



QUAY 2  
TORQUAY

ABSTRACT FROM DESIGN GUIDELINES

VERSION 3 – FEBRUARY 2017



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# QUAY2: DESIGN GUIDELINES

## 1 QUAY2 DESIGN PHILOSOPHY AND APPROACH

QUAY2 is a new residential estate, set on a gentle rise above Torquay with views of the ocean and the Surf Coast shoreline. It will provide a coastal, contemporary lifestyle and environment reflective of its exceptional location. This development offers a unique opportunity to combine modern living with the tradition of a strong sense of township and community. It is designed to provide families a relaxed, comfortable and safe home.

Located on the edge of Bass Strait with views to Port Phillip and Barwon Heads, this coastal region is defined by sun, wind, salt and rain. It can be calm, sun-drenched, idyllic, and wild, such is the nature of living on the boundary of land and sea. These environmental factors offer a vibrancy and variety that are often lacking in metropolitan and suburban areas. This special climate will be reflected in the landscaping and built form of QUAY2. The Quay has a carefully designed masterplan with choices of Lot locations and orientations. Significant wetland and reserve areas and landscaped parklands will create community spaces for residents to enjoy.

QUAY2 will encourage house designs to provide living arrangements for all stages of life; young families looking for space to grow and abundant open spaces, established families with children seeking the security and value of a true community, or mature couples looking for more manageable homes and a coastal lifestyle.





# QUAY2: DESIGN GUIDELINES

## 2 ENVIRONMENTAL RESPONSIBILITY

The Victorian coastal environment can be wildly variable – sun, salt, wind and rain – but it is also remarkably fragile. This development has been designed responsibly from the outset to conserve the unique nature of the site and the region. Significant trees are retained, the topography of the site has been used to configure open spaces and reserves, and sensitive water-course zones are protected. The Sustainability section of these guidelines ensures the dwellings in QUAY2 are constructed with a similar focus on responsibility, to minimise impact on the natural environment. A minimum 6-star energy rating is required.

The development will have a recycled-water ‘third pipe’ built into the street infrastructure, ready for Barwon water to connect to their supply. When complete, recycled water for irrigation will be available to connect to all residences.



# QUAY2: DESIGN GUIDELINES

## 3 PURPOSE AND INTENT OF DESIGN GUIDELINES

This Guideline document is designed to encourage a consistency of housing and a unified neighbourhood character and environment. It is intended to protect future residents' lifestyle and investment by ensuring a high standard of design and construction for all dwellings and landscaping. The D.A.P. will use the Guidelines to provide owners and builders guidance and feedback on their home and garden designs. It is important this document allows flexibility in housing styles without compromising the prestige and character of the development. It must ensure a high level of amenity and privacy within the development, and address a series of design issues such as the siting, form and composition of buildings, the type of materials, textures & colours used, and the relationship of buildings to the coastal character of the area.

A Design Assessment Panel (D.A.P.) has been established to expeditiously manage the approvals process. Its principle role is to provide guidance and approve home and garden designs. It will continue to operate in the long term to ensure that ongoing development and future landscaping is consistent with and does not compromise the amenity or prestige of the QUAY2.



# QUAY2: DESIGN GUIDELINES

## 4 APPROVAL PROCESS

The process for design approval is intended to be straightforward. Approval is required prior to commencing any building works. It is recommended that approval is sought prior to progressing to Documentation phases to avoid rework should design changes be required. Design Approval applications require similar resolution to Town Planning Application.

- i. The first is for designers, owners and builders to review this document, and to use it as a tool to shape the proposal. This is highly recommended to prevent delay and design modifications.
- ii. The next step is to self-check the design proposal using the Checklist provided, including notes and requests for consideration if the design is non-compliant.
- iii. The proposal drawings and checklist are then submitted to the Design Panel, assessment takes place, and commentary and/or approval will be returned to the applicant. [The completed Checklist and the minimum drawing package listed are required for assessment to commence.] If the proposal is deemed fall outside compliance or acceptability, the D.A.P. will aim to be proactive in providing feedback and design solutions to expedite approval.
- iv. Any final review or redesign by the applicant is applied to the proposal, and is then resubmitted for approval.
- v. Final assessment by the D.A.P. occurs and notification of the decision is returned to the applicant.

The Design Assessment Panel will be fair and reasonable in its assessment, and generally will strive to be helpful and practical in guiding the design process. In the event a proposal is rejected, non-compliances with this document will be cited to ensure reasons for non-approval are clear. Repeated applications which fail to address D.A.P. feedback may be returned without further assessment. The D.A.P.'s decision is final.





# QUAY2: DESIGN GUIDELINES

## 5 ASSESSMENT CRITERIA

An application for design approval from QUAY2 Design Assessment Panel must include two clear copies at A3 size containing the following information and drawings at minimum 1:100 scale. An application without this information will not be assessed:

- Site plan with dimensioned Setbacks from all boundaries, landscape and planting proposals with surface finishes clearly noted, all service equipment, fencing & outbuildings located and clearly noted. Ground levels are required.
- Dimensioned and noted floor plans including roof plan. Include room names, approximate locations of joinery and fixtures, terraces and decks, and dimension windows and doors. Levels on plans are required.
- Dimensioned elevations of every orientation, clearly marked and referenced on plans. Note wall heights, floor and ground levels, window sill heights, eave heights, and total building height to top of roof/parapet. Show the building envelope described in this document on the elevations for ease of reference.
- Notation of plans and elevations and/or schedules of materials, finishes and colours. Includes fencing, paving, driveways, decks, window frame colours, etc. Small images of colours/materials proposed will assist in assessment.
- Notation of the elements of the design that respond to constructed or approved designs for dwellings on adjacent Lots, including proposed measures to protect the amenity of your neighbours Private Open Space and sunlight/daylight.
- A completed assessment Checklist as provided in this document along with any commentary you may deem important, particularly if requesting consideration of non-compliant items.
- Any other relevant information and images to allow a complete assessment of the application against the criteria in The Quay Design Guidelines.
- Provide name, address, contact telephone number and email of the applicant. Please forward the application to: QUAY2 Design Assessment Panel at [dap@quay2.com.au](mailto:dap@quay2.com.au)

The QUAY2 Design Assessment Panel may request further information from an applicant. If further information is requested, an applicant must provide that information within 14 days of the request, or as otherwise agreed in writing. If the applicant fails to provide further information within the required time period, the application lapses and must be restarted as a new application.

Changes to approved applications can be accommodated as a modified application. All departures from the approved proposal must be clearly identified, notated and listed in a summary of changes. The full application drawing set and Checklist [as above] must be re-sent with the application, rather than only the changed items. All requirements for a full application apply to modifications.

The Quay Design Assessment Panel will consider:

- compliance with the overall design philosophy of QUAY2;
- compliance with individual sections of these Design Guidelines;
- responses to the objectives, requirements and techniques of these Design Guidelines; and
- demonstration the proposal exceeds minimum requirements of Design Guidelines where a variation is sought.

The QUAY2 Design Assessment Panel will aim to respond to an applicant within 14 days, either as a request for information, commentary on non-compliances, or approval. Each decision will be accompanied by a written statement outlining the reasons for the result. Public holiday periods such as Christmas/New-Year and Easter may require slightly longer to respond.

These Design Guidelines are additional to the statutory planning and building requirements of the Surf Coast Shire. Approval of applications does not imply that the plans comply with other statutory approval requirements. Building Permits are required for all works in accordance with the Building Regulations Victoria 2016 and the Building Code of Australia / National Construction Code.

A Planning Permit is not required to construct a Dwelling on a Lot larger than 300sqm provided that the requirements of Clause 54 of the Surf Coast Shire Planning Scheme (i.e. ResCode) are met, however owners are advised to obtain their own advice in respect to any statutory issues.

Lots smaller than 300sqm must comply with the Small Housing Code, and the contents of these Guidelines. In the case of a conflict between this document and the Code, the Small Housing Code takes precedence.



# QUAY2: DESIGN GUIDELINES

## 6 NEIGHBOURHOOD CHARACTER AND DESIGN

### a. Character Objective

- i. To create a neighbourhood with a welcoming and distinct Australian contemporary coastal theme.
- ii. To recommend quality design of dwellings and landscape
- iii. To define a theme of consistent colours, materials, massing, landscaping, architectural detailing and urban forms to unite the neighbourhood without becoming restrictive to creativity and individuality
- iv. To respect and take inspiration from the precedent set by The Quay.
- v. To become an integrated community within the Torquay township and the Surf Coast region.
- vi. To ensure environmental sustainability is a key design driver, minimising environmental impact and reliance on external infrastructure.

### b. Character Requirements

- i. All designs must be contemporary and site responsive, enhancing the character of QUAY2.
- ii. Designs must be of a contemporary coastal theme. Reproduction period houses are not appropriate.
- iii. Dwellings must maximise the opportunities of their Lot with regard to orientation, slope, views, prevailing winds, streetscape and the amenity and appearance of neighbouring dwellings.
- iv. All designs are subject to approval by the D.A.P. Decisions are final.



# QUAY2: DESIGN GUIDELINES

## 6 NEIGHBOURHOOD CHARACTER AND DESIGN cont.



### a. Sustainability Objective

- i. To minimise environmental impact including emissions and reliance on external infrastructure.
- ii. To recommend and support sustainable design, in particular the principles of passive heating, cooling, lighting and ventilation.
- iii. To ensure adequate solar access for all dwellings and outdoor areas.
- iv. To encourage active sustainable measures such as solar-boosted hot water services, photovoltaic arrays, and water tanks.

### b. Sustainability Requirements

- i. The Surf Coast Sustainable Design Book is an excellent source of information, and it is recommended as a practical guide to achieving a responsible and sustainable home.
- ii. Siting and zoning of areas within each dwelling must respond to site orientation. Maximise northern aspect to living areas. Garages and service zones to the south are an advantage.
- iii. Outdoor open space should be oriented to the north, however can be east/west facing if incorporating an adequate north/south dimension to allow sunlight penetration.
- iv. Hot water services must be gas-fired, solar boosted or operate on a heat pump. Alternatives will be assessed on their merit, however electric hot water units will not be permitted.
- v. Solar design which provides winter sun to internal areas and adequately shades summer sun will be recommended. Correctly proportioned eaves to shade external walls are an advantage.
- vi. Solar hot water panels and photovoltaic arrays should not be dominant when viewed from the street, and where possible should be mounted to match roof pitch. On 'flat' or low-pitch roofs, a maximum pitch on panels of 18 degrees is recommended.
- vii. Adequate windows and glazing to living areas for natural light are recommended. These should be appropriately shaded for orientation, preferably using a fixed external shading device. Refer Windows section of this document for glazing type recommendations.
- viii. Thermal mass inside the building in the form of concrete slab flooring and internal masonry features will be considered favourable, particularly if positioned to receive winter sunlight.
- ix. Zoning of dwellings to provide the ability to heat or cool portions of the building [rather than the entire volume] is recommended.
- x. Internal planning and openings located to allow cross-flow ventilation are recommended.
- xi. Detailing such as robust draught-seals, adequate insulation to all walls, ceilings, roofs and floors, and sealing of extraction fans and openings is mandatory. Insulation in walls between garages and internal areas is encouraged.
- xii. Double-glazing or Low-E glazing to all windows is highly recommended for year-round thermal comfort and for significant reductions in heating and cooling costs and emissions.

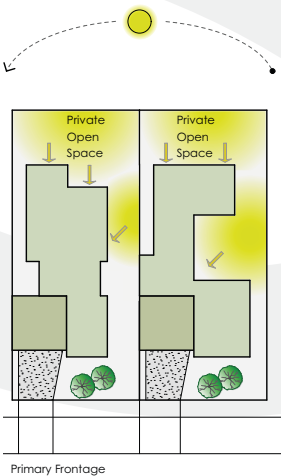


# QUAY2: DESIGN GUIDELINES

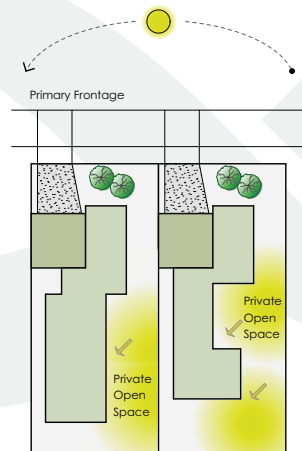
## 7 SUSTAINABILITY cont.

- xiii. 5-star-minimum appliances are recommended. Any air-conditioning system is to have a 'COP' above-or-equal- to 3.2 and an 'EER' above-or-equal-to 3.0.
- xiv. Water conservation measures such as AAA-rated tap and shower fittings is recommended, targeting <6 litres per minute flow rate. AAA-rated appliances are recommended, including dishwashers using <14 litres per cycle.
- xv. Water tanks are recommended however should be located out of sight of street frontages. Rainwater use for irrigation, toilet flushing and laundry washing is valued.
- xvi. All dwellings must achieve a mandatory 6-star energy rating using a Building Authority approved assessment system. [NatHERS or FirstRate]
- xvii. The use of landscaping and planting to assist in shading the building is recommended. Further, planting species [including lawns] to be selected for drought-tolerance and minimal irrigation requirements. Refer Landscape section of this document.
- xviii. QUAY2 requires mandatory use of low emission paints, sealants and adhesives in the construction of the dwelling. All construction must comply with at least two of the following measures:
  - low emission paints on  $\geq 95\%$  of internal and external painted surfaces
  - low emission sealants on  $\geq 95\%$  of internal and external painted surfaces
  - low emission adhesives on  $\geq 95\%$  of internal and external painted surfaces
  - low emission floor coverings on  $\geq 95\%$  indoor covered floors
  - All engineered wood products are EO rated.

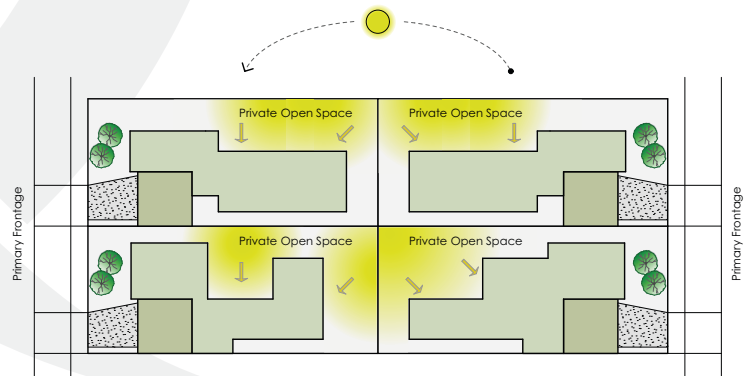
### ✓ SOUTH STREET FRONTAGE DETACHED



### ✓ NORTH STREET FRONTAGE DETACHED



### ✓ EAST & WEST FRONTAGES DETACHED



### a. Façade Objective

- i. To create a cohesive themed streetscape and neighbourhood without stifling innovation and diversity.
- ii. To recommend quality materials and articulated facades with appropriate detailing, modulation and interest
- iii. To avoid repetitive facades, colours and massing
- iv. To allow for individuality and a sense-of-address for future residents.

### b. Façade Requirements

- i. All designs must be contemporary and coastal in appearance.
  - ii. Facades require articulation and varied materials, colours and textures. Monochrome or single-material facades and oversimplified forms are discouraged.
  - iii. Appropriate levels of detailing are required. Elements such as pergolas, eaves, battens, exposed structural elements, verandahs, decking and sheltered entrances are recommended.
  - iv. Façade materials, parapets and roof forms must be continued for at least 1.5m along each side of the dwelling. In the case of a corner lot, these elements must continue for 50% of the secondary façade. The intent of this Requirement is to avoid 'western set' façade design.
  - v. Dwelling entrances are recommended to face the primary street frontage. Any alternative proposals will be assessed on their merit.
  - vi. Entries, windows, decks and balconies on street or open-space frontages must be designed to increase interaction, activity, and passive surveillance to enhance community safety and streetscape within QUAY2.
  - vii. Dwellings with an open-space frontage must have at least one habitable space facing that frontage.
  - viii. A design will not be approved where a facade design deemed overly similar or has been built or approved within 4 neighbouring lots, including lots across streets or reserves, and around street corners.
  - ix. Garages, carports and garage doors should be treated as recessive elements. The use of materials and colours to integrate garage doors visually with surrounding walls, or recessed garages, are recommended. Refer Garages and Carports section in this document.
  - x. Windows and/or glazed doors to street and reserve frontages are required. This applies to both levels of two-storey dwellings, and secondary frontages on corner lots. The following proportions apply to facades, measured inclusive of garage doors:
    - 12.5m frontage: 15% glazed.
    - 14m frontage: 30% glazed.
    - 16m frontage: 35% glazed.
- Unusual lots will be assessed on their merit.

### a. Siting and Setback Objective

- i. To promote an open, spacious neighbourhood respectful of the established character of regional coastal living on the Surf Coast.
- ii. To create articulated and varied streetscapes which maintain sight-lines and vistas within the precinct and to distant views.
- iii. To avoid frontages dominated by vehicles, carports, garages and driveways.
- iv. To allow for quality designed landscapes and canopy planting shared with the street rather than enclosed front yards.
- v. To recommend and promote good solar access to living spaces and private outdoor areas, and to allow efficient use of land on the lots.

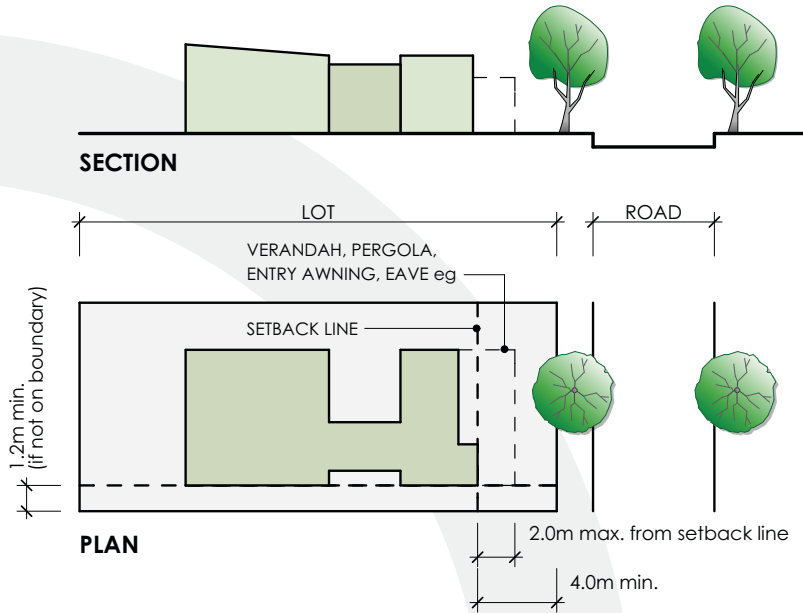
### b. Siting and Setback Requirements

At the discretion of QUAY2 Design Assessment Panel, for any Lot not being a Conventional Lot, front Setbacks may be reduced. Consideration will also be given for significantly articulated buildings in certain circumstances. These setbacks apply to building walls, garage doors have a separate setback requirement.

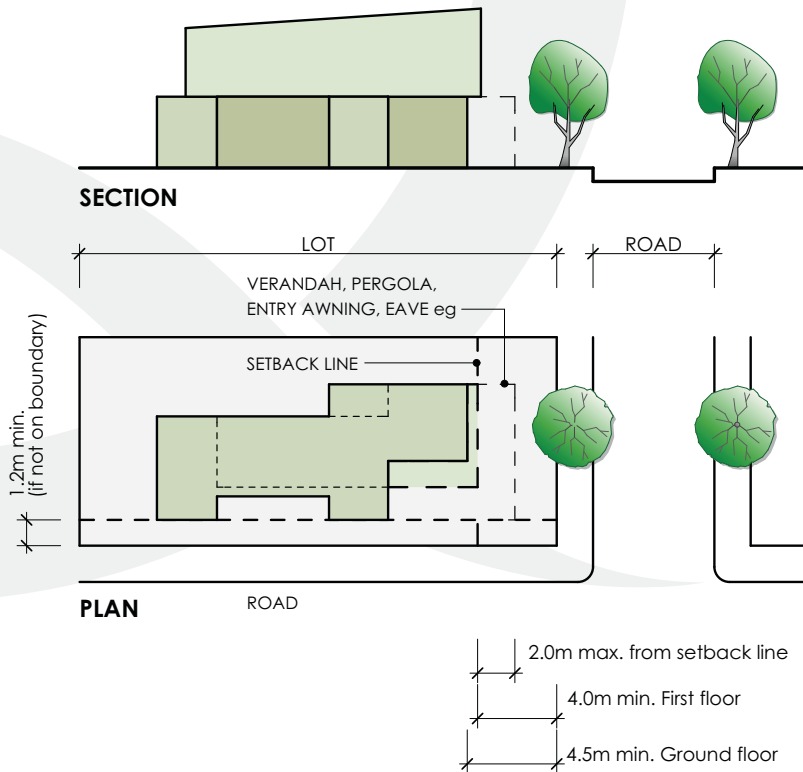
- i. A single-storey building must be set back at least 4.0 metres from the street Lot boundary. [Note garage door requirements differ from front wall setbacks]
- ii. The lower storey of a two-storey building must be set back at least 4.5 metres from the street Lot boundary. The upper level of the building may be set back 4.0 metres, however it must be clearly articulated from the lower wall, preferably set forward or back in alignment and accentuated using different materials
- iii. Architectural features such as pergolas, entry canopies, eaves, landscape walls and screens may encroach up to 2m into the required setback.
- iv. For Corner Lots the minimum setback from the side street boundary is 2 metres for both single and double storey dwellings. Note it is a requirement for the building form to be substantially articulated on side frontages, including side boundaries abutting reserves.
- v. Built landscape elements (excluding fencing) that are no higher than 0.6 metres are unrestricted within the front setback.
- vi. Setbacks greater than 6.0m are generally discouraged, however orientation, lot size and shape, and the appropriate position of secluded private open space will be taken into account in the assessment of designs.
- vii. With the exception of Boundary Walls, setbacks to boundaries between lots shall be a minimum 1.2m.



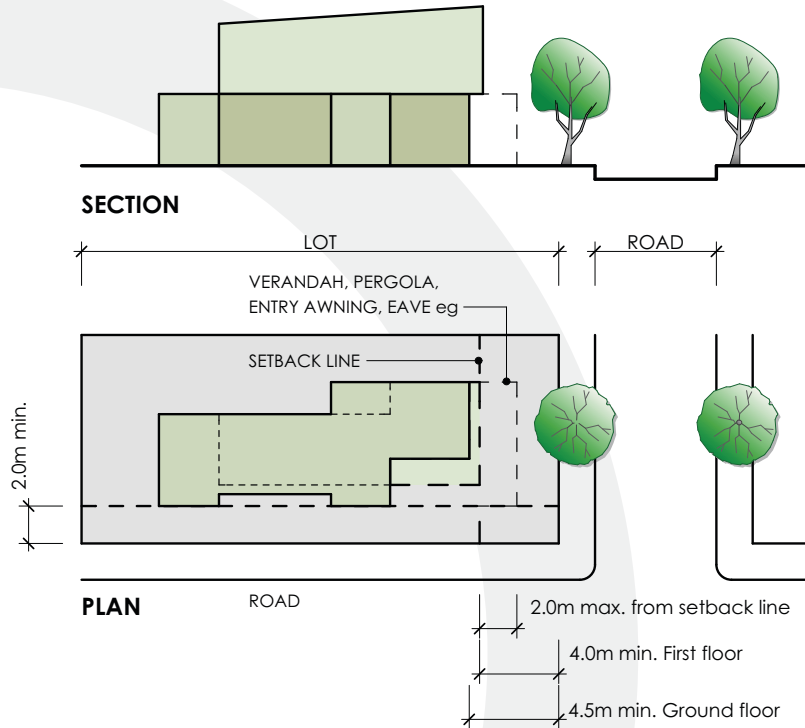
## ✓ SINGLE STOREY DWELLING



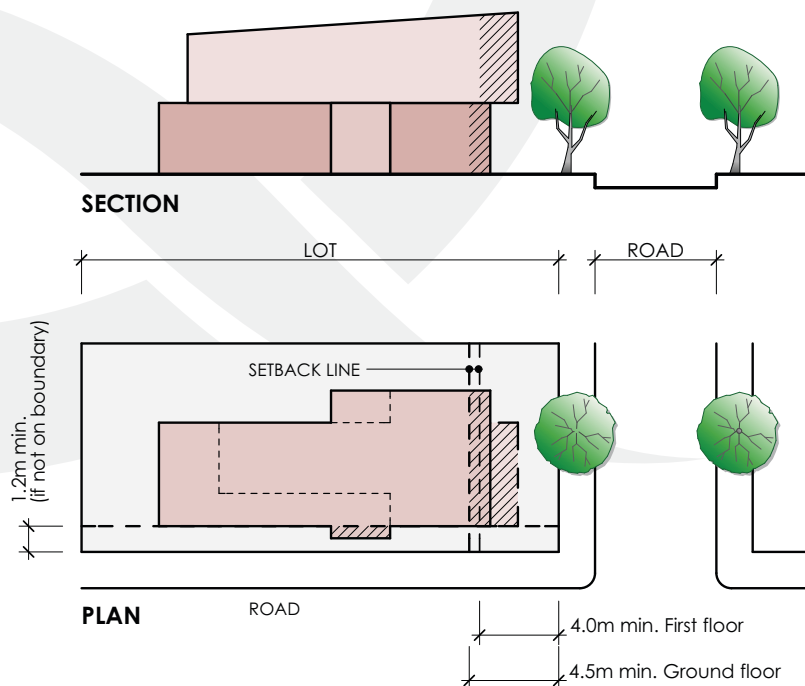
## ✓ DOUBLE STOREY DWELLING



**✓ SINGLE OR DOUBLE STOREY DWELLING ON A CORNER LOT**



**✗ DOUBLE STOREY DWELLING**



# QUAY2: DESIGN GUIDELINES





### a. Form Objective

- i. To recommend dwellings of a coastal character and form rather than suburban or highly urban forms.
- ii. To create dwellings which appear lightweight, contemporary and articulated
- iii. To ensure heavy, masonry-based and overly recessive dwelling forms are not adopted.

### b. Form Requirements

- i. Any single material must not constitute more than 50% of the building façade. A building façade should not consist of more than four colours or primary materials.
- ii. Elements such as eaves, awnings, verandahs, pergolas, entry porches, window hoods, balconies, decks and alfresco areas are recommended as opportunities to articulate built form and create variation in materials palette.
- iii. Dwellings must be adequately articulated and avoid large overly-simple forms or long uninterrupted expanses of wall.
- iv. Upper storeys may overhang Ground Floors [maintaining setback compliance] and this massing is preferred to recessive-layered stepped forms. Upper levels set back 1m from Ground Floor wall faces will be generally discouraged. Building form will be assessed based on its merit.
- v. Large ornate entry pediments – heritage inspired or otherwise – will not be supported.
- vi. A frontage facade design will not be approved where the same facade design has been built or approved within 4 neighbouring Lots in any direction from the site, including around street corners. Modifying colours on the same façade form/materials will not be considered sufficient variation.
- vii. A reasonable level of detail in facades must be accommodated to the satisfaction of D.A.P. Facades without visual interest, varied materials or articulation are discouraged.
- viii. Contemporary, individually designed homes will generally receive greater flexibility with respect to these Design Guidelines. This applies equally to stock house types where it is apparent that reasonable measures have been taken to ensure a level of individuality has been achieved.

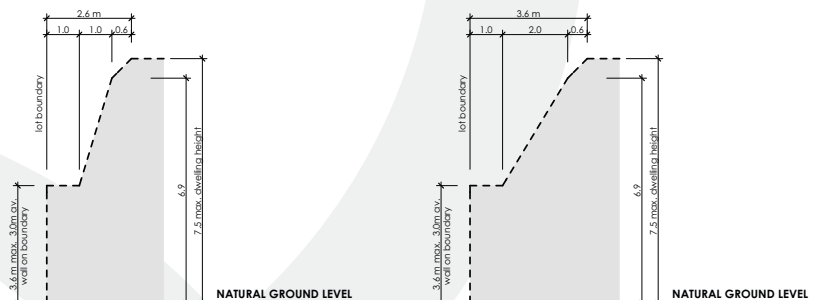


### a. Height and Envelope Objective

- i. To protect views and sight lines to coastal features.
- ii. To allow breezes to circulate around and between dwellings.
- iii. To avoid excess overshadowing, bulk in close proximity to neighbouring dwellings, and restrictions to daylight access.

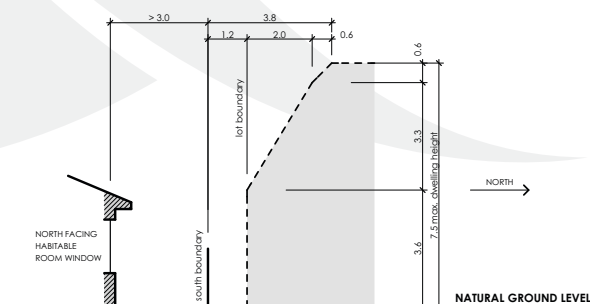
### b. Height and Envelope Requirements

- i. Maximum height of any part of a building should not exceed 7.5m measured from the existing natural ground line at time of lot purchase. Designs with heights above 7.5m must receive approval from the D.A.P. and a town planning permit from Surf Coast Shire.
- ii. Side and rear boundary envelopes are to comply with ResCode setback A10/B17. [Diagram below]
- iii. Southern boundary envelopes within 3m of a neighbouring habitable window will comply with ResCode setback A13/B20. [Diagram Below] The position of north-facing windows on southern neighbouring sites should be sought from Council/ Panel prior to completion of design to avoid the requirement for redesigns. Compliance with this setback is required if a dwelling has been approved on a neighbouring lot and does not require construction to have commenced.
- iv. Note the envelopes do not reflect the preferred massing of buildings. Stepped forms are acceptable only on parts of a dwelling, and should be mitigated by higher vertical wall elements elsewhere and/or roof forms which obscure the stepping.
- v. Note: roof decks and permission to include them is under review and requires Surf Coast Shire feedback.



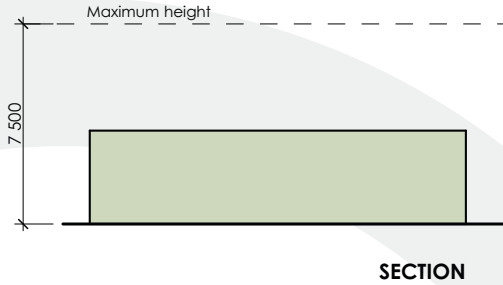
TYPICAL - SIDE OR REAR BOUNDARY

SOUTH - SIDE OR REAR BOUNDARY

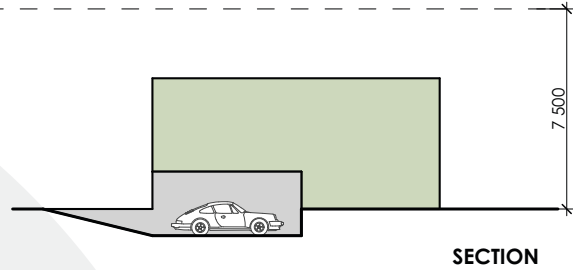


SOUTH - SIDE OR REAR BOUNDARY  
ADJACENT AN EXISTING NORTH FACING  
HABITABLE ROOM WINDOW

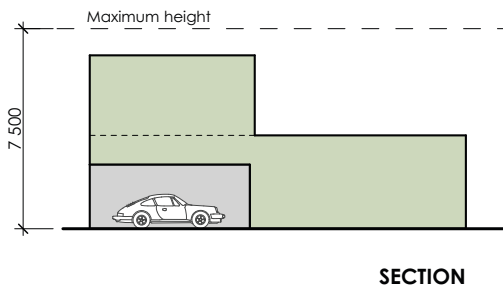
✓ **SINGLE STOREY DWELLING**



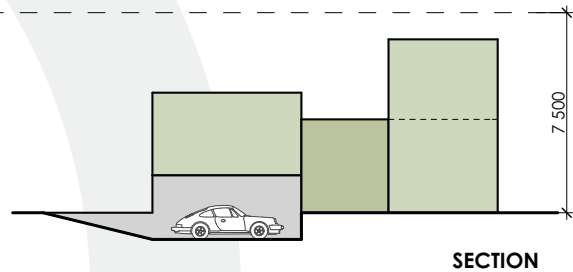
✓ **SINGLE STOREY DWELLING  
1.5 LEVELS**



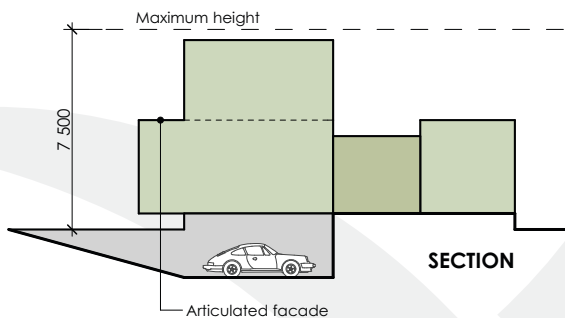
✓ **DOUBLE STOREY DWELLING**



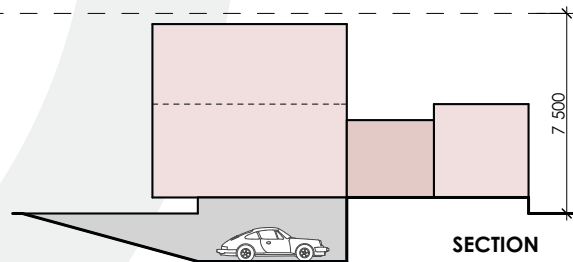
✓ **SINGLE STOREY DWELLING  
2.5 LEVELS**



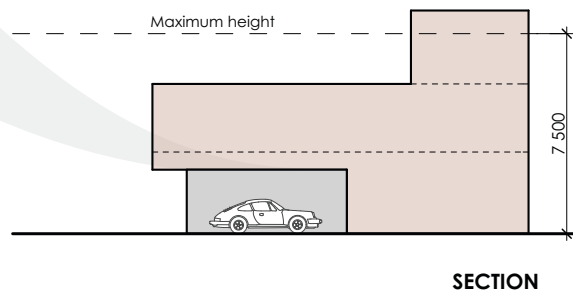
✓ **DOUBLE STOREY DWELLING  
2.5 LEVELS**



✗ **DOUBLE STOREY DWELLING  
2.5 LEVELS**



✗ **TRIPLE STOREY DWELLING**





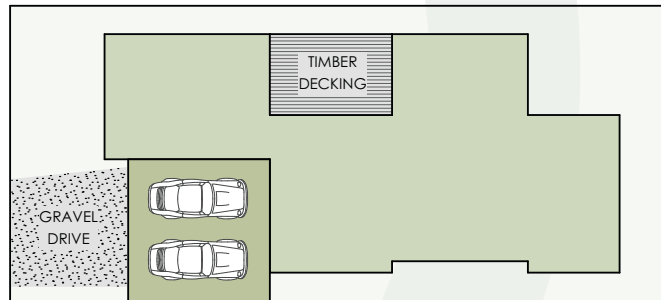
### a. Site Coverage Objective

- i. To achieve an acceptable balance between landscaping and built areas on lots and in the neighbourhood.
- ii. To minimise impervious surfaces to all lots.

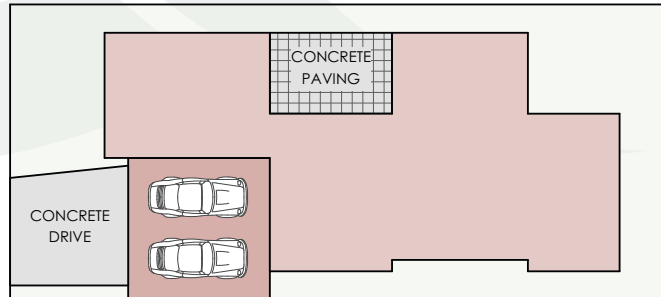
### b. Site Coverage Requirements

- i. The maximum site coverage to all lots is 60%. This is measured to the external wall line, inclusive of garages and all enclosed areas. Less coverage may be recommended on unusually-shaped or corner sites. Note this is not a plot-ratio measurement; it is the footprint of the building on the site.
- ii. The minimum permeable area on lots is 25%. Non-permeable area includes all roofs and awnings, [and eaves] all on-slab areas such as terraces and porches, and all impervious paving such as concrete. Timber decks and gravel/granulated sand are permeable.

<b>SITE COVERAGE CALCULATION 1</b>	SITE TOTAL	<b>350 m<sup>2</sup></b>
	FOOTPRINT	<b>200 m<sup>2</sup></b>
<b>POROUS MATERIALS</b>	DRIVE	<b>0 m<sup>2</sup></b>
	COURTYARD	<b>0 m<sup>2</sup></b>
	<b>TOTAL SITE COVERAGE</b>	<b>57%</b>



<b>SITE COVERAGE CALCULATION 2</b>	SITE TOTAL	<b>350 m<sup>2</sup></b>
	FOOTPRINT	<b>200 m<sup>2</sup></b>
<b>SOLID MATERIALS</b>	DRIVE	<b>24 m<sup>2</sup></b>
	COURTYARD	<b>18 m<sup>2</sup></b>
	<b>TOTAL SITE COVERAGE</b>	<b>69%</b>



### a. Outdoor Space Objective

- i. To provide useable, practical and pleasant outdoor spaces for dwellings.
- ii. To recommend effective siting of these spaces, making use of building form and orientation.

### b. Outdoor Space Requirements

- i. A minimum secluded private outdoor space of 30sqm is required, adjacent to living areas and screened from the street and direct neighbours. [Screen planting is acceptable] This must have a minimum dimension in any direction of 3m.
- ii. Private Outdoor spaces should achieve minimum sunlight requirements as per the Overshadowing section of these guidelines.
- iii. Where lots abut public reserves, outdoor living spaces should be located against the boundary and preferably be unfenced, have low-height fencing or have visually permeable fencing.

### a. Garage and Carport Objective

- i. To create streetscapes which do not allow vehicles and vehicle parking to become visually dominant.
- ii. To accommodate adequate off-street parking for residents.
- iii. To integrate garages and carports into the design and appearance of dwellings.
- iv. To consider accommodation, convenience, quantity and practicality of visitor parking

### b. Garage and Carport Requirements

- i. Garages are not mandatory, a carport is acceptable if vehicles are typically concealed from the street, sufficient storage is accommodated elsewhere and the structure is complimentary to the dwelling design.
- ii. Garage doors as a proportion of street façade must comply with the following:
  - 12.5m frontage: 45%.
  - 14m frontage: 40%.
  - 16m frontage: 35%.Unusual lots will be assessed on their merit. Single doors with tandem spaces are recommended in lieu of double-wide doors.
- iii. Generally, garage doors should be recessed from primary façade elements including dwelling entrances. They must not breach setback requirements and must be 5.5m from footpaths. Alternative proposals to this will be assessed on their merit.
- iv. Tilt-panel doors with timber panels are recommended, and colorbond roller shutters are only acceptable in specific circumstances when complimentary and integral to the style of the building. Coffered or heritage-patterned doors with glazed panels will not be accepted.
- v. Garages and carports should be integrated into the façade design and roof form of dwellings, and/or have first floor construction above. Lightweight infill panels above garage doors are discouraged.

# QUAY2: DESIGN GUIDELINES

## 14 GARAGES AND CARPORTS cont.



vi. Vehicles carrying over 1 tonne, caravans, trailers, trucks, commercial vans and boats are to be concealed from all street frontages. Designs must designate an area for these vehicles if they are to be accommodated.



### a. Boundary Walls Objective

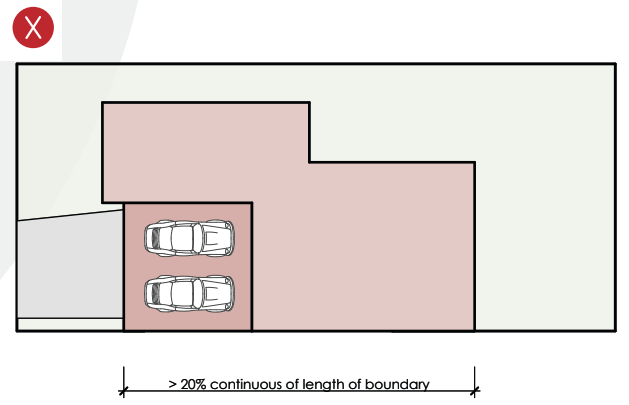
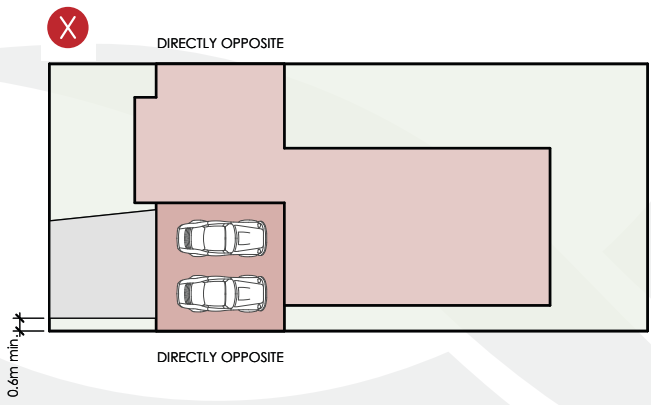
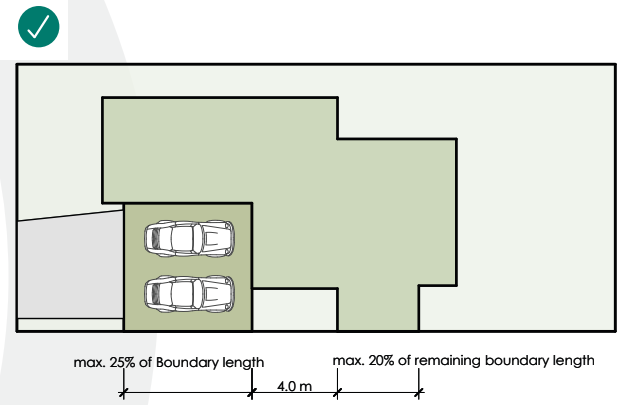
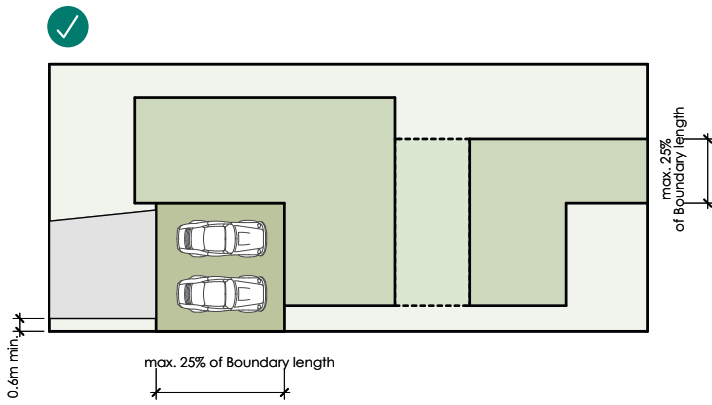
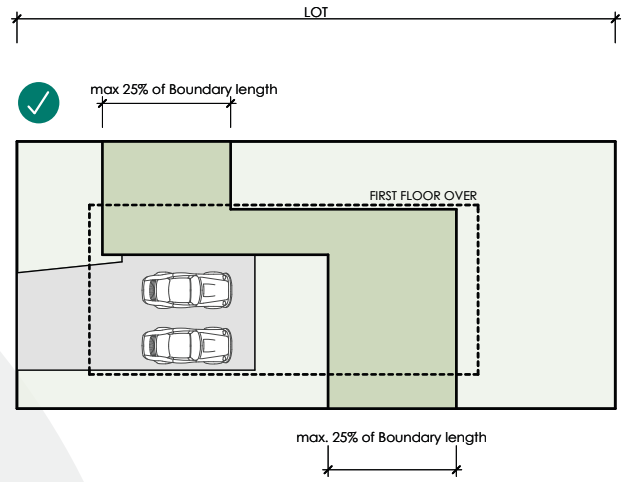
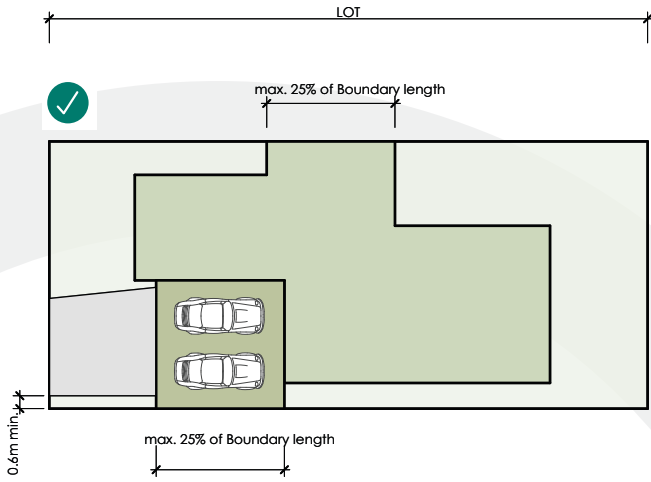
- i. To ensure boundary walls have minimum impact on neighbouring amenity, and to the character and aesthetic of the neighbourhood.
- ii. To minimise use of boundary walls where possible, and to limit extent.

### b. Boundary Wall Requirements

- i. The height of a wall constructed on a side or rear boundary should not exceed an average of 3.2m above neighbouring Ground Level with no part higher than 3.6m.
- ii. The maximum continuous length of a side or rear boundary wall is 25% of the length of the side boundary or the rear boundary.
- iii. Construction of two walls on different boundaries is permissible subject to the following guidelines:
  - A wall may not abut a boundary for a continuous length of more than 25% of the length of the side boundary or the rear boundary.
  - Two walls on different boundaries may not be directly opposite each-other.
- iv. Walls constructed on a side or rear boundary may abut the boundary at two points. Construction of two walls on the same boundary is permissible subject to the following guidelines:
  - The first wall may not abut a side boundary for a continuous length of more than 25% of the boundary.
  - The second wall may abut the same boundary for 20% of the remaining length of the boundary if separated by an open space of at least 4 metres on boundary with a width of 2 metres.
- v. Any wall on boundary must have a first class finish on the neighbour's face to match the remainder of the proposed dwelling façade. Fire and Acoustic requirements of the BCA and NCC apply.

# QUAY2: DESIGN GUIDELINES

## 15 BOUNDARY WALLS



### a. Verandah Deck and Balcony Objective

- i. To recommend outdoor deck and verandah areas and to support outdoor lifestyles.
- ii. To provide outdoor living areas which face streets and public reserves
- iii. To allow these features to modulate and articulate facades and building forms

### b. Verandah Deck and Balcony Requirements

- i. Verandahs, decks and balconies facing streets and public reserves are actively recommended. Use of privacy screening or translucent balustrade materials towards public areas is not supported.
- ii. Solar access and wind protection should be considered when orienting and detailing decks and verandahs.
- iii. Decks and verandahs are permitted to encroach upon front setbacks 2m, and may be built to boundary on side boundaries abutting other lots. Building Envelopes and Overlooking screen requirements apply to these structures.
- iv. Upper storey balconies must comply with Building Setbacks, Building Envelopes and Overlooking screen requirements. They may be used as shelter or sun protection for alfresco areas below. Balconies over garages and carports are acceptable.
- v. Verandahs, decks and balconies should be located with a northern aspect if possible.
- vi. Eaves and soffit linings are preferred for verandahs and balconies facing street frontages.



### a. Windows Objective

- i. To integrate windows with building form, and to ensure visually successful proportions and alignments.
- ii. To create dwellings with appropriate window configurations and styles
- iii. To support Sustainability through daylight/sunlight access, thermal performance and ventilation.

### b. Windows Requirements

- i. Patterns, reflective films, frosted glass and coloured glass are to be avoided.
- ii. Heritage-styled, arched or multi-paned windows are discouraged.
- iii. Window frames should be stained or painted timber, anodized aluminium or an appropriate colorbond powdercoat colour.
- iv. Double-glazed and low-emissivity glazing is encouraged. Clear or tinted glass is preferred, reflective films are discouraged.
- v. The use of roller shutters on windows is not permitted.
- vi. Sun shading should be provided to all windows facing north or west, where no eaves exist above the window.
- vii. Glass blocks are discouraged. If used they must not be visible from the street or public reserves.

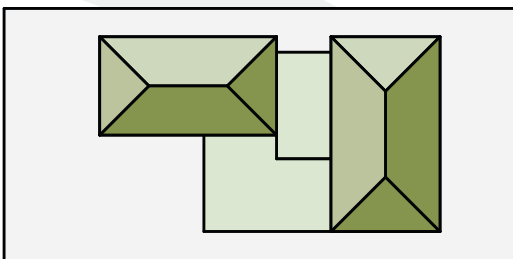
### a. Roofs Objective

- i. To ensure roof forms are contemporary and coastal in character and appearance.
- ii. To recommend simple, straightforward roof forms with eaves which do not become dominant aesthetic features.
- iii. To avoid roofs which limit neighbouring views or access to daylight

### b. Roof Requirements

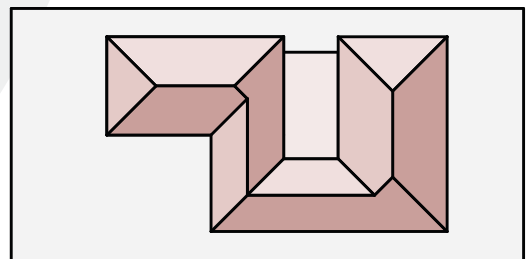
- i. Roof forms should be uncluttered, straightforward geometry and free of heritage features such as Dutch gables and finials. Mansards and dormer windows are strongly discouraged.
- ii. Skillion, gable and 'flat' roofs are preferred over hip roof forms. Saw-tooth and butterfly roofs are also recommended.
- iii. Eaves on roofs are preferred, with wider eaves at 600mm+ an advantage. Limited use of parapets is acceptable.
- iv. Roof pitches should generally be below 18 degrees. Steep chalet-style roofs will not be supported.
- v. Gutters, downpipes, rainwater heads and any other rainwater goods are to be carefully considered as part of the design. Downpipe paths are to generally be direct to ground without changes in direction.
- vi. Note: roof decks and permission to include them is under review and requires Surf Coast Shire feedback.
- vii. Note: the highest point of a dwelling must not exceed 7.5m as listed in the Building Height section of this document, as per Surf Coast Shire requirements.

### SIMPLE ROOF



ROOF PLAN

### COMPLEX ROOF



ROOF PLAN



### a. Colour Palette Objective

- i. To recommend colours which compliment or occur naturally in the Surf Coast environment.
- ii. To create a consistent palette of colours for the neighbourhood which is refined and generally muted, with limited highlights of stronger colour. The aim is to theme the streetscapes without becoming restrictive to individuality and creativity.
- iii. To ensure natural materials such as timber and stone are part of the dwelling facades and that coloured coatings do not clash or dominate over these materials or landscaping.

### b. Colour Palette Requirements

- i. Heritage colour schemes as are not permitted, and use of colours associated with imported styles such as Tuscan yellows, Mexican reds, Mediterranean Blues or Tudor black-and-white is discouraged.
- ii. Greens and greys inspired by native vegetation are acceptable but should not be the primary colour scheme.
- iii. Small accents of stronger colours are acceptable for small areas of the façade or for detailed elements. Extent is at the discretion of the D.A.P.
- iv. Colours should be generally in accordance with the Surf Coast Shire subdued colours policy.
- v. Reflective, shiny and metallic colours are discouraged with the exception of small details such as handrails and external light fittings.
- vi. Textures and materials on facades – such as ship-lap boards, or low stonework plinths – should be considered as part of the colour selection process. Different textures or façade elements should generally be different in colour.

### a. External Wall Materials Objective

- i. To recommend dwellings which adopt natural, coastal-themed and sustainable materials.
- ii. To support materials which are predominantly lightweight and natural in nature and appearance.
- iii. To avoid low-quality materials.
- iv. To prevent over-use of heavy masonry materials associated with more urban dwelling types and neighbourhoods.

### b. External Wall Materials Requirements

- i. Natural materials such as timber, timber boards/panels and stonework are recommended. Locally sourced and sustainable materials are encouraged. Resources such as 'Ecospecifier' can assist.
- ii. Use of colorbond, zinc or zincalume cladding will be assessed on a case-by-case basis on its merit. Heritage colours will not be supported.
- iii. Where exposed metalwork is proposed, raw galvanised finishes are acceptable.
- iv. Materials which are lightweight and have a texture or board pattern are preferred.
- v. Masonry materials may reach a maximum height of 3.6m for all homes. Departures from this requirement will be assessed based on their merit, however the intent is to avoid two-storey brick walls.
- vi. Excessive use of smooth clay-brick masonry is discouraged, as are large areas of any heavyweight finish. If masonry is proposed, split-face blockwork, rammed earth, precast concrete or stone is preferred.
- vii. Renders and 'bagged' finishes are acceptable if of an appropriate quality and applied to a quality substrate. Cement sheet and 'blueboard' are discouraged. Masonry and foam claddings are preferred as substrates to renders.
- viii. Refer to the Façade Design section of these guidelines for extent and variety of materials required.

✓ **HEAVYWEIGHT MATERIALS  
PREFERRED EXAMPLES**



✓ **LIGHTWEIGHT MATERIALS  
PREFERRED EXAMPLES**



✓ **MATERIAL COLOUR PALLETTE  
PREFERRED EXAMPLES**



### a. Roof Materials Objective

- i. To recommend coastal-themed roof materials.
- ii. To avoid creating predominantly masonry roofscapes familiar to more urban neighbourhoods

### b. Roof Materials Requirements

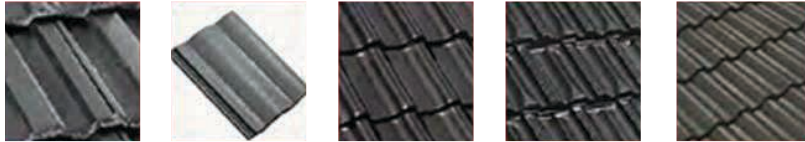
- i. Sheet roofing in non-heritage muted colorbond colours is recommended. Use of zincalume roofing is recommended however the effects of reflection on abutting properties may prevent approval.
- ii. Use of colorbond, zinc or zincalume rainwater goods is recommended. UPVC is to be avoided.
- iii. Glazed roof lights are acceptable if mounted at the roof pitch.
- iv. Slate, terracotta and concrete roof tile systems are discouraged.



#### CONFORMING EXAMPLES



#### NON-CONFORMING EXAMPLES



#### CONFORMING EXAMPLES


1. Monier Cambridge 'Welsh Black'  
 2. Monier Georgian 'Arctic Grey'  
 3. Boral Grange - Striata 'Storm Grey'  
 4. Boral Grange - Striata 'Charcoal Grey'  
 5. Boral Grange - Striata 'Daintree'  
 6. Boral Grange - Uno 'Charcoal Grey'  
 7. Boral Grange - Linea 'Ash'  
 8. Boral Grange - Linea 'Charcoal Grey'

### a. External Fixtures and Services Objective

- i. To minimise or prevent visibility of external services and plant on all dwellings.
- ii. To allow good dwelling design to be visually free and uncluttered by equipment and ancillary items.
- iii. To avoid locating noisy equipment close to neighbours and creating nuisance.
- iv. To preserve quality views, sightlines and roofscapes.

### b. External Fixtures and Services Requirements

- i. Plumbing and pipework, with the exception of rainwater goods, shall be concealed within building facades and internal ducts. This includes heating and cooling pipework to air conditioning systems.
- ii. Electrical and communications cabling, conduits, and wiring will not be visible externally. Photovoltaic roof panels are preferred to be located away from street frontages, preferably mounted to match the roof pitch.
- iii. Mechanical systems such as extraction fans, vents and ductwork shall not be visible. Eaves extraction outlets are preferred to roof extraction cowls. Mechanical roof plant such as heating and cooling units, including evaporative cooling units, are to be located away from street frontages and roofs which pitch towards streets. Air conditioning compressor units are to be located to be invisible from the street, preferably at ground level in areas designated as service zones. They are not acceptable within street frontage setbacks.
- iv. Hot water services are to be located behind fences, out of setback zones and invisible from the street. Solar Hot Water booster panels are to be located away from street frontages, preferably mounted to match the dwelling roof pitch.
- v. Meters and connections such as water, gas, telephone, NBN/data, cable TV and electrical switchboards are to be located to have minimal impact on facades. The aim should be to conceal these items entirely.
- vi. Satellite dishes are discouraged, however if required size is to be minimised and it should be located away from street frontages. If an appliance larger than 1.2m in diameter is required, it should be groundmounted behind the dwelling in a fenced part of the lot.
- vii. Antennae – if required.
- viii. Clothes lines, portable barbeques, composting bins, gardening equipment, ducted vacuum units, spa bath pumps and water tanks should all be located or stored within fenced parts of the lot.
- ix. Rubbish bins must have a dedicated, screened storage zone nominated as specified elsewhere in this document.
- x. All homes will be connected to a Fibre to the Premises (FTTP) a network which supplies telephone, high speed internet, and where possible, digital free to air and Pay TV services to residents. FTTP minimises the requirement for unsightly TV antennas and satellite dishes, improving the general streetscape. Satellite dishes and antennas will only be permitted at Quay 2 in areas where the FTTP network is not capable of providing all of these services.

Opticomm, the network operator is responsible for the installation and maintenance of the lead-in and optical network termination device to the dwelling. All cabling beyond the optical network terminal is the responsibility of the home owner/builder. The minimum wiring requirements are outlined in Opticomm's "Cable Entry Guide for an Internal ONT" document, which needs to be adhered to ensuring that networking services can be fully operational.

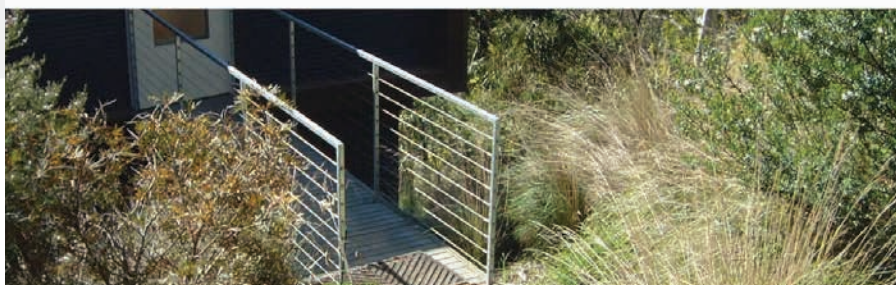


### a. Paths and Driveways Objective

- i. To ensure path and driveway treatments do not dominate setback areas in size or appearance.
- ii. To limit hard-paved areas and recommend permeable, soft and sustainable landscape solutions appropriate to the coastal location and contemporary aesthetic.
- iii. To integrate paths and driveways with landscape treatments and gardens.

### b. Paths and Driveways Requirements

- i. One crossover per dwelling is permitted. The width of a driveway at the footpath must match crossover width.
- ii. Driveways must be set back 0.6m minimum from side boundaries to allow for a landscape buffer.
- iii. Detailed, heritage-patterned or stencilled driveways are discouraged and will not be supported.
- iv. Driveways may not be used as the only pedestrian approach to dwelling entry doors, a separate pedestrian path is required.
- v. Materials such as gravel, granulated sand, pavers, natural stone or exposed-aggregate concrete are recommended. Two or more colours or materials to break up large areas of driveway are favoured. Refer to permeability requirements elsewhere in this document.
- vi. Offset or gently curved driveway edges are encouraged where driveway length permits. Harsh straight lines in landscaping are generally avoided in coastal-themed gardens.



### a. Visual and Acoustic Privacy Objective

- i. To protect residents amenity and privacy, and to prevent nuisance.
- ii. To avoid excessive overlooking between lots and dwellings.

### b. Visual and Acoustic Privacy Requirements

- i. Items such as Air Conditioning plant, pool filters, heating appliances, vacuum motors and pumps are to be located away from proposed living areas and private open space. They should also be remote from neighbouring living areas and secluded private open spaces, or have sufficient acoustic screening and baffles.
- ii. Overlooking prevention is to be in line with Rescode requirements. This applies to first floor windows within 9m of neighbouring secluded private open space, or habitable windows. [9m is measured at 45 degrees from the window]
- iii. Translucent glazing as a privacy measure is discouraged. External 25%-open batten screening, sill heights above 1.6m from floor level and relocation of windows are all preferred and recommended.
- iv. Where an adjoining dwelling is unbuilt and has not been submitted for assessment, overlooking requirements do not apply. Designs will be assessed to allow fair and equitable construction on neighbouring lots by locating windows and balconies sensibly.
- v. Screening treatments are not required to windows facing public spaces and will be discouraged.
- vi. Blinds or curtains to windows facing front facades are mandatory.

### a. Overshadowing Objective

- i. To protect residents amenity and access to sunlight.
- ii. To recommend the inclusion of vegetable patches and fruit trees by ensuring adequate sunlit locations.

### b. Overshadowing Requirements

- i. ResCode is the basic measure for this provision, however the following will be recommended:
  - Private Outdoor spaces should achieve a minimum of 30% direct sunlight for 4 hours per day between 8am and 5pm, on the equinox.
- ii. Roof forms and two-storey walls must be located to minimise impact on neighbouring lots.

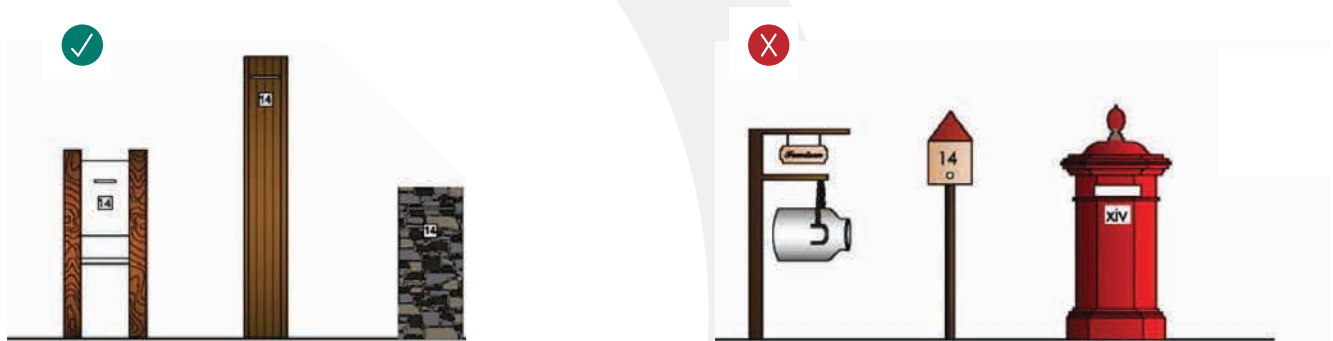


### a. Letterboxes Objective

- i. To recommend the consideration of letterboxes as part of an integrated design approach including dwelling and landscape.
- ii. To ensure letterboxes are consistent with the theming of dwellings and reflective of the neighbourhood design aesthetic.

### b. Letterbox Requirements

- i. Letterboxes must reference and compliment dwelling design through form, colour or materials.
- ii. Heritage-themed or ornate letterboxes will not be supported. No single-post letterboxes are permitted.



### a. Waste Bins Objective

- i. To ensure rubbish, green waste and recycling bins are not stored in a location visible from the street.

### b. Waste Bin Requirements

- i. Waste bins are to be screened or located behind elements such as carports or garages. They must not be visible from street frontages or public reserves. A dedicated storage zone must be nominated.
- ii. Composting is recommended however composting, worm farms and associated items must be hidden from street frontages.
- iii. Waste bins should not be located in sensitive areas where odour could adversely affect residents or neighbours enjoyment of outdoor areas or natural ventilation of buildings.



### a. Fencing Objective

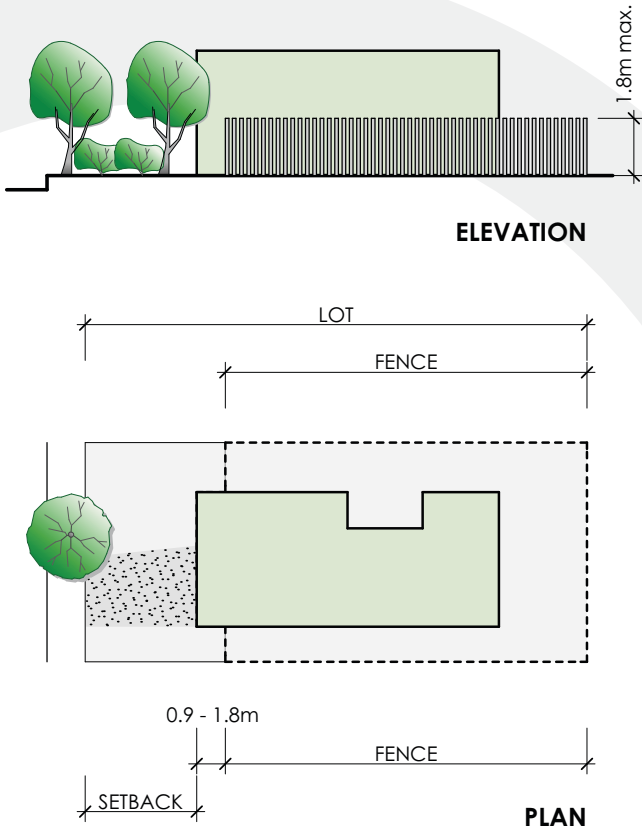
- i. To avoid excessive and dominant fencing in the neighbourhood.
- ii. To recommend visually permeable and coastal-themed fencing styles and solutions, which compliment housing styles and landscaping through colour and materials.
- iii. To achieve an appropriate balance between public realm and private outdoor spaces.

### b. Fencing Requirements

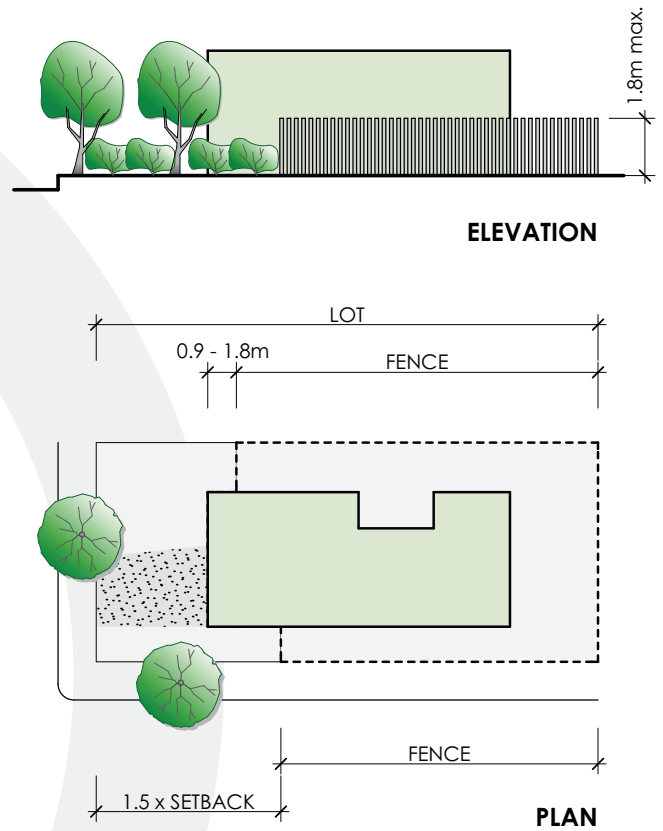
- i. Front boundary fencing, including low height fencing, is to be avoided and may not be approved. Landscape solutions to delineate between street and private land is preferable to fencing.
- ii. Screen planting is recommended in lieu of side boundary fencing, particularly on corner lots.
- iii. Open horizontal wire, brush or battened timber fencing is recommended.
- iv. Masonry sections and/or colorbond panel fencing is not recommended however may be considered by the D.A.P. if integrated and referenced in the dwelling design. Large areas of masonry wall as fencing will not be approved.
- v. Side boundary fencing between lots may be a maximum height of 1.8m. Although not mandatory, double-sided paling fences are encouraged - preferably with a subtle stained or painted colour, and a substantial timber capping (minimum 75mm x 125mm).
- vi. Side boundary fencing should commence between 0.9m and 1.8m behind the building street-façade line. Return fences to enclose side setbacks are to be appropriate to the dwelling style and character, and must be of high quality. Avoid standard paling construction where possible.
- vii. Secondary frontage fencing on corner lots to enclose private outdoor spaces must be of high quality and must avoid standard paling construction. Extent should be minimised to 60% of the secondary frontage length. This also applies to lots abutting public reserves.
- viii. Heritage-style picket fences and detailed wrought-iron fencing will not be supported.
- ix. All fences are to be constructed prior to occupancy. Design & location of fences to be submitted to D.A.P. for approval.

# QUAY2: DESIGN GUIDELINES

## ✓ FENCING CONVENTIONAL LOT



## ✓ FENCING CORNER LOT



### a. Landscape Objective

- i. To respect the local coastal environment, using native and indigenous planting wherever possible.
- ii. To maintain and enhance biodiversity across the neighbourhood.
- iii. To reduce requirements for irrigation, drainage and high levels of maintenance.
- iv. To avoid any requirement for herbicide and pesticide use.
- v. To ensure private outdoor areas are an extension of dwellings and are used for a significant proportion of the year.
- vi. To enhance streetscapes and presentation of dwellings.
- vii. To ensure landscaped areas enrich the overall neighbourhood character and follow the contemporary Australian coastal theme of QUAY2.

### b. Landscape Requirements

- i. The majority of species and proposed planting should be from the Surf Coast Shire Rural Plant Guide and Urban Plant Guide. Under no circumstances should a tree, plant or grass listed in the Weeds of the Surf Coast Shire document be proposed.
- ii. If exotic species are proposed, these should be contained within private open spaces and be remote from street and public reserve interfaces.
- iii. Areas of decking, permeable paving, gravels and sands, and grass-alternative shrubs and ground covers are recommended. Large areas of lawn are discouraged, particularly facing streets and public reserves.
- iv. Consideration of natives and indigenous plants to encourage local birdlife and insects is recommended.
- v. Planting and landscaping to reduce irrigation and watering is recommended.
- vi. Moderately-sized canopy trees and shading trees should be considered in the design.
- vii. Privacy planting and screen planting is encouraged over fencing, however traditional urban features such as manicured hedges and lines of conifer trees are not permitted where visible from the street.
- viii. Drainage must be considered for exceptional rain events. Lowered areas, hard-paved areas or areas enclosed by walls and fences should contain at least one drainage point connected to stormwater.
- ix. Vegetable gardens and fruit trees are encouraged, but required to be located behind fencing or screen planting and behind the setbacks of dwellings, preferably in rear yards.
- x. Landscape designs to adopt drought tolerant plants (minimum of 70% of total planting) preferably indigenous species.

# QUAY2: DESIGN GUIDELINES

29 LANDSCAPE cont.





# QUAY2: DESIGN GUIDELINES

29 LANDSCAPE cont.



- 1 ROCK CORREA
- 2 HARDENBERGIA
- 3 NATIVE FRANGIPANI
- 4 BANKSIA
- 5 COMMON CORREA

1



2



3



4



5





### a. Site Management Objective

- i. To respect the rights and amenity of existing neighbours during construction of new dwellings.
- ii. To ensure construction of dwellings is not overly impeded or difficult.
- iii. To reduce waste, dust, noise, runoff and nuisance
- iv. To avoid damage to roads, roundabouts, kerbs, gutters, footpaths, street signage, street trees and fencing.
- v. To encourage sustainable measures throughout the construction process of dwellings.

### b. Site Management Requirements

- i. Signage during construction, with the exception of a builders sign, is not permitted.
- ii. Builders are to include recycling practices where possible, which include but are not limited to:
  - The use of skips 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
  - Maximise the use of standard sizes of materials wherever possible
  - Disposal of all hazardous substances, pollutants and contaminates are to be in accordance with all state regulatory requirements.
- iii. Any damage to public or private property by a builder or subcontractor shall be rectified at the builders expense.
- iv. Vacant lots must be mowed quarterly at a minimum. The QUAY2 D.A.P. reserves the right undertake this work at the owner's expense should this requirement not be met.
- v. All on-site toilets, sheds and stored materials must be keep clear from roadways, nature strips, footpaths and street vegetation.
- vi. Parking is not permitted on adjoining allotments, reserve areas or nature strips.
- vii. All allotments and nature strips are to be maintained prior to, during and after construction of the dwelling and landscape works.
- viii. Refer Sustainability section of this document for mandatory requirements regarding low-emission products.

### a. Completion Timing Objective

- i. To ensure dwellings and landscape are completed in a timely manner.
- ii. To prevent unfinished dwellings adversely affecting the streetscape and the neighbourhood of QUAY2.

### b. Completion Timing Requirements

- i. All landscaping must be completed within 3 months of construction of the dwelling, measured from Certificate of Occupancy.
- ii. All window coverings and blinds are to be installed within 1 month of construction of the dwelling, measured from Certificate of Occupancy.
- iii. Refer contract conditions for requirements regarding commencement and completion of dwelling construction on all lots.
- iv. All fencing to be constructed prior to occupation.

# QUAY2: DESIGN GUIDELINES

CONTACT DETAILS - NAME: ..... DATE: .....

Lot/Street Number ..... Street ..... Stage No. ....

Builder/Designer .....

Contact Address ..... Email ..... Email .....

## DESIGN GUIDELINE CHAPTER/SECTION/ITEM

6 Neighbourhood Character and Design  
Contemporary coastal theme

### 7 Sustainability

- Building orientation
- Solar boosted HWS
- Windows & shading devices
- 5 star appliances
- AAA rated fixtures & fittings
- 6 star energy rating
- Low emission building materials

### 8 Façade and Street Address

- Façade articulation
- Dwelling entrance location
- Open-space frontage
- Similarity to nearby dwellings
- Glazing to streets & reserves

### 9 Siting & Setbacks

- Single-storey setbacks
- Two-storey setbacks
- Architectural feature setbacks
- Corner lot setbacks

### 10 Building Form

- Extent of material to facades
- Reasonable level of façade detail

	COMPLIANT	PLEASE REVIEW	NON-COMPLIANT	COMMENTS
6 Neighbourhood Character and Design Contemporary coastal theme	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	..... .....
7 Sustainability				.....
Building orientation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Solar boosted HWS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Windows & shading devices	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
5 star appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
AAA rated fixtures & fittings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
6 star energy rating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Low emission building materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
8 Façade and Street Address				.....
Façade articulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Dwelling entrance location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Open-space frontage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Similarity to nearby dwellings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Glazing to streets & reserves	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
9 Siting & Setbacks				.....
Single-storey setbacks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Two-storey setbacks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Architectural feature setbacks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Corner lot setbacks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
10 Building Form				.....
Extent of material to facades	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Reasonable level of façade detail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....

# QUAY2: DESIGN GUIDELINES

	COMPLIANT	PLEASE REVIEW	NON-COMPLIANT	COMMENTS
<b>11 Building Height &amp; Building Envelopes</b>				.....
Overall height	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Side & rear envelopes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
North facing window compliance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
<b>12 Site Coverage</b>				.....
Site coverage (max 60%)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Permeable area (max 25%)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
<b>13 Private Outdoor Space</b>				.....
Secluded POS (min 30sqm)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
<b>14 Garages &amp; Carports</b>				.....
Garage / Carport provided	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Proportion of frontage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Setback	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Door type	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Storage (min 6m <sup>3</sup> )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
<b>15 Boundary Walls</b>				.....
Height	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Length	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Two walls on different boundaries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Two walls on same boundary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Finish to boundary wall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
<b>16 Verandahs, Decks &amp; Balconies</b>				.....
Orientation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Envelope / Setback (Decks & verandahs)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Eave / Soffit Lining	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
<b>17 Windows &amp; Glazed External Doors</b>				.....
Style & finish	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
<b>18 Roof Form</b>				.....
Form & pitch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Roof decks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....

# QUAY2: DESIGN GUIDELINES

	COMPLIANT	PLEASE REVIEW	NON-COMPLIANT	COMMENTS
19 Colours	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Colours	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
20 External Wall Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Extent & variety	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
21 Roof Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Type & finish	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
22 External Fixtures & Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Concealment of services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Satellite dish / Antennae location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
23 Paths & Driveways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Driveway finish	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Pedestrian path to be provided	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
24 Visual & Acoustic Privacy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Overlooking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Blinds / Curtains to front façade	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
25 Overshadowing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Sunlight to POS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Overshadow neighbours	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
26 Letter Boxes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Type	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
27 Waste Bins	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
28 Fences	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Fence type	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Masonry elements in fences	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Fence heights & location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
29 Landscape	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Native & indigenous	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....
Drought tolerant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.....

## OWNER DETAILS

Lot Number ..... Street.....

Owner Details ..... 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 & MATERIALS
- SIGNED FENCING TEMPLATE
- SUSTAINABILITY COMPLIANCE REPORT

### SUBMITTED BY:

NAME .....

DATE.....





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& Merrijig Drive  
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**INTRAPAC**  
PROPERTY

**QUAY2**  
TORQUAY

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