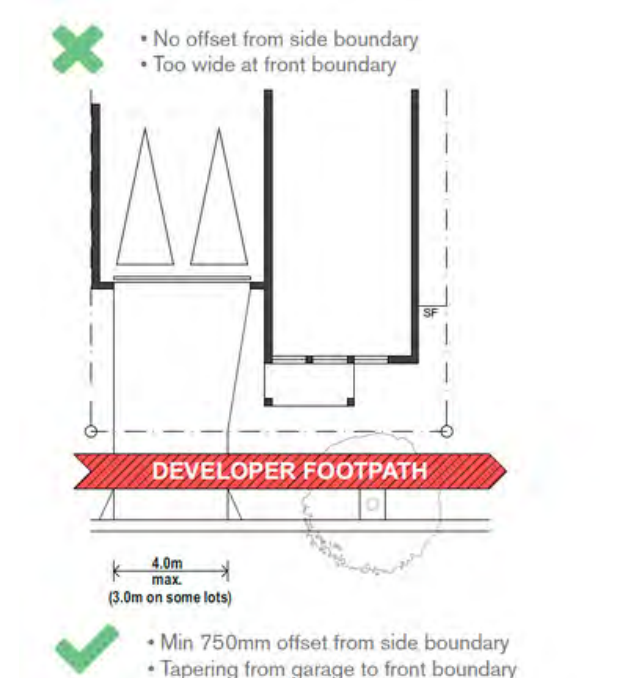
- Garages must include a roof design and design features consistent with the form and materials of the main dwelling;
- Garage doors must be a panel lift/sectional door – roller doors are not permitted.

Carports

- Carports are only permitted on the side of the dwelling on Laneway (Dual Frontage) Lots;
- Carports must be screened on all three sides using screening material which complements the overall dwelling finish and colour palette.

Driveways

- Driveway crossovers must be constructed as per Neighbourhood Plan locations due to underground services;
- One driveway only is permitted per lot;
- Driveway width must match crossover width at the boundary;
- Driveway must be off set from the side boundary by 750mm minimum
- The following driveway materials are permitted; Exposed Aggregate, Coloured Concrete, Stenciled Concrete, Clay or Brick Pavers
- The following driveway materials are not permitted; Asphalt, Car Track, Plain Concrete, Crushed or Decomposed Stone or Painted Concrete (such as 'Lilydale' topping).



6.12 STORMWATER DRAINAGE & OVERLAND FLOWPATHS

Stormwater drainage and overland flow paths are a key consideration for the design of your house, outdoor landscape and covered outdoor areas.

Poor drainage design can cause ponding nuisance, maintenance issues and flooding.

Your designer and builder must design and install drainage to comply with relevant legislation. Occupants must maintain/clean the drains regularly and/or as required to ensure drainage is not constricted.

Drainage must:

- Not discharge to neighbouring lots.
- Not discharge down developer built stairs or retaining walls.
- Be connected to the provided kerb adapters to ensure adequate drainage is achieved.
- Provide additional overflows and failsafe's to internal courtyards.
- Provide additional overflows and failsafe's for attached lot courtyards (min 2N°).

Note: Systems must allow drainage to kerb at all times, even if parts of the system are blocked. Additional kerb adaptors provided on attached lots for this purpose.

6.13 ORIENTATION

Passive solar design principles must be applied when selecting a house design. The following criteria must be considered;

- Outlook and orientation.
- The orientation of covered outdoor areas and private open space outlined in section 6.8.
- Location of windows to allow for effective cross ventilation.
- Overhangs and awnings to allow winter sun into rooms and shade from summer sun.
- Location of shading devices to minimise hot western afternoon sun.

6.14 ENERGY EFFICIENCY

Owners are to incorporate energy saving design features in their house designs. Designs must achieve without concessions a 7 Star Energy Efficiency Rating as set out by the Queensland.

Development Code 4.1 -Sustainable Buildings (QDC).

6.0 Design Elements

EP.5 YOUR OUTDOOR LIVING

One of the great advantages of the Whiterock climate is that you can spend a lot of time outdoors.

When locating your outdoor areas, consider:

- The north aspect for best solar access
- Avoiding the hot low angled sun in the afternoons
- Orientating outdoor areas to take advantage of the outdoor cooling N/E – S/E Summer breezes

EP.6 ORIENT YOUR HOME CORRECTLY

Orientating your living areas to capture summer breezes is a simple way to reduce your homes reliance on air conditioning. To minimise the impact of the hot afternoon sun, it can be beneficial to locate your main living areas on the north-eastern side of your home.

When designing your home, there are two very important aspects of our climate that you need to consider. These aspects are the daily path of the sun and the direction of cooling summer breezes. Your home layout should consider the following:

- Position your home as close as possible to the southern and western boundaries of your block. This will leave the northern and eastern sides for gardens and outdoor living. These areas are cooler in summer.
- Avoid locating larger windows on the western side of your home, if you must, ensure they are very well shaded outside and can be sun-blocked from the inside.
- Take care not to reflect light and heat into your new home from large landscaping features or light coloured pathways next to the building.
- Position your main living areas and bedrooms to catch the cool North-East to South-East breezes in summer and design for cross ventilation, it will ensure you draw the breeze into your home.

EP.7 ENERGY EFFICIENCY

Reducing the amount of energy required to run your home will reduce your electricity bills.

When designing your home, the following energy saving features should be considered;

- Solar panels
- Solar hot water
- Heat pumps
- Instantaneous gas hot water
- Reduce the reliance on air conditioning
- Include water saving features

The energy that your PV panels produce is sent back to the electricity grid. At the end of each quarter, your electricity bill will show how much energy your panels have generated and then subtract what you have used.

LIGHTING

New houses, townhouses and units must have energy efficient globes installed to a minimum of 80% of the total fixed light fittings to comply with the mandatory 6 star NatHers requirements.

AIR CONDITIONING

Air conditioning is expensive to run and has a large carbon footprint. It is a good idea to design your home so the use of fans and open windows can cool it down naturally wherever possible. This will also go a long way to reducing your reliance on air conditioning.

WATER SENSE

Making clean drinking water is energy intensive and the water is expensive. You can reduce your water consumption by installing a water tank to catch rainwater. The water you get from these can be used to water your garden.

You can also reduce your water consumption (and save on your energy bills at the same time!) by installing water efficient washing machines and dishwashers. It is recommended that fixtures installed use <6L/min + dishwashers achieve <14/L per use

- Fittings to achieve star rating as follows:

Showers – 3 STAR
Taps – 5 STAR
Toilets – 4 STAR

Refer to Australian Government – Water Efficient Labeling and Standards (WELS) scheme – www.waterrating.gov.au

EP.8 CHOOSE LIGHT COLOURS

Light colours reflect the sun, while dark colours absorb its heat. Carefully place your hand on a dark coloured car in summer at midday and then do the same on a white car and you will feel the difference. The same goes for choosing the roof and wall colours of your house. You may think dark colours look better but they will cause higher temperatures inside your home.

7.0 Landscaping, Fencing & Ancillary structures.

7.1 LANDSCAPING

Trees and Plants are used to create shade, provide improved privacy, and create cooler outdoor rooms that become an extension of your home. Tree and Plant species must be selected from the list provided, these are mainly drought tolerant and native species to foster the local wildlife to inhabit the area and reduce constant irrigation.

Landscape works must be completed within 6 months of occupation of the home to visually soften the newly constructed dwelling and create a cohesive landscape character;

- At least one medium to large canopy tree with a minimum pot size of 25lt (300mm) and a minimum of 1.5m in height is to be planted in the front yard within edged garden beds;
- A minimum of 25% of the front yard is to be planted, mulched and edged garden beds;
- A maximum of 30% of the front yard is to be treated with turf;
- A maximum of 40% of the landscape area is to comprise of impervious surfaces such as concrete, paving and decking; Planted Garden Beds a minimum of 750mm wide are required along the driveway between the side boundary to provide a buffer and privacy between neighbours;
- Landscaping areas to be maintained to an acceptable standard, mulched, edged and kept free of weeds.

LETTERBOXES

Letterboxes are to be located as required by Australia Post

- Constructed as a Render Masonry or High Quality Proprietary letterbox and must colour match the dwelling

The following will not be permitted

- Timber or Metal Post letterboxes.

On Lots with Estate Fencing by Developer

- Builder must provide a stainless-steel steel letterbox that is integrated into the fence

On Lots with a Secondary Dwelling

- Letterboxes to be combined (one Letterbox per Lot) and located on the Primary frontage

7.2 FENCING

An important part of the Whiterock Masterplan is the Developer constructed Estate Fencing on the frontage of a number of identified Lots referred to in the Plan of Development. Developer installed Fencing will be constructed as;

- 1m high painted timber paling fence with matching gate located in the centre of the front boundary.
- Will return 4m to the side boundary.
- In limited areas will be constructed at 1.8m in height.

Lots with Developer installed fencing the following applies;

- Developer fencing including returns must NOT be removed or replaced.
- Side fencing must transition to join estate fencing.
- Side fencing must taper from 1.8m high to 1m high at approximately 1:3 slope.
- Additional side screens may be required for occupant privacy – details to be provided on plan to the DAP.
- All equipment, services, refuse bins, compost bins, and play equipment must be located and/or screened so they are not visible from any street frontage
- Private Open Space must be located.
- elsewhere to the side or rear of the lot.

NB: Some Lots with Estate Fencing may also include retaining walls and stairs.

FENCING - ACOUSTIC

Developer installed fencing to Acoustic Lots – Fencing to these Lots is to be maintained and must not be removed, replaced or altered in any way.

7.0 Landscaping, Fencing & Ancillary structures.

FENCING - SIDE AND REAR BOUNDARIES -

Must be constructed of good quality materials and finishes,

Unfinished or materials of poor quality are not permitted;

- Fencing to the Side and Rear boundaries is to be a maximum of 1.8m in height;
- Fencing to the Side boundary is not to extend forward of the side fence returns/gates and is to return a minimum of 1m behind the front wall of the dwelling;
- Side fence returns and gates must be constructed as 'Good Neighbour' lapped and capped natural timber fencing (with offset palings on either side);
- Side and rear fencing must be constructed of either 'Good Neighbour' lapped and capped natural timber fencing (with offset palings on either side of the fence) or Colorbond fencing in the colour of Jasper;
- Unfinished/Highly Reflective materials and colours are not acceptable.

Please ensure you discuss adjoining boundary fencing with your neighbour/s and prior to installation refer to the relevant 'Neighbourhood Dispute Resolution Act 2011' legislation

FENCING - PRIMARY FRONTAGE

Primary Street Front Fencing is not permitted except for Developer installed Estate Fencing and Estate Fence Returns.

FENCING - SECONDARY FRONTAGE

The Design Guidelines seek to balance the Streetscape Objectives of the Masterplan and the Privacy of the Private Open Space for occupants on Corner Lots

- Secondary street fencing is limited to maximum 66% of the length of lot and must return a minimum of 33% of the length of the lot;
- Secondary street fencing, including Laneways, is to be constructed to a maximum of 1.8m in height 'Good Neighbour' lapped and capped natural timber fencing (with offset palings on either side of the fence);
- Fencing returns are to be painted and must match the colour of the house façade or Letterbox;
-

- Corner lots with swimming pools are required to have articulated 'Good Neighbour' capped and lapped timber fencing that articulates at even intervals a minimum of 500mm and is planted with shrubs to the street frontage.
- Solid fencing to the secondary frontage is not permitted.

7.3 ANCILLARY STRUCTURES, RECREATIONAL VEHICLES AND EQUIPMENT

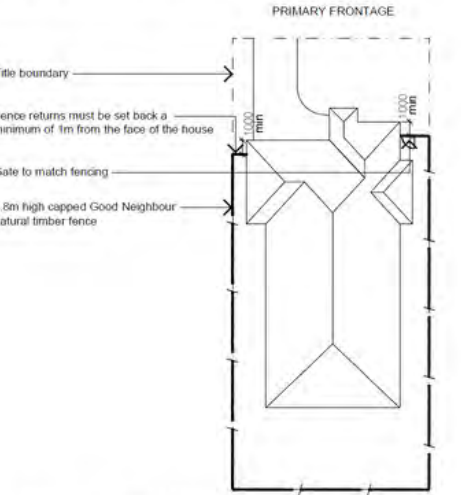
To maintain an attractive and desirable streetscape, Lot owners are required to locate, store, park and screen the following items away from Primary and Secondary Street frontages and include but not limited to;

- Rainwater tanks
- Garbage/Refuse Bins
- Air Conditioners – not visible from the street or public space
- Solar Panels and associated Solar hot water tanks – integrated into the roof design, not be supported on frames and not unduly visible from the street.
- Satellite Dishes and Aerials – colour match to the roof and located behind the street frontage ridge line.
- Wind driven ventilators and natural skylights - located behind the street frontage ridge line.
- Clothesline – Outdoor or unsheltered are not visible from the street or public space.
- Heating/Cooling systems/gas storage/ exhaust ventilation/irrigation.
- Hot water recirculation or diversion systems.
- Pumps – Must be acoustically treated, timers should be considerate of neighbours, no pumps after 7pm.
- Wood Heaters – discharge through the roof only
- Trampolines, swing sets and adventure play equipment.
- Sheds – no higher than the fence line – details to be provided on site plan of proposed shed.
- Caravans, trailers, boats, jet skis, RV's, Buggies, Golf Carts – stored away from street view.

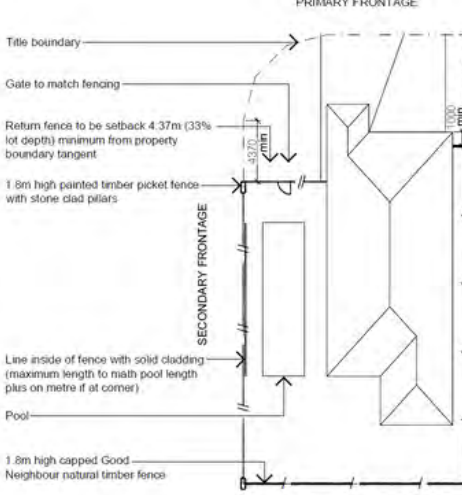


8.0 Fencing, Letterboxes & Privacy

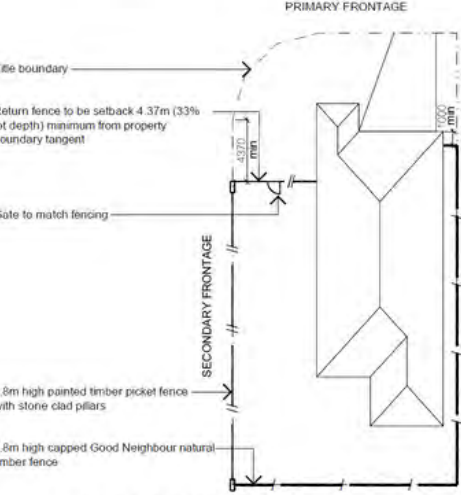
8.1 FENCE DRAWINGS A-F



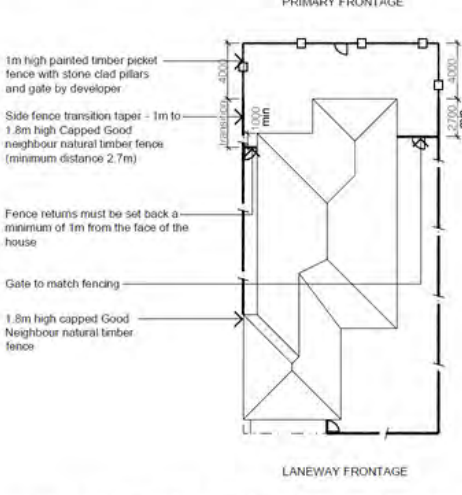
A STANDARD LOT FENCING
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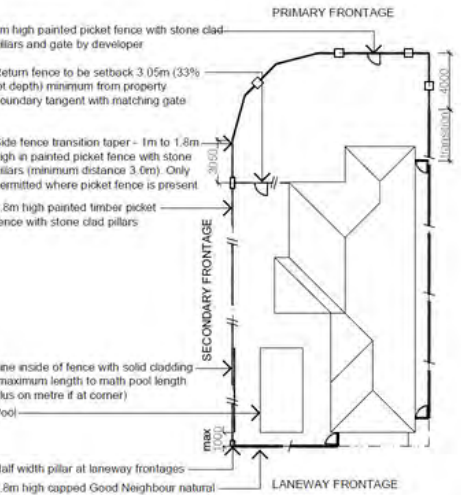
B CORNER LOT FENCING (WITH POOL)
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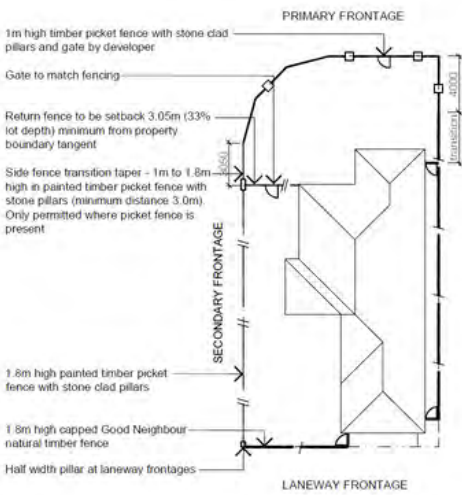
C CORNER LOT FENCING (WITHOUT POOL)
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D LANEWAY STANDARD LOT FENCING
SCALE - 1:500 at A4

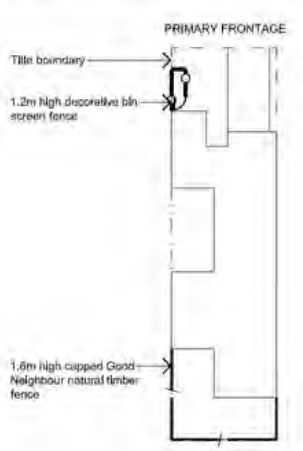


E LANEWAY CORNER LOT FENCING (WITH POOL)
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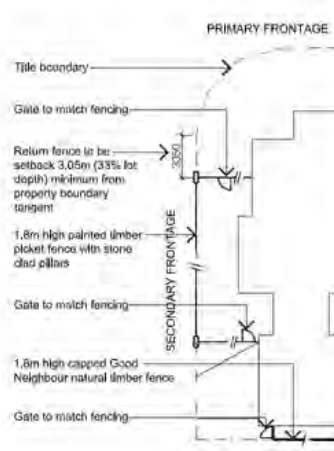


F LANEWAY CORNER LOT FENCING (WITHOUT POOL)
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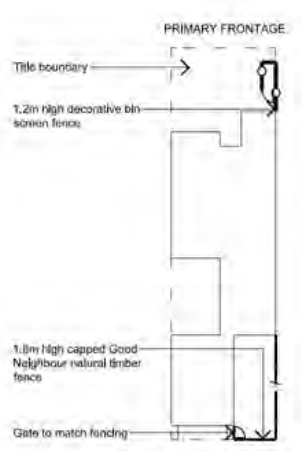
8.2 FENCE DRAWINGS G-M



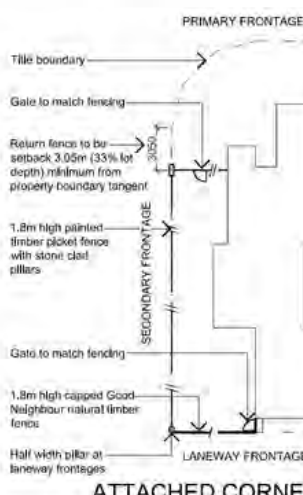
G ATTACHED STANDARD LOT FENCING
SCALE - 1:500 at A4



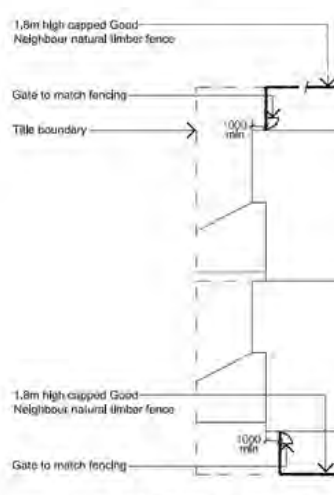
H ATTACHED CORNER LOT FENCING
SCALE - 1:500 at A4



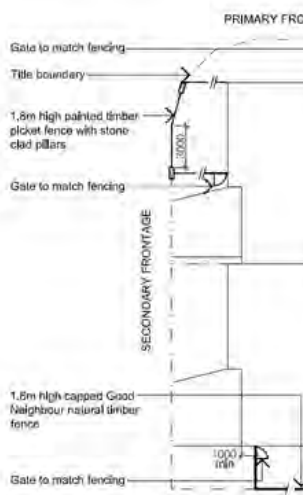
I ATTACHED STANDARD LOT LANEWAY FENCING
SCALE - 1:500 at A4



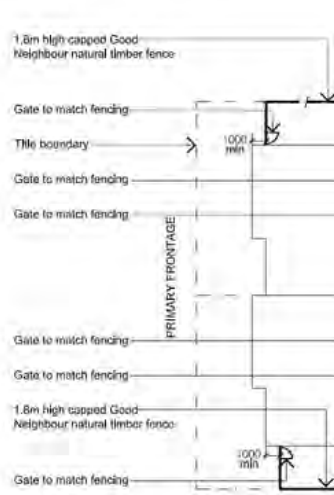
J ATTACHED CORNER LOT LANEWAY FENCING
SCALE - 1:500 at A4



L STANDARD TOWNHOME LOT FENCING
SCALE - 1:500 at A4



K CORNER TOWNHOME LOT FENCING
SCALE - 1:500 at A4



M LANEWAY TOWNHOME LOT FENCING
SCALE - 1:500 at A4

Appendix 1.1

Design Approval Process

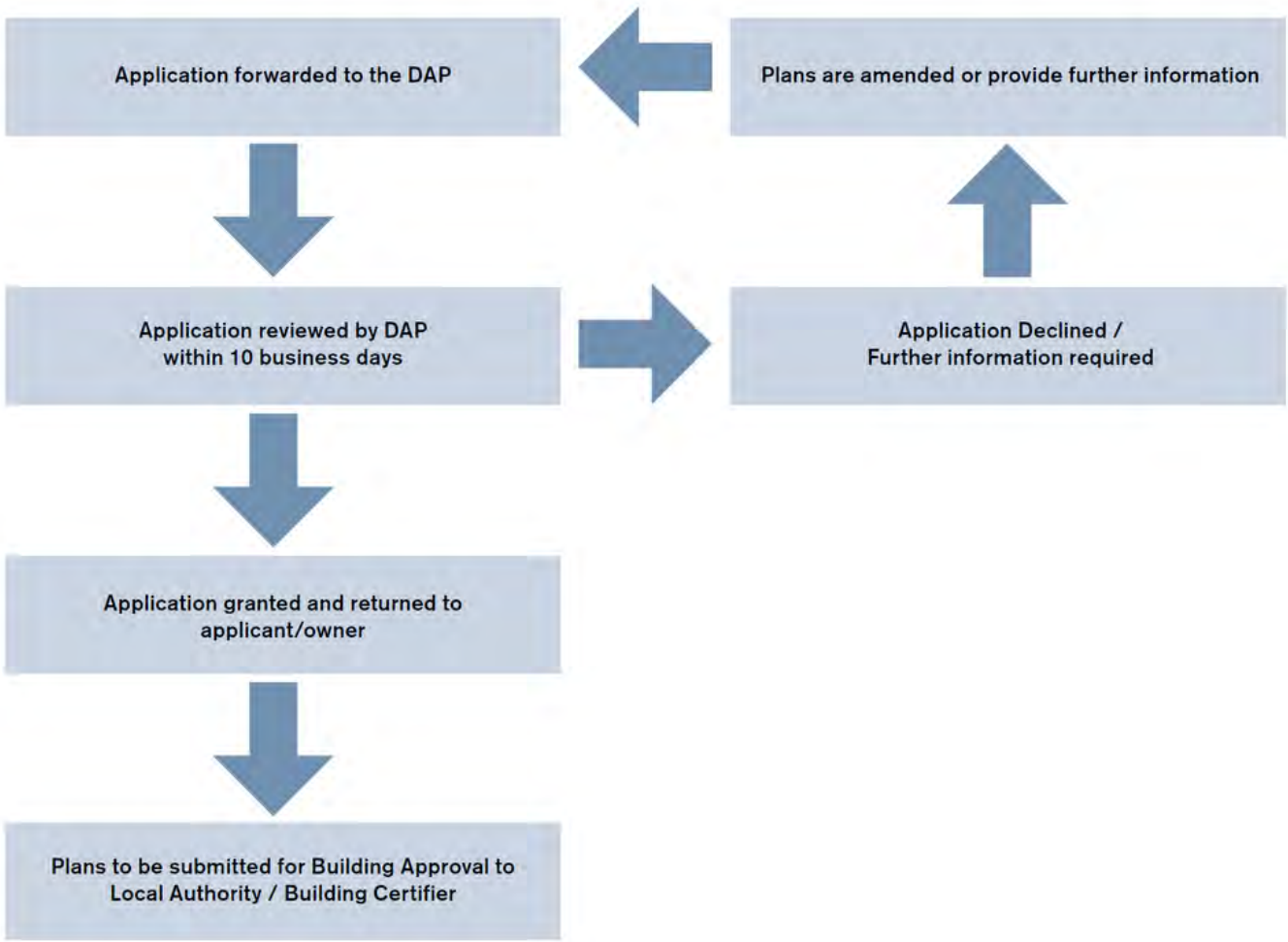
In order to construct your home, you must apply and have an application package approved by the DAP.

Design Approval by the DAP does not constitute a building approval or compliance with building regulations. Upon obtaining Design Approval from the DAP, a building permit must be obtained from the local Council or a private Building Certifier before construction can commence.

The Process

The DAP will endeavour to assess proposals in the shortest possible time, generally within ten business days of receiving all required information for the application.

Approved plans will be stamped approved and returned to the applicant or their agent.



Appendix 1.2

Definitions

Articulation – The recess and/or projection of a wall

Building Line – The front wall of the house

Building Height – The vertical distance between the natural ground level and the peak of the roof of the dwelling (not including antennae, or other Ancillary items)

DAP – Design Assessment Panel

Eave Line – The edge of the roof or parapet

Façade – Face of the building - Façade Area is calculated as a square meter measure of the entire vertical surface of the house visible from the Street or Public Area

Glazing – Any fixed or opening glass panel

Habitable Room – A room used for living activities, e.g. a family room, living room, meals or bedrooms.

Private Open Space – The external open areas around the dwelling that are intended exclusively for recreational purpose of the residents

Setback – The minimum distance between the wall and the property boundary line.

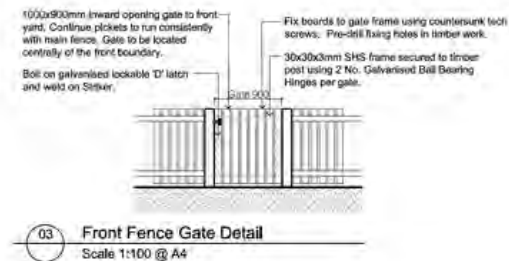
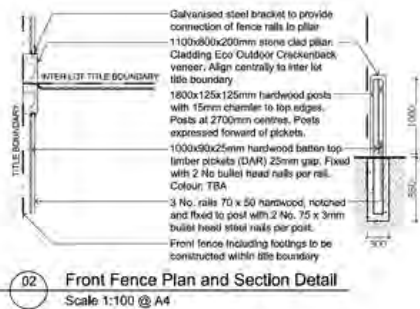
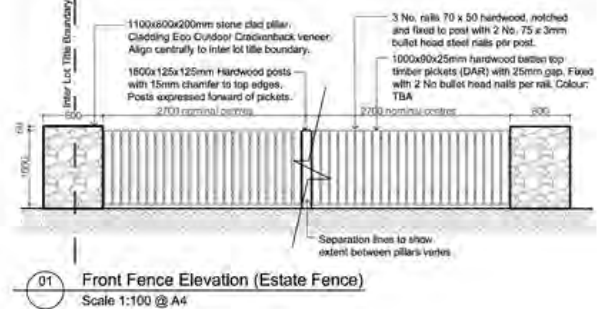
Street Frontage – The front boundary of a lot the fronts the road – on a corner lot the primary street frontage is deemed the shorter side

Site Coverage – The area of the site covered by the building.

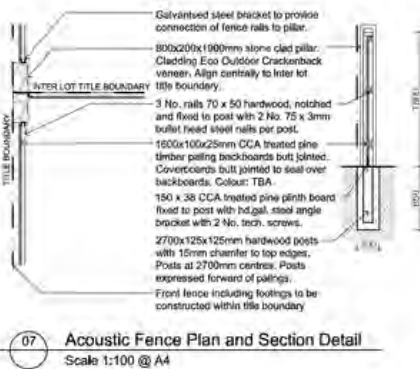
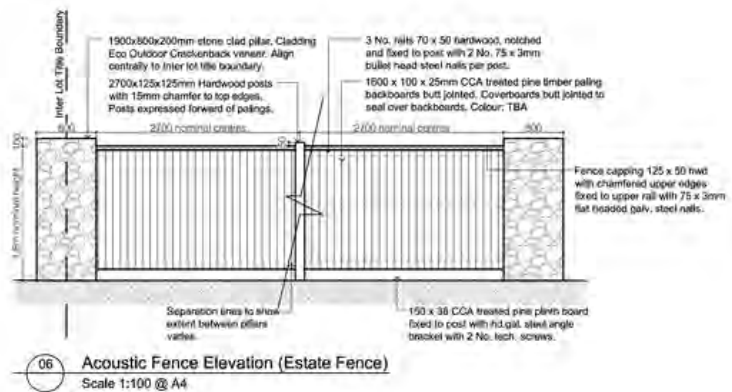
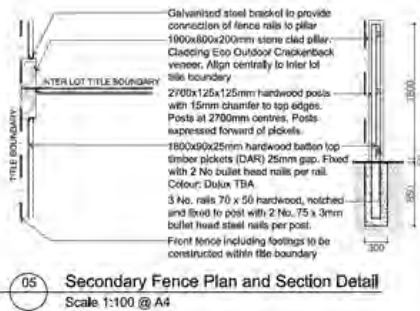
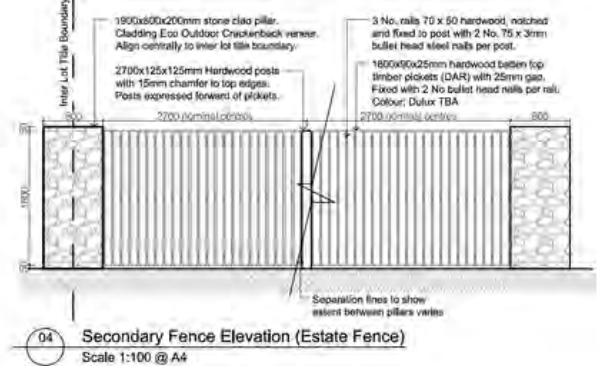
Appendix 1.3

Fence Diagrams

- NOTES:
1. Front fence including footings to be constructed within title boundary
 2. Side fences to extend 3m back (unless otherwise shown) from front fence and to be constructed centrally to inter lot title boundary
 3. 1m wide gate with galvanised steel frame to be located centrally to match fence
 4. Pillars shall be constructed at all inter lot title boundaries. Pillars shall also be constructed at the termination of side fencing where the fence is facing a street and where the picket fence meets the acoustic wall.

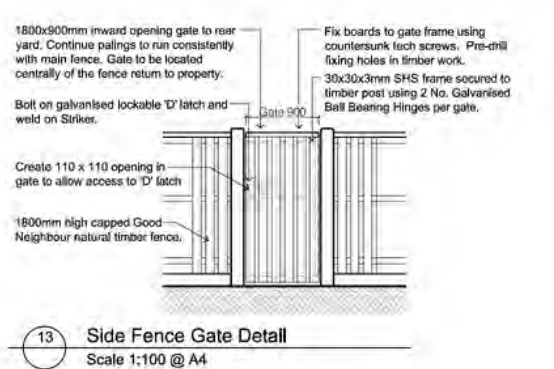
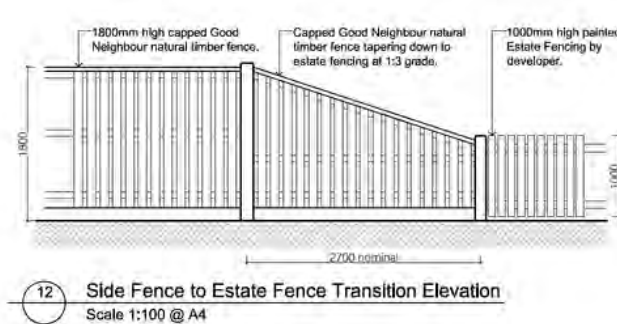
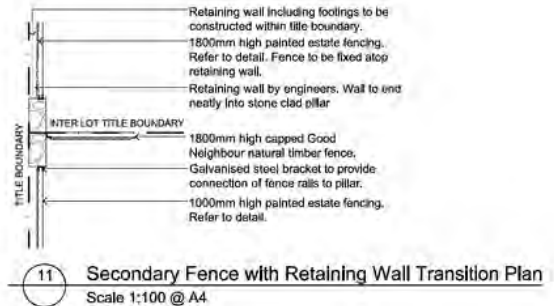
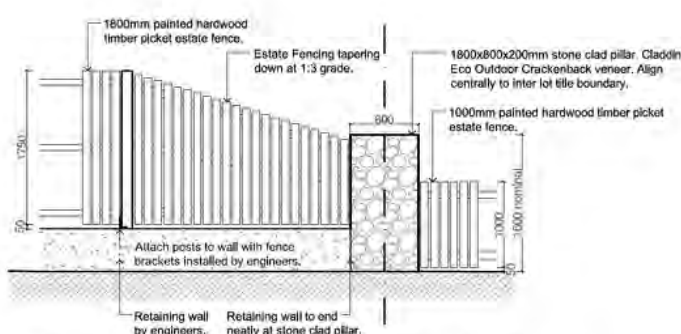
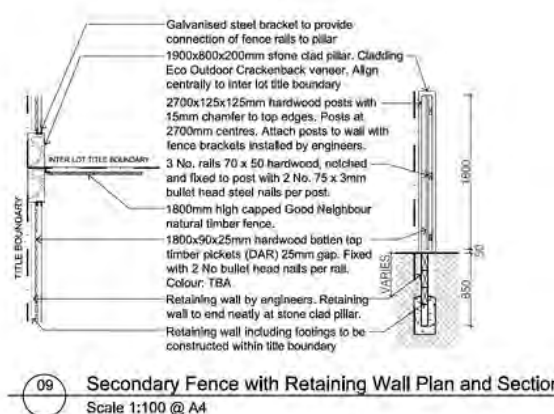
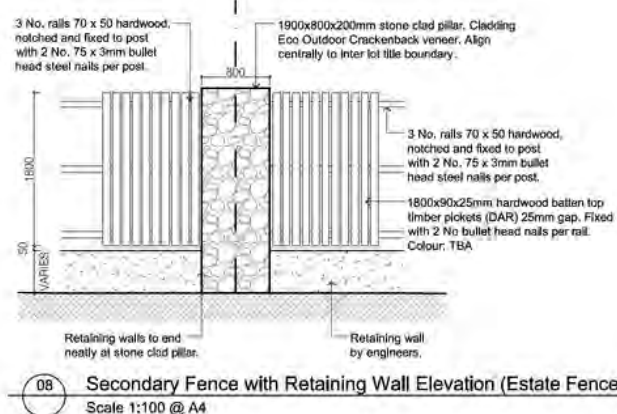


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1. Front fence including footings to be constructed within title boundary
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 4. Pillars shall be constructed at all inter lot title boundaries. Pillars shall also be constructed at the termination of side fencing where the fence is facing a street and where the picket fence meets the acoustic wall.



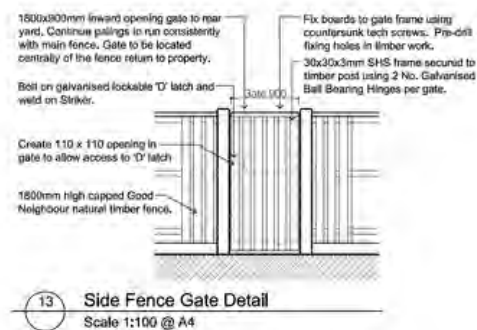
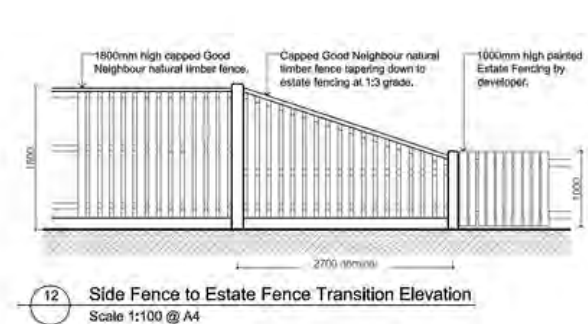
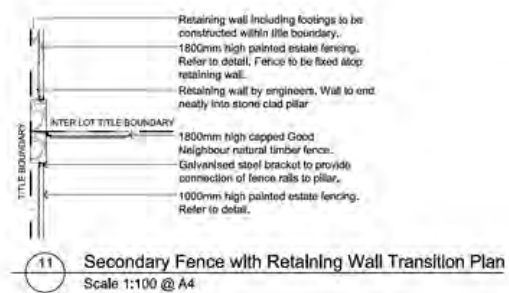
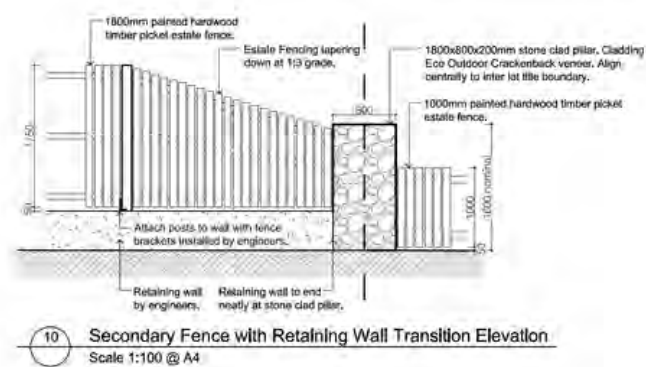
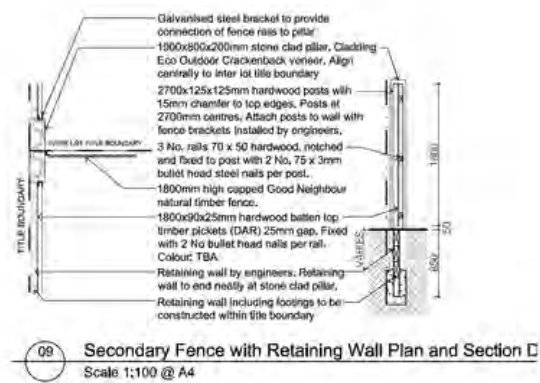
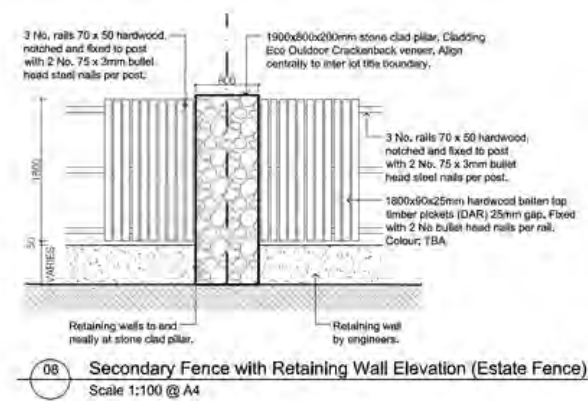
Appendix 1.3

Fence Diagrams



Appendix 1.4

Fence & Retaining Wall Elevations



Appendix 1.5

Mandatory Tree & Plant Species

MANDATORY TREE SELECTION LIST			
Botanical Name	Common Name	Size	Growing conditions
Acacia fimbriata	Brisbane Wattle	6m Height x 6m Spread	Full Sun
Acmena smithii	Lilly Pilly Satinash	12m Height x 6m Spread	Full Sun / Part Shade
Alloxylon flammeum	Tree Waratah	10m Height x 5m Spread	Full Sun
Backhousia citriodora	Lemon Myrtle	10m Height x 5m Spread	Full Sun / Part Shade
Buckinghamia celsissima	Ivory Curl Tree	10m Height x 6m Spread	Full Sun / Part Shade
Cassia javanica	Pink Shower	10m Height x 10m Spread	Full Sun / Part Shade
Corymbia 'Summer Red'	Flowering Gum	5m Height x 4m Spread	Full Sun / Part Shade
Cupaniopsis anacardioides	Tuckeroo	8m Height x 8m Spread	Full Sun
Delonix regia	Poinciana	8m Height x 10m Spread	Full Sun
Elaeocarpus eumundi	Smooth Quandong	10m Height x 5m Spread	Full Sun
Flindersia schottiana	Silver Ash	10m Height x 8m Spread	Full sun
Harpullia pendula	Tulipwood	10m Height x 4m Spread	Full Sun
Hymenosporum flavum	Native Frangipani	10m Height x 4m Spread	Full Sun / Part Shade
Libidibia ferrea	Leopard Tree	12m Height x 8m Spread	Full Sun
Magnolia grandiflora 'Little Gem'	Dwarf Magnolia	6m Height x 2.5m Spread	Full Sun / Part Shade
Melaleuca linariifolia	Snow In Summer	10m Height x 10m Spread	Full Sun
Melaleuca viminalis	Weeping Bottlebrush	8m Height x 3m Spread	Full Sun
Melaleuca viridiflora	Weeping Red-Flowering Paperbark	5m Height x 2m Spread	Full Sun
Melicope elleryana	Pink Euodia	8m Height x 5m Spread	Full Sun / Part Shade
Randia fitzalanii	Native Gardenia	10m Height x 4m Spread	Partial Shade
Syzygium australe	Lilly Pilly	6m Height x 3m Spread	Full Sun / Light Shade
Syzygium floribundum	Weeping Lilly Pilly	10m Height x 5m Spread	Full Sun / Part Shade
Syzygium jambos	Malabar Plum	10m Height x 10m Spread	Full Sun
Tabebuia argentea	Silver Trumpet Tree	8m Height x 3m Spread	Full Sun
Tabebuia rosea	Pink Trumpet Tree	10m Height x 6m Spread	Full Sun
Tristaniopsis laurina	Water Gum	10m Height x 5m Spread	Full Sun / Part Shade
Waterhousia floribunda	Weeping Lilly Pilly	12m Height x 10m Spread	Full Sun / Part Shade
Xanthostemon chrysanthus	Golden Penda	12m Height x 5m Spread	Full Sun / Part Shade

SUGGESTED PLANT SPECIES			
Large and medium shrubs			
Botanical name	Common name	Size	Growing conditions
Alpina caerulea red	Native Ginger Redback	3m Height x 1.5m Spread	Partial Shade
Alpinia zerumbet	Shell Ginger	2m Height x 1.5m Spread	Partial Shade
Baeckea virgata	Twiggy Heath Myrtle	3m Height x 2.5m Spread	Partial Shade
Banksia robur	Swamp Banksia	2.5m Height x 2m Spread	Full Sun / Part Shade
Callistemon 'Eureka'	Eureka Bottlebrush	4m Height x 2.5m Spread	Full Sun
Callistemon 'Great Balls of Fire'	Bottlebrush	1.75m Height x 1.75m Spread	Full Sun
Callistemon 'Kings Park Special'	Bottlebrush	5m Height x 4m Spread	Full Sun
Carissa macrocarpa 'Desert Star'	Natal Plum	1.2m Height x 1.5m Spread	Full Sun / Part Shade
Cordyline australis 'Red Sensation'	Red Cabbage Tree	3m Height x 2m Spread	Full Sun / Part Shade
Cordyline petiolaris	Broad Leaf Lilly Pilly	5m Height x 3m Spread	Partial Shade
Crinum pedunculatum	Spider Lilly	2.5m Height x 2.5m Spread	Full Sun / Part Shade
Cycas revoluta	Sago Palm	3.5m Height x 2m Spread	Full Sun / Part Shade
Doryanthes excelsa	Giant Spear Lilly	2.5m Height x 2.5m Spread	Full Sun / Part Shade
Dracaena draco	Dragon Tree	6m Height x 4m Spread	Full Sun
Grevillea 'Honey Gem'	Grevillea	4m Height x 3m Spread	Full Sun
Hakea sericea	Silky Hakea	2m Height x 2m Spread	Full Sun / Part Shade
Hibiscus ruth wilcox	Hibiscus	3m Height x 3m Spread	Full Sun
Hovea acutifolia	Purple Pea Bush	2m Height x 2m Spread	Partial Shade
Leptospermum petersonii	Lemon Scented Tea Tree	3m Height x 3m Spread	Full Sun / Part Shade
Loropetalum chinense	Fringe Flower	2m Height x 1.5m Spread	Full Sun / Part Shade
Melastoma affine	Native Lasiandra	2m Height x 1m Spread	Partial Shade
Murraya paniculata	Mock Orange	3m Height x 3m Spread	Full Sun / Part Shade
Plumeria obtusa	Frangapani	8m Height x 7m Spread	Full Sun / Part Shade
Strelitzia juncea	Narrow Leaved Bird of Paradise	2m Height x 2m Spread	Full Sun / Part Shade
Strelitzia reginae	Bird of Paradise	1.6m Height x 2m Spread	Full Sun / Part Shade
Syzygium australe	Lilly Pilly	6m Height x 8m Spread	Full Sun
Syzygium cascade	Lilly Pilly	5m Height x 2m Spread	Full Sun / Part Shade
Westringia fruticosa	Coastal Rosemary	2m Height x 4m Spread	Full Sun / Part Shade
Yucca elephantipes	Giant/Spinless Yucca	9m Height x 3m Spread	Full Sun / Part Shade

Appendix 1.5

Mandatory Tree & Plant Species

SUGGESTED PLANT SPECIES			
Small Shrubs			
Botanical name	Common name	Size	Growing conditions
Acmena smithii 'Allyns Magic'	Lilly Pilly Satinash	0.6m Height x 1m Spread	Full Sun / Part Shade
Agave attenuata	Century Plant	0.8m Height x 0.8m Spread	Full Sun / Part Shade
Austromyrtus dulcis	Midjim Berry	1.5m Height x 1.4m Spread	Partial Shade
Banksia spinulosa 'Birthday Candles'	Dwarf Banksia	0.6m Height x 1.2m Spread	Full Sun / Part Shade
Buxus microphylla var. japonica	Japanese Box	1.5m Height x 1.5m Spread	Full Sun / Part Shade
Callistemon viminalis 'Little John'	Dwarf Bottlebrush	0.8m Height x 1m Spread	Full Sun / Part Shade
Gardenia augusta 'Radicans'	Rock Gardenia	0.5m Height x 1m Spread	Full Sun / Part Shade
Grevillea 'Robyn Gordon'	Grevillea	1.5m Height x 1.5m Spread	Full Sun
Ixora chinensis	Jungle Flame	1.2m Height x 1m Spread	Full Sun / Part Shade
Leptospermum polygalifolium	Yellow Tea Tree	0.8m Height x 1.5m Spread	Full Sun / Part Shade
Melaleuca linariifolia 'Claret Tops'	Honey Myrtle	1.5m Height x 1m Spread	Full Sun / Part Shade
Melaleuca thymifolia	Thyme Honey Myrtle	1.5m Height x 3m Spread	Full Sun / Part Shade
Philodendron 'Xanadu'	Compact Philodendron	0.8m Height x 0.8m Spread	Full Sun / Part Shade
Phyllanthus myrtifolius	Mousetail Plant	0.6m Height x 1m Spread	Full Sun / Part Shade
Syzygium australe 'Tiny Trev'	Tiny Trev Lilly Pilly	1.2m Height x 1m Spread	Full Sun
Zamia furfuracea	Cardboard Palm	1m Height x 1.8m Spread	Partial Shade

Appendix 1.5

Mandatory Tree & Plant Species

SUGGESTED PLANT SPECIES			
Ground covers, climber and turfing			
Botanical name	Common name	Size	Growing conditions
Aptenia cordifolia	Heartleaf Ice Plant	0.2m Height x 1m Spread	Full Sun
Brachyscome multifida	Cut-leaf Daisy	0.4m Height x 0.6m Spread	Full Sun / Part Shade
Carpobrotus glaucescens	Pigface	0.2m Height x 2m Spread	Full Sun / Part Shade
Casuarina glauca 'Cousin It'	Dwarf She Oak	0.3m Height x 1m Spread	Full Sun / Part Shade
Chrysocephalum apiculatum	Yellow Buttons	0.6m Height x 1m Spread	Full Sun
Dianella caerulea	Blue Flax Lilly	1m Height x 1.5m Spread	Full Sun / Part Shade
Dietes bicolor	Peacock Flower	0.6m Height x 0.6m Spread	Full Sun
Dietes grandiflora	Wild Iris	1.5m Height x 1m Spread	Full Sun / Part Shade
Gazania rigens	Treasure Flower	0.6m Height x 0.2m Spread	Full Sun
Grevillea 'Bronze Rambler'	Dwarf Grevillea	0.3m Height x 4m Spread	Full Shade
Grevillea 'Cooroora Cascade'	Cooroora Cascade	0.5m Height x 3m Spread	Full Sun
Grevillea lanigera 'Mt Tamboritha'	Grevillea	0.3m Height x 1.5m Spread	Full Sun / Part Shade
Grevillea poorinda 'Bronze Rambler'	Grevillea	0.3m Height x 4m Spread	Full Sun
Hardenbergia violacea	Native Sarsparilla	0.5m Height 1.5m Spread	Full Sun / Part Shade
Hibbertia scandens	Guinea Vine	0.5m Height x 1.5m Spread	Full Sun / Part Shade
Juniperus conferta	Shore Juniper	0.3m Height x 2m Spread	Full Sun
Liriope muscari 'Evergreen Giant'	Giant Liriope	0.6m Height x 0.5m Spread	Full Sun / Part Shade
Lomandra hystrix	Riverine Mat Rush	1.5m Height x 1.5m Spread	Full Sun / Part Shade
Lomandra longifolia	Spiny-Head Mat Rush	1.5m Height x3m Spread	Full Sun / Part Shade
Myoporum ellipticum	Coastal Boobialla	0.3m Height x 5m Spread	Full Sun
Myoporum parvifolium	Creeping Boobialla	0.5m Height x 2m Spread	Full Sun
Pandorea jasminoides	Bower Vine	0.3m Height x 3m Spread	Full Sun / Part Shade
Poa labillardierei	Tussock Grass	0.8m Height x 0.8m Spread	Full Sun / Part Shade
Rhoeo discolor	Dwarf Moses-in-the-Cradle	0.3m Height x 0.5m Spread	Full Sun / Part Shade
Scaevola aemula	Fairy Fan-Flower	0.5m Height x 1.5m Spread	Full Sun / Part Shade
Themeda triandra	Kangaroo Grass	1.5m Height x 1.75m Spread	Full Sun / Part Shade
Trachelospermum jasminoides	Star Jasmine	0.5m Height 3m Spread	Full Sun / Part Shade
Trachelospermum jasminodes 'Tricolour'	Variegated Star Jasmine	0.5m Height x 3m Spread	Full Sun / Part Shade
Tulbaghia violacea	Society Garlic	0.6m Height x 0.7m Spread	Full Shade
Viola hederacea	Native Violet	0.2m Height x 2m Spread	Part Shade / Full Shade
Xanthorrhoea glauca	Grass Tree	2m Height x 1m Spread	Full Sun / Part Shade
Zephyranthes candida	White Storm Lily	0.25m Height x 0.35m Spread	Full Sun / Part Shade

Appendix 2.1

WHITEROCK CENTRAL

NEIGHBOURHOOD PLAN - STAGE 1

- PRECINCT 1 WHITE ROCK-PLAN OF DEVELOPMENT LEGEND**
- Linear Park (Open Space)
 - Landscape Buffer (Road Reserve)
 - Detached House Lot Type
 - Townhome Lot
 - Display Village
 - Corner Lot Building Truncation (Refer to Diagram)
 - Mandatory Built to Boundary Wall
 - Optional Built to Boundary Wall
 - Preferred 4m Driveway Location
 - Preferred 3m or 4m Driveway Location (Narrow Lots)
 - Primary Allotment Frontage
 - Secondary Allotment Frontage
 - Laneway Allotment Frontage
 - Service Easements
 - Acoustic Design Required to Ground and Upper Floors (Refer to ATP Acoustic Report)
 - Acoustic Design Required to Upper Floor Only (Refer to ATP Acoustic Report)
 - Lots Subject to BAL 12.5 (Refer to Bushfire Management Report)
 - Bin Collection Location (Laneway Lots)
 - Letter Box Location (Laneway Lots)
- DESIGN GUIDELINES LEGEND**
- Mandatory 2 Storey
 - Nominal POS Location (Private Open Space) Orient to North or East. Not to Scale
 - Side Fence - by Developer - "66% of Frontage" Refer to Design Guidelines for Required Details
 - Acoustic Fence by Developer
 - Civil Retaining Wall - Built by Developer

1:1000
SIZE A2



Appendix 2.2

WHITEROCK

CENTRAL

NEIGHBOURHOOD PLAN - STAGE 2

Linear Park (Open Space)

Landscape Buffer (Road Reserve)

Detached House Lot Type

Corner Lot Building Truncation (Refer to Diagram)

Mandatory Built to Boundary Wall

Optional Built to Boundary Wall

Preferred 4m Driveway Location

Preferred 3m or 4m Driveway Location (Narrow Lots)

Primary Allotment Frontage

Secondary Allotment Frontage

Service Easements

Acoustic Design Required to Ground and Upper Floors (Refer to ATP Acoustic Report)

Acoustic Design Required to Upper Floor Only (Refer to ATP Acoustic Report)

Lots Subject to BAL 12.5 (Refer to Bushfire Management Report)

DESIGN GUIDELINES LEGEND

Mandatory 2 Storey

Nominal POS Location (Private Open Space) Orient to North or East. Not to Scale

Side Fence - by Developer - " 66% of Frontage " Refer to Design Guidelines for Required Details

Acoustic Fence by Developer

Civil Retaining Wall - Built by Developer

Padmount Transformer Site

1:1000

0metres1020304050

SIZE A2



Appendix 2.3

WHITEROCK

CENTRAL

NEIGHBOURHOOD PLAN - STAGE 3

- Linear Park (Open Space)
- Landscape Buffer (Road Reserve)
- Detached House Lot Type
- Corner Lot Building Truncation (Refer to Diagram)
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred 4m Driveway Location
- Preferred 3m or 4m Driveway Location (Narrow Lots)
- Primary Allotment Frontage
- Secondary Allotment Frontage
- Service Easements
- Acoustic Design Required to Ground and Upper Floors (Refer to ATP Acoustic Report)
- Acoustic Design Required to Upper Floor Only (Refer to ATP Acoustic Report)
- Lots Subject to BAL 12.5 (Refer to Bushfire Management Report)

DESIGN GUIDELINES LEGEND

Mandatory 2 Storey

Nominal POS Location (Private Open Space) Orient to North or East. Not to Scale

Side Fence - by Developer - " 66% of Frontage " Refer to Design Guidelines for Required Details

Acoustic Fence by Developer

Civil Retaining Wall - Built by Developer

PMT

Padmount Transformer Site

1:1000 0 metres 10 20 30 40 50

SIZE A2



Appendix 2.4

WHITEROCK

CENTRAL
NEIGHBOURHOOD PLAN - STAGE 4 & 5a



PRECINCT 1 WHITE ROCK-PLAN OF DEVELOPMENT LEGEND

- Neighbourhood Recreation Park
- Linear Park (Open Space)
- Linear Park (Road Reserve)
- Detached House Lot Type
- Townhome Lot Type
- Corner Lot Building Truncation (Refer to Diagram)
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred 4m Driveway Location
- Preferred 3m or 4m Driveway Location (Narrow Lots)
- Primary Allotment Frontage
- Secondary Allotment Frontage
- Front Door Location
- Bin Collection Location (Laneway Lots)
- Letter Box Location (Laneway Lots)
- Service Easements
- Outdoor living areas must be located facing away from Cumner Road (protected facades).
- Acoustic Design Required to Upper Floor Only (Refer to ATP Acoustic Report)
- Lots Subject to BAL 12.5 (Refer to Bushfire Management Report)

DESIGN GUIDELINES LEGEND

- Mandatory 2 Storey
- Nominal POS Location (Private Open Space) Orient to North or East. Not to Scale
- Side Fence - by Developer - " 66% of Frontage " Refer to Design Guidelines for Required Details
- Acoustic Fence by Developer
- Civil Retaining Wall - Built by Developer
- Padmount Transformer Site

1:1000
SIZE A2



Appendix 2.5

WHITEROCK CENTRAL

NEIGHBOURHOOD PLAN - STAGE 5b



PRECINCT 1 WHITE ROCK-PLAN OF DEVELOPMENT LEGEND

- Linear Park (Open Space)
- Linear Park (Road Reserve)
- Detached House Lot Type
- Townhome Lot Type
- Corner Lot Building Truncation (Refer to Diagram)
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred 4m Driveway Location
- Preferred 3m or 4m Driveway Location (Narrow Lots)
- Primary Allotment Frontage
- Secondary Allotment Frontage

DESIGN GUIDELINES LEGEND

- (2ST) Mandatory 2 Storey
- Nominal POS Location (Private Open Space) Orient to North or East. Not to Scale
- Side Fence - by Developer - " 66% of Frontage " Refer to Design Guidelines for Required Details
- Acoustic Fence by Developer
- Civil Retaining Wall - Built by Developer
- Padmount Transformer Site

1:1500
SIZE A2



Appendix 2.5

WHITEROCK CENTRAL

NEIGHBOURHOOD PLAN - STAGE 5b



PRECINCT 1 WHITE ROCK-PLAN OF DEVELOPMENT LEGEND

- Linear Park (Open Space)
- Linear Park (Road Reserve)
- Detached House Lot Type
- Townhome Lot Type
- Corner Lot Building Truncation (Refer to Diagram)
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred 4m Driveway Location
- Preferred 3m or 4m Driveway Location (Narrow Lots)
- Primary Allotment Frontage
- Secondary Allotment Frontage

DESIGN GUIDELINES LEGEND

- 2ST Mandatory 2 Storey
- Nominal POS Location (Private Open Space) Orient to North or East. Not to Scale
- Side Fence - by Developer - " 66% of Frontage " Refer to Design Guidelines for Required Details
- Acoustic Fence by Developer
- Civil Retaining Wall - Built by Developer
- Padmount Transformer Site

1:1500
SIZE A2



Appendix 2.6

WHITEROCK

PEAK

NEIGHBOURHOOD PLAN - STAGE 8

- Stage 8 Boundary
- Linear Park (Open Space)
- Bio Basin
- Detached House Lot Type
- Corner Lot Building Truncation (Refer to plan of development)
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred 4m Driveway Location
- Preferred 3m or 4m Driveway Location (Narrow Lots)
- Primary Allotment Frontage
- Secondary Allotment Frontage
- Service Easement

- DESIGN GUIDELINES LEGEND**
- Mandatory 2 Storey
 - Nominal POS Location (Private Open Space). Orientation to North or East is preferred where possible on all Neighbourhood Plans. Not to Scale
 - Side Fence - by Developer - " 66% of Frontage " Refer to Design Guidelines for Required Details
 - Civil Retaining Wall up to 1.5m - Built by Developer_(Single Tier)
 - Civil Retaining Wall up to 3m - Built by Developer_(Double Tier)
 - Building envelope (setbacks may vary from Plan of Development standard setbacks)
 - Mining Influence Zone - condition 1*
 - Mining Influence Zone - condition 2*
 - Mining Influence Zone - condition 3*

*There are three conditions that Mining Influence Zone symbols represent:

- Very low to negligible potential subsidence impacts could occur. Building type is unconstrained and needs to only cater for the existing soil type, strength and reactivity. (Refer Geotechnical Report)
- Allotment is located in the inner half of the influence zone where building development is constrained. (Refer Geotechnical Report)
- Allotment is located within the inner influence zone close to undermining where building development is constrained. (Refer Geotechnical Report)



Appendix 2.7

WHITEROCK

PEAK

NEIGHBOURHOOD PLAN - STAGE 9

- Stage 9 Boundary
- Linear Park (Open Space)
- Drainage Reserve
- Detached House Lot Type
- Townhome Lot Type
- Terrace Lot Type
- Corner Lot Building Truncation (Refer to plan of development)
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred 4m Driveway Location
- Preferred 3m or 4m Driveway Location (Narrow Lots)
- Primary Allotment Frontage
- Secondary Allotment Frontage
- Park Allotment Frontage
- Service Easement
- Gate access permitted onto parkland
- DESIGN GUIDELINES LEGEND
- Mandatory 2 Storey
- Nominal POS Location (Private Open Space) Nominal POS Location (Private Open Space) Orientation to North or East is preferred where possible on all these Neighbourhood Plans. Not to Scale
- Side Fence - by Developer - " 66% of Frontage " Refer to Design Guidelines for Required Details
- Civil Retaining Wall less than 1.0m - Built by Developer_(Landscape Single Tier)
- Civil Retaining Wall up to 1.5m - Built by Developer_(Single Tier)
- Civil Retaining Wall up to 3m - Built by Developer_(Double Tier)
- Building envelope (setbacks vary from Plan of Development standard setbacks)
- Lots Subject to BAL 12.5 (Refer to Bushfire Management Report)
- Mining Influence Zone - condition 1*
- Mining Influence Zone - condition 2*
- Mining Influence Zone - condition 3*

*There are three conditions that Mining Influence Zone symbols represent:

1. Very low to negligible potential subsidence impacts could occur. Building type is unconstrained and needs to only cater for the existing soil type, strength and reactivity. (Refer Geotechnical Report)
2. Allotment is located in the inner half of the influence zone where building development is constrained. (Refer Geotechnical Report)
3. Allotment is located within the inner influence zone close to undermining where building development is constrained. (Refer Geotechnical Report)



Appendix 2.8

WHITEROCK PEAK

NEIGHBOURHOOD PLAN - STAGE 10,12,14 &16



Appendix 2.9

WHITEROCK

PEAK

NEIGHBOURHOOD PLAN - STAGE 11

- Stage 13 Boundary
 - Linear Park (Open Space)
 - Landscape Buffer (Road Reserve)
 - Drainage Reserve
 - Detached House Lot Type
 - Townhome Lot Type
 - Detached Large Lot
 - K+T Kick + Throw Area
 - Corner Lot Building Truncation (Refer to plan of development)
 - Mandatory Built to Boundary Wall
 - Optional Built to Boundary Wall
 - Preferred 4m Driveway Location
 - Preferred 3m or 4m Driveway Location (Narrow Lots)
 - Pathway
 - Primary Allotment Frontage
 - Secondary Allotment Frontage
 - Service Easement
 - Lots Subject to BAL 12.5 (Refer to Bushfire Management Report)
 - Lots Subject to BAL 19 (Refer to Bushfire Management Report)
- DESIGN GUIDELINES LEGEND**
- Nominal POS Location (Private Open Space) Orientation to North or East is preferred where possible on all these Neighbourhood Plans. Not to Scale
 - Side Fence Type 1 - by Developer - " 66% of Frontage " Refer to Design Guidelines for Required Details
 - Civil Retaining Wall up to 1.5m - Built by Developer_(Single Tier)
 - Civil Retaining Wall up to 3m - Built by Developer_(Single Tier)
 - Civil Retaining Wall up to 3m - Built by Developer_(Double Tier)
 - Building envelope (setbacks vary from Plan of Development standard setbacks)



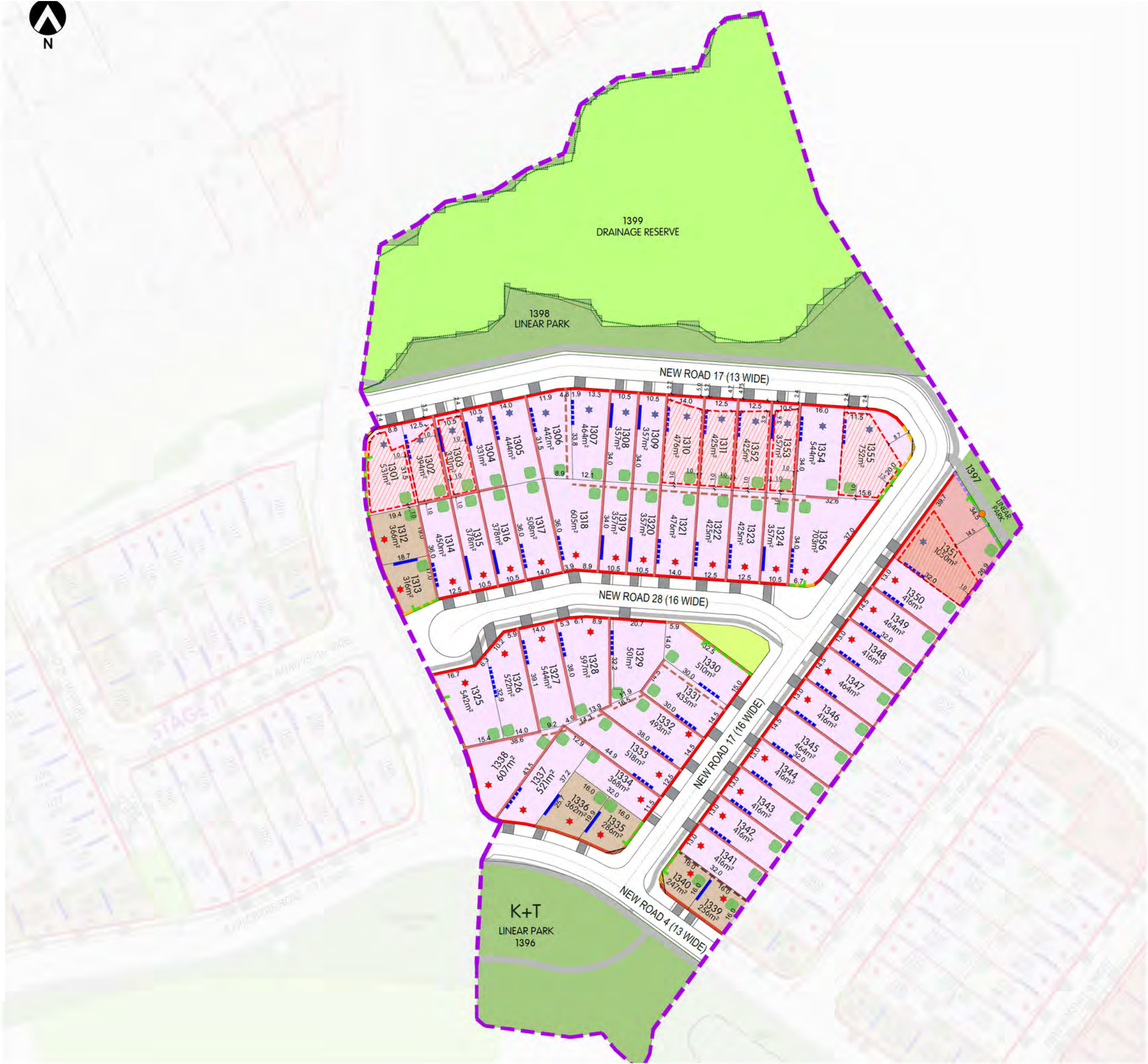
Appendix 2.10

WHITEROCK

PEAK

NEIGHBOURHOOD PLAN - STAGE 13

- Stage 13 Boundary
 - Linear Park (Open Space)
 - Landscape Buffer (Road Reserve)
 - Drainage Reserve
 - Detached House Lot Type
 - Townhome Lot Type
 - Detached Large Lot
 - K+T Kick + Throw Area
 - Extent of Existing Vegetation to remain (line of best fit)
 - Corner Lot Building Truncation (Refer to plan of development)
 - Mandatory Built to Boundary Wall
 - Optional Built to Boundary Wall
 - Preferred 4m Driveway Location
 - Preferred 3m or 4m Driveway Location (Narrow Lots)
 - Pathway
 - Primary Allotment Frontage
 - Secondary Allotment Frontage
 - Park Allotment (Koala) Frontage
 - Service Easement
 - Gate access permitted onto parkland
 - Lots Subject to BAL 12.5 (Refer to Bushfire Management Report)
 - Lots Subject to BAL 19 (Refer to Bushfire Management Report)
- DESIGN GUIDELINES LEGEND**
- Nominal POS Location (Private Open Space) Orientation to North or East is preferred where possible on all these Neighbourhood Plans. Not to Scale
 - Side Fence Type 1 - by Developer - " 66% of Frontage " Refer to Design Guidelines for Required Details
 - Side Fence Type 2 - by Developer - " 66% of Frontage " Refer to Design Guidelines for Required Details
 - Civil Retaining Wall up to 1.5m - Built by Developer_(Single Tier)
 - Civil Retaining Wall up to 3m - Built by Developer_(Single Tier)
 - Civil Retaining Wall up to 3m - Built by Developer_(Double Tier)
 - Building envelope (setbacks vary from Plan of Development standard setbacks)



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