

ARCHER'S WAY



ANOTHER DENNIS FAMILY COMMUNITY



Design Guidelines

AS AT 1ST NOVEMBER 2023

1.0 Design Guidelines – Intent Statement

1.1 WHY GUIDELINES?

The Archer's Way, D'Aguilar land development has a variety of residential allotments and its prestige location provides an excellent opportunity to create a high quality and sustainable living environment.

You acknowledge and agree that:

- the Land forms part of Archer's Way which is a quality residential community;
- unsold lots in the Estate are a valuable asset of the developer, the value of which depends, in part, on Archer's Way continuing to be and being regarded as a quality residential community;
- the developer has a legitimate business interest in ensuring that Archer's Way remains a quality residential community;
- the value of other lots in Archer's Way already sold to other owners depends, in part, on Archer's Way continuing to be and being regarded as a quality residential community; and
- it is necessary and in the interest of all owners of land within Archer's Way that the developer exercises supervision and control to regulate the design and construction standard of dwellings, other improvements and landscaping, and completion of construction of dwellings, other improvements and landscaping within Archer's Way and other matters generally.

The developer is committed to ensuring that this occurs.

These design guidelines assist in the creation a living environment outcome, within your allotment and the wider estate. It is in the interests of all future residents to ensure a high standard of design and construction is maintained.

The design guidelines will help land buyers, architects and building designers in this objective and they apply to all building work within Archer's Way.

1.2 THE REQUIREMENTS

The following guidelines establish the minimum standards that need be achieved or exceeded for each residence within Archer's Way.

These design guidelines form part of your contract of sale and must shape the design and construction of your home and surrounding landscape.

Approval from the developer is in addition to, and not in lieu of, State and/or Local Government requirements. Notwithstanding the developer's approval, the buyer may require additional Approvals, including endorsement of the plans and specifications by the Local Government and any competent Authority. You acknowledge that no approval granted by the developer will constitute any representation that the plans and specifications will be approved by the Local Government and any competent Authority.

2.0 Design Approval

2.1 DESIGN REVIEW PANEL

In order to achieve the developer's vision for Archer's Way, an approval from the Design Review Panel (acting reasonably) will be required prior to commencing the design of your new home.

Where a proposed design does not fully comply with these guidelines, the Design Review Panel (DRP) may grant approval based on intent or merit in special cases. The DRP will have regard to:

- the reasonable interests of the buyer and the any neighbouring property owners;
- the purpose and objective of the Design Guidelines; and
- the extent that the proposed design will materially and detrimentally affect the buyer, the developer and/or the Property and/or the Estate.

The buyer acknowledges that, due to the discretion of the DRP, the Seller gives no warranty or representation as to how the buildings in the estate will be developed. Decisions of the DRP are final and binding.

2.2 SUBMISSION REQUIREMENTS

A Design Guideline Approval Application form has been attached to end of these requirements and will need to be completed prior to lodgement.

The following items must be submitted to the DRP for review and approval prior to lodging an application for building approval.

- Self Assessment Form
- Site Plan (preferable scale 1:200)
- Floor Plans and Elevations (Scale 1:100)
- Landscape Concept Plan

2.3 REVIEW

If a design varies from the guidelines, the DRP representative will contact you by email and provide a list of items that require further consideration. If amendments are deemed necessary, the altered plans will be required to be re-submitted to the DRP for final approval.

All care has been taken to ensure that the Design Guidelines comply with current building and planning legislation. However, it is your responsibility to ensure that you comply with all planning statutory requirements as they relate to the construction of your home.

3.0 Design Guidelines

A pro-active approach toward environmentally responsive design is encouraged. Houses can be more comfortable and have lower running costs all year round by addressing the local climate and unique characteristics of each site.

Important elements of site planning to consider are:

- Orientation;
- Breezes;
- Solar access;
- Views;
- Access; and,
- Relationship to adjoining allotments.

Design of dwellings should include:

- Avoiding prolonged exposed summer heat and sun;
- Capture winter warmth and sun;
- Maximize natural lighting to living areas; and,
- Maximize area for private open space to the north and east portions of the lot.

Reduce your impact on Greenhouse Gas Emissions, by ensuring two (2) of the following has been implemented into your home:

- Solar power source;
- Solar battery storage;
- Gas hot water or heat pump or solar hot water;
- 7 star NatHERS rating;

3.1 BUILDING FORM AND APPEARANCE

3.1.1 Architectural Theme

A timeless, contemporary approach to design for climate and environment is encouraged. Some historical styles may not be considered suitable.

Appropriate design for this sub tropical Queensland location will incorporate the following:

- Open plan living areas
- Passive solar design
- Capture of prevailing breezes
- Large overhangs for sun and rain protection
- Use of lightweight materials and construction
- Strong emphasis on internal /external connectivity
- Adequate privacy screening and sun protection

3.1.2 Building Mass

The mass of buildings are minimised by variations in walls and rooflines

Outer walls are to be set back to minimize large areas of vertical wall planes.

Design elements such as verandahs, pergolas and light weight elements are encouraged to break down the scale of dwellings

3.1.3 Roofs

Non-reflective Colorbond or similar finished profiled metal roofing is encouraged.

Roof eaves with a min. 450mm are encouraged.

Colours are recommended to be soft and natural

3.2 BUILDING DESIGN AND CONSTRUCTION

3.2.1 Street Address

The dwelling has its main entrance opening on to the street or public open space or if a side entry is proposed a suitable entry structure that clearly expresses the point of entry from the street.

3.2.2 Vehicle Accommodation

Enclosed car accommodation of a minimum of 5.7m x 5.7m is to be provided to each dwelling. Open carports are not allowed. Storage of caravans, trailers, boats etc is to be configured so as not to be visible from the street or public space. Additional car parking spaces may be provided in tandem within the property boundary.

3.3 Landscaping

Though a holistic approach, these guidelines aim to create a distinctive and cohesive landscape setting which responds to local conditions and will unify streetscapes and individual lots together with the surrounding natural waterway and bushland areas.

Well planned and sensitive landscaping adds value to Archer's Way properties, promotes protection from environmental elements and increases lifestyle and entertaining opportunities.

Landscape to the front of the dwelling must be complete prior to occupation. We recommend home owners they source local plant species from local suppliers. Moreton Bay Regional Council is home to a multitude of native plant nurseries. Such as the Tubestock Nursery, 70 Wade Road, Bellmere.

3.3.1 Driveways and Lot access

- Driveways are not to be constructed of plain 'grey' concrete. Exposed aggregate or coloured concrete with paved border details are encouraged.
- Brightly coloured or patterned / stamped driveways are NOT desirable.

3.3.2 Fencing and Walls

- No fence shall exceed 1830mm in height above finished ground level. Use of the standard timber batten design for side gates and screen is encouraged.
- Feature freestanding walls incorporated into the house design; for example, near entries, are encouraged to highlight access points and provide interest and articulation.
- On a corner lot, the side fence should provide some visual interest, such as inset garden beds, to break the otherwise long straight fence line.

3.3.3 Ancillary Structures

- Clothes Drying – drying courts and clothes lines must be located so that they are screened from the street and open space areas.
- External Plumbing/Solar Hot water – preferred not to be visible from the street or public view.
- BBQ's – are to be located to avoid / minimise disturbance to neighbours.

3.4 Home Building Waste

Home owners should provide good waste practice guidance to their selected builder before they commence their new home, to ensure as a minimum the following are implemented;

- The use of skip bins rather than cages;
- Maintenance of waste records;
- Use of contractors who transport waste to a licensed recycling centre;
- Select materials and products which minimise and/or recycle packaging; and
- Design dwellings to maximise use of standard sizes of materials wherever possible.

4.0 Final Approval

An approval will be issued from the Design Review Panel by email following the submission of the Design Guideline Application and associated attachments.

We will endeavour to provide comments and / or an approval within 5 business days of receipt of your complete submission.

Design Guideline Application

Please complete and submit by email to: archersway.DRP@denniscorp.com.au

Design approval must be received before you submit your plans to Council.

Lot No: _____ Street Address: _____

BUYER/BUILDER DETAILS

Name: _____

Postal Address: _____

Contacts:

Mobile _____ Email _____

Designer _____ Builder _____

CHECKLIST

- ☐ Site Plan 1:200 scale
- ☐ Elevations 1:100 scale
- ☐ Floor Plan 1:100 scale
- ☐ Landscape concept plan