HIGHLAND

WALLOON

Home Design Guidelines

JUNE 2025

LENNIUM

GROUP

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01

An Introduction to your Home Design Guidelines

Congratulations on choosing to live at Highland Walloon.

These Home Design Guidelines have been developed to help you design a home that is comfortable and sustainable, contributing to a safe and desirable neighbourhood while aligning with the overall vision for Highland Walloon.

By adhering to these guidelines, you will be part of a community that values aesthetic harmony, environmental responsibility, and high-quality living standards.

It is important that you discuss these Home Design Guidelines with your builder, architect, or home designer before commencing your home design to ensure compliance. This collaboration will help you create a home that not only meets your personal needs and preferences but also enhances the collective character and appeal of Highland Walloon.

By following these guidelines, you are contributing to a cohesive community where every home complements its surroundings, fostering a sense of belonging and pride among residents.

Additionally, these guidelines are designed to streamline the approval process, making your journey to building your dream home smoother and more efficient. Embrace the opportunity to be part of a thoughtfully planned community that prioritizes sustainability, safety, and aesthetic excellence.

02

Application and Approval Process

Prior to building your home at Highland Walloon you must receive Building Design Approval from the Highland Walloon Design Review Committee (DRC). Below is a step-by-step guide of the Design Application and Approval Process.

YOUR STEPS

OUR STEPS

STEP One

Design

Design your Home with your architect or builder in accordance with the Home Design Guidelines.

STEP Two

Preparation

Prepare your Design Application - include our Design Approval checklist to be sure you've supplied all the correct information for your home to be assessed.

STEP Three

Submission

Submit your application to drc@highlandwalloon.com.au for assessment. For further information on this step, see page 5.

STEP Four

Assessment

The DRC will assess your application, which are typically assessed within 10 business days. If approved, proceed to Step 5, if not adjust your design and resubmit your application to the DRC. For further information on this step see page 5.

STEP Five

Building Permit

Prepare and submit your Building Application to a building certifier and any plumbing or drainage approvals to Ipswich City Council.

STEP Six

Construction

Upon issue of a building permit, proceed to construction of your new home.

STEP
Three

Before applying for your Building Permit and commencing construction of your home, you must obtain Home Design Guideline approval from the Highland Walloon Design Review Committee (DRC).The following plans and specifications are required to support your application to the DRC for approval:

Site Plan
(Minimum Scale 1:200)

Showing, as a minimum:

- Existing Contours
- Setbacks and building envelope
- Excavation, fill and site levels
- Retaining wall details (including type and colour)
- Driveway (location and finish)
- Fencing (extent, height, location, type, colour)
- Ancillary structures (e.g. pergolas, garden sheds, outbuildings, tanks, etc.)

Floor Plans
(Minimum Scale 1:100)

Showing, as a minimum:

- Internal layouts
- Floor area calculation in square meters

Elevations
(Minimum Scale 1:100)

Front, rear and side elevations, showing, as a minimum:

- Materials for external walls and roofing, including colours
- Roof form and pitch.

STEP
Four

Home Design Guidelines Application Form

The DRC will advise in writing of its approval within 10 business days of receipt of the building plans and Home Design Guidelines Application Form (see Appendix A). If your application is not approved, the DRC will require the Buyer to amend the building plans to comply with the Home Design Guidelines.

Once you have received your approval, a copy of the stamped set of plans approved by the DRC must be submitted to a Private Building Certifier for your Building Permit.

In addition to these Home Design Guidelines, you and your builder must comply with all of the following documents:

1. Any relevant Queensland building standards or codes.
2. The Plan of Development (approved by ICC)
3. Special conditions of your Contract; and
4. Any other codes or standards that may be relevant.

Please submit your building plans and Home Design Guidelines Application form to drc@highlandwalloon.com.au

Subject: Home Design Guidelines Application – Highland Walloon Estate

Reference: Lot # and Name

Alternative Design Solutions

Alternative design solutions may be presented to the Design Review Committee and will be assessed on individual architectural merit. The Design Committee at its absolute discretion may approve alternative design solutions where it is considered that they achieve the overall intent and desired outcomes of the Design Standards & Guidelines.

Should you have any questions regarding the Design Application and Approval Process at any time, please contact the Design Review Committee at drc@highlandwalloon.com.au and we would be happy to assist you.

03

Site Design Requirements

For further information please refer to the Builder Information page at: www.highlandwalloon.com.au/building-information

These Home Design Guidelines should be read alongside the Approved Plans and Design Controls specific to your lot (see Appendix B & C). There may be additional design controls applicable to your lot, so it is important to thoroughly read and understand these requirements as identified in the Approved Plans during your design process.

The Buyer must comply with the conditions of the Development Approval.

Setbacks & Siting Requirements

Building setbacks for your lot are as per the requirements of the Development Approval and are specified in Appendix C.

The location of Built to Boundary walls are identified on the Approved Plans in Appendix B. Where Built to Boundary walls are optional and are not adopted, side setbacks shall be in accordance with the setbacks specified in Appendix C.

Built to boundary walls are to be in accordance with the City of Ipswich Planning Scheme requirements.

Eaves cannot encroach (other than where dwellings are built to boundary) closer than 450mm to the lot boundary.

Site Cover

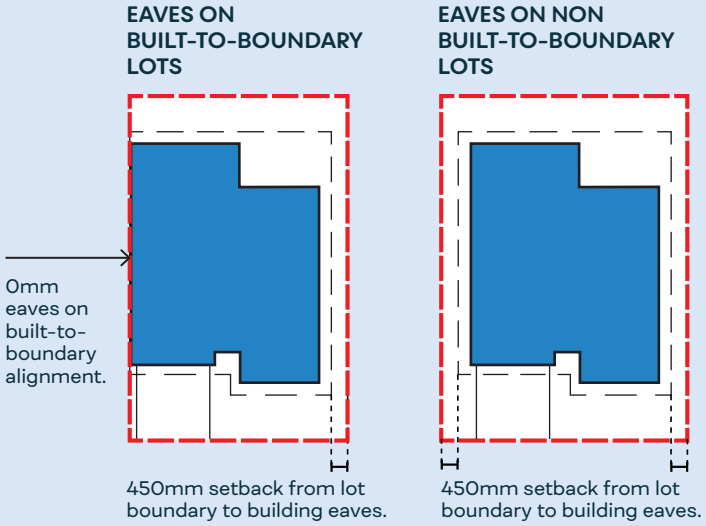
Site Cover is as per the relevant Development Approval and can be found in Appendix C.

PRIVATE OPEN SPACE

Private Open space must be useable and functional with a recommended minimum area of 12m^2 with minimum dimension of 2.4m.

Private open space can be a combination of covered and uncovered area.

Private open space must be directly accessible from a living area and be located to the rear or side of the dwelling behind the main building line.



04

Building Design Requirements

The design of a dwelling's facade plays an important role in defining its character and enhancing the overall streetscape. Both the front and secondary street facades are critical elements that contribute to the visual appeal, functionality, and integration of a home within its community.

Front Facade

The front elevation of a dwelling should present an attractive appearance when viewed from the street, embodying a modern and contemporary design.

Key elements include a clearly identifiable and addressed front door, which should be an undercover point of entry.

- The entry door is to be either a nominal 1200mm wide door with a minimum 20% glazing: or – nominal 1000mm wide combined with a minimum 200mm wide sidelight.
- Any portico is to be a minimum of 3m² which is measured under the roof; and
- Any verandah must have a minimum depth of 1.5m.

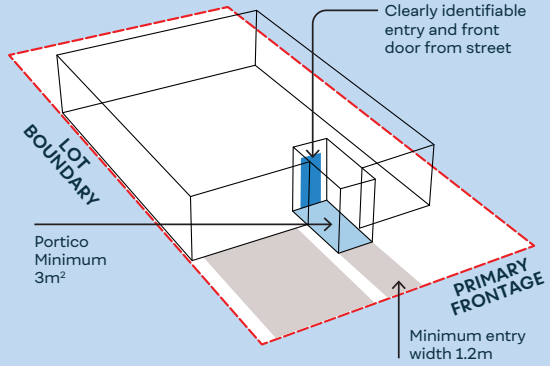
To enhance the primary frontage, dwellings must incorporate building articulation through design features including:

- Recessed windows;
- Balconies, porches or verandahs;
- Articulated roof lines;
- The use of multiple cladding materials.
- Obscure glazing is not permitted to the primary facade.

Corner lots and Secondary Street Frontages

All house designs need to demonstrate Secondary Street Frontage design outcomes that address the street and comprise the following:

- Building Walls over 8 metres in length facing either the Primary Street Frontage or Secondary Street Frontage without windows or articulation of the building are not permitted.
- Roof articulation is also required when facing either a Primary or Secondary Street Frontage.
- Materials used at the interface of the Primary and Secondary Frontages must continue along the Secondary Street Frontage,
- Windows are required within 3m of the Primary corner of the Secondary Street Frontage. Windows which wrap around the corner of the facade are encouraged.
- This window must have the same head height as the closest Primary Frontage window
- On Secondary Street Frontage there is to be no gas, pool pumps, clothes lines or air conditioning units present.

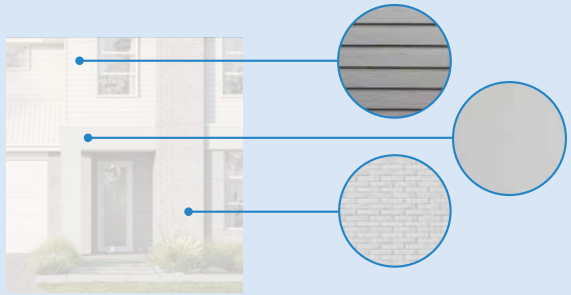


External Wall Materials & Colours

To create a sense of variety and interest in your home, a mix of materials and/or colours must be used on all walls facing a street

The exterior walls of any dwelling, garage, or outbuilding must incorporate a minimum of two different materials. Additionally, a minimum of two and a maximum of three colours/tones must be used, excluding windows, doors, and garage doors.

External Wall Materials & Colours



External wall materials can include the following:

- Rendered brick or face brickwork;
- Rendered and painted block work;
- Natural products – stone, ply cladding (lightweight); or
- Painted timber
- Feature Tiles.

Face brick is permitted as a minor feature element to the Primary and Secondary facades.

Facade finishes to the Primary and Secondary Frontages must return a minimum of 2m down the side elevations ensuring they are behind the side fence return.

The side and rear elevations are permitted to be face brick where they do not face a street or public/open space area.

Finishes to any non-feature masonry on primary street and secondary street fa.ade must be solid render not 'bag and painting'.

Double or 1.5 height face brick is not permitted.

External Wall Colours

Your colour scheme must be primarily muted tones, but limited and controlled feature highlight colours may be approved. Wall colours are to be similar to the acceptable colour palette on page 9.

Each application is to be accompanied by an External Colour Schedule clearly nominating the location and extent of colours and materials.

Roof

Roof materials must be non-reflective and shall include:

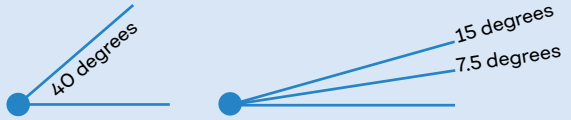
- Corrugated pre-finished metal sheets (e.g. Colorbond).
- Roof Tiles.

Your roof colour must be of a muted / earthy tone (refer to colour palette for guidance). Bright and bold colours such as blue, red and black are not permitted. Roof colours are to be similar to the acceptable colour palette on page 9.

Gutters and downpipes shall be pre-finished or painted to match the residence unless they form part of an architectural theme.

Traditional Hip and Gable roofs must have a minimum pitch of 22.5 degrees and a maximum pitch of 40 degrees.

Skillion roofs should be proportional to the main body of the home and roof pitches should generally be between 7.5 – 15 degrees.



All single storey dwellings are to have a minimum of 450mm eaves, whether hip, gable or skillion, or 300mm window hoods, to all publicly visible facades on ground level and a minimum of 450mm eaves must be provided to all elevations on the second storey. Zero lot lines and parapet roofs are excluded.

Colour Palette Colorbond References

Roof, Wall and Garage Door Acceptable Colour palette

Dover White

Surfmist

Southerly

Windspray

Shale Grey

Bluegum

Basalt

Dune

Woodland Grey

Ironstone

Garages & Parking

On-Site Car Parking

On-site car parking is to be provided in accordance with the City of Ipswich Planning Scheme:

Garages & Driveways

Garages and driveways must be provided in accordance with the following minimum requirements:

- Garages must be integrated into the main building.
- Garage Openings on lots over 12.5m are a maximum of 6m wide.
- Driveways are to be located as per the approved Plan of Development providing there are no conflicts with proposed/existing services. If an alternative location is proposed to the POD, approval must be received by the DRC.
- Driveway must be constructed to comply with Council requirements and be completed prior to occupation of the dwelling.
- Developer installed footpaths must remain intact and not be removed when constructing the Driveway – the Driveway is to abut the Developer Footpath.
- Car parking is only to be accommodated within a garage or on a driveway. Caravans, boats and trailers of any kind must not be parked in the front yard, driveway or verge.
- Acceptable materials for your driveway include colored concrete, exposed aggregate concrete, and pavers on a concrete base slab. Stenciled or painted finishes are also permitted. These materials must complement the external color scheme of your home. type of driveway finish must be specified on the plans for design guideline assessment and should harmonize with the overall color scheme of the dwelling.
- Plain concrete driveways not permitted
- Garage door colours are to be similar to the acceptable colour palette on page 9.

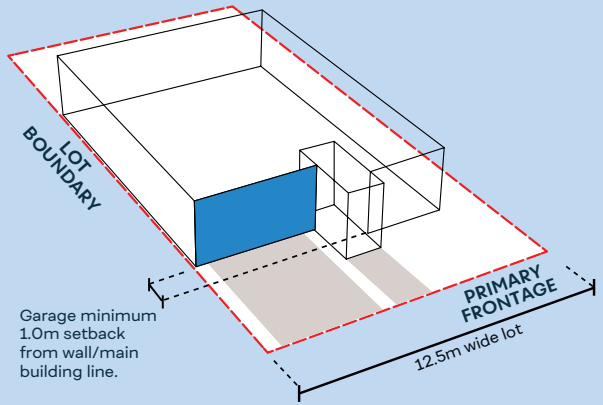
Garage Openings on Lots less than 12.5m:

- Single Storey - a. maximum of 50% of the frontage width and recessed at least 1.0m behind the main building line.
- Two Storey dwelling a. maximum of 6.0m wide and recessed 1.0m behind the front wall or balcony of upper level.
- The maximum width of a driveway at the street boundary shall be 4.8 metres for a lot with a double car width garage.
- A maximum of one driveway per dwelling.

Garage Opening on Lots 18m or more:

In addition to the other requirements in this section, triple garages will be considered where the garage front wall provides articulation. Examples of further articulation include:

- Either one double and one single garage element, or three single garage elements; and
- The wall that contains the third door is stepped back at least 500mm from the other front wall of the garage.



Entry Paths

All dwellings must have a pedestrian entry path direct from the front door to the lot front boundary.

Privacy & Cross Viewing

Privacy between your home and your neighbours' homes is to be achieved by one or more of the following measures:

- Obscure glazing to all bathrooms and toilets.
- 1.7m high sill levels above floor level.
- External screens.
- 1.8m high dividing fence for ground floor windows.

Where a direct view from a verandah or deck exists into the Private Open Space of an adjoining home, the outlook must be screened by privacy screens that have openings that make it not more than 25% transparent.

Security & Insect Screens

Security and insect screens are a necessity for homes in South East Queensland. They can however, detract from the overall appearance of your home, especially on the front facade. At Highland Walloon the following are to be applied when selecting security and insect screens for your new home.

- The style of any screen visible from a Public Area must be of a simple profile. Hexagonal, diamond grill or ornate historical styles are not permitted.
- Frames and screens must match the colour of the door or window frames or be dark grey or black in order to reduce their visual impact.
- Security shutters or security blinds over windows are not permitted if visible from a Public Area

Screening & External Services

Services are to be located in areas where they are not visible from the street or public areas (includes open space/park areas) as they can detract from the overall appearance of your home. The following are to be considered when designing your home:

- Rainwater tanks are encouraged for all homes. If you have a rainwater tank it must be located away from or screened from view from all Public Areas.
- Meter boxes must be painted to match the wall colour so that they blend in, rather than stand out.
- TV aerials are to be installed inside the roof cavity or designed and located so that they are not visible from Public Areas
- Radio masts or satellite dishes are to be designed and located so that they are not visible from Public Areas.
- Where possible, solar panels are to be installed and located so that they are not visible from Public Areas.
- Storage tanks for solar hot water systems, roof and wall mounted air conditioning units, clothes drying facilities and service yards are not to be visible from Public Areas.
- Bin storage areas are mandatory and are to be located so that they are not visible from Public Areas.

Garden Sheds, Sheds & Outbuildings

Garden sheds, sheds and outbuildings must not be visible from the street and must be located at the rear of the lot. Sheds exceeding 3m x 4m in size will require individual assessment by the DRC.

Letterboxes

Letterboxes must be free-standing pillars made of rendered masonry or timber panels, designed to complement your home facade by using matching materials and colours. Your house number must be clearly visible from the street and crafted from stainless steel, brass, or black powder-coated materials. Self-adhesive or stick-on letterbox numbers are not permitted. Additionally, your letterbox must be installed before the occupation of the main building.

05

Landscaping Requirements

Landscaping your home offers numerous benefits, including cooling your outdoor spaces, improving air quality, adding value to your property, enhancing privacy by screening windows, and providing habitat and food for wildlife.

A comprehensive landscaping design for the front yard and any other applicable road frontages must be submitted for approval by the DRC. The landscape design should detail the proposed plant sizes and species for the front yard (softscape) and include information on the proposed hardscape elements.

Softscape

The planting theme to be adopted should generally feature native plants. Invasive plant species must be avoided. All trees, shrubs, and ground covers must be selected based on their suitability for their intended location.

Planted garden beds must cover at least 40% of the available soft landscaping area in front of the building line on the primary street frontage, and 20% on the secondary street frontage (if applicable), with high-quality turf installed in the remaining soft landscaping areas. In addition, at least 500mm of garden between the driveway and the side boundary fence is required.

A balanced 50/50 ratio of shrubs to ground covers will provide suitable variety and form for your front yard.

A minimum of two advanced trees (at least 45L stock and 1.8m tall at the time of planting) must be included in the landscape areas between your house and the verge.

Gardens should be edged with concrete, galvanized steel, masonry, or rectangular-shaped treated timber, but not round timber, logs, or plastic edging.

Garden edges exceeding 200mm in height are considered retaining walls and must be constructed according to retaining wall design requirements.

The owner is responsible for maintaining their front yard, verge, and street planting. Landscaping must be completed within three (3) months of the dwelling's completion.

Hardscape

Your front entry includes the footpath, driveway, portico and path. The materials and colours of these elements are to complement your home. Appropriate materials include:

- Pavers
- Exposed aggregate
- Stamped and stencilled or coloured concrete
- Undecorated grey, broom finished concrete is notpermitted. Gravel is not permitted to be used in the front yard.

Fencing

Well-designed fencing enhances your home's aesthetic and functionality while positively impacting the streetscape. Integrating fencing into your overall landscape design ensures a seamless flow from the street to your home, creating a cohesive and visually appealing environment. This approach not only improves curb appeal but also contributes to a more attractive and unified community streetscape.

Side Return Fencing

All lots must include side return fencing to screen the access down the side of your home, between the property boundary and the building wall.

Side return fences are to be 1.8m high and located 1m behind the main building line and include a gate. All side return fences shall be stained or painted to match the colour of the overall dwelling design.

Side return fences should be the same height, colour and material specified for side boundary fencing where visible from the street.

Corner Lots

For Corner Lots, side boundary fences where visible from the street must be a timber paling fence painted in the same colour as the return fencing and be a maximum height of 1.8m.

Internal Lot Fencing

All lots are required to have side & back fences. All internal lot fencing must be a maximum height of 1.8m above natural ground level and be good neighbour fencing typology.

Alternative Fence Designs

Alternative high-quality fence and gate designs may be approved by the DRC as long as they are complementary to the overall dwelling design.

Additional Items

No fence shall be constructed of corrugated iron (e.g. Colorbond or similar) or concrete blocks.

Fences are not permitted along road frontages forward of the building line unless approved by the DRC.

Fences visible from Public Areas must be maintained on an ongoing basis including re-coating with timber treatment if detailed as part of the fence type.

In highly visible locations within the development, there may be specific additional fencing requirements that apply to your home which will be installed by Lennium Group. Fences constructed by Lennium Group on any lots cannot be removed or altered without written permission from Lennium Group. Any damage to

these fences must be repaired to the original standard by the land owner(s).

For further information refer to www.highlandwalloon.com.au/building-information

Retaining Walls

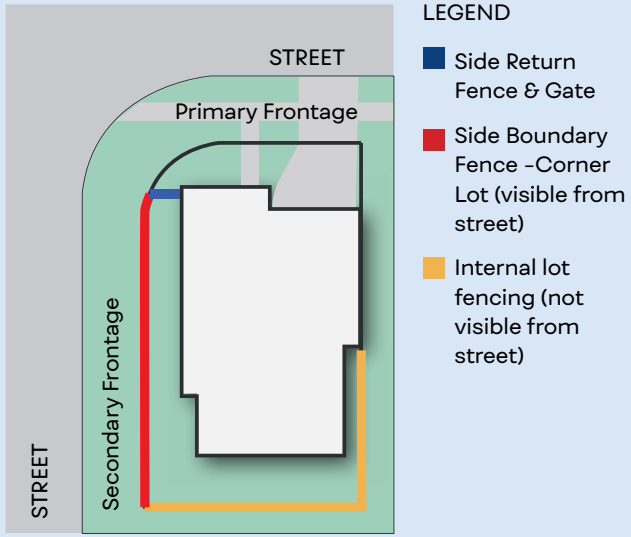
Retaining walls must not exceed more than 1.0 metre in height where fronting a public street or park and must be contained wholly within the allotment and offset a minimum of 600mm from the boundary.

Retaining walls to side and rear boundaries (which are not adjoining a public street or park) can be up to 2 metres high and:

- must be contained wholly within the allotment, offset a minimum of 600mm from the boundary and;
- terraced at 1 meter for a minimum of 500mm with plantings then continue another meter in height.

Retaining walls must be certified by a Registered Professional Engineer and you are required to meet the Local Authorities requirements.

Retaining wall materials are limited to stone and masonry with the exception of low landscaping retaining walls to the side and rear of the allotment below 1 meter, these are permitted to be constructed of Treated Timber Sleepers.



Fence Typologies & Locations

06

Construction Obligations

When constructing your home, adhering to specific guidelines and standards ensures the integrity, safety, and aesthetic appeal of the estate. The Construction Obligations below outline the essential requirements for earthworks, care and maintenance, signage, building timeframes, temporary structures, general regulations, and estate features.

These obligations are in place to maintain the visual and environmental quality of the community, protect investments, and ensure a harmonious living environment for all residents.

Earthworks

No soil or gravel shall be dug or removed from the Land or other land in the Estate except in the way of excavating for the foundations of any building to be erected thereon or for use in such building or in preparing or laying out of gardens. Details of proposed earthworks must be accurately shown on building plans together with details of appropriate erosion and siltation prevention provisions – at no time shall earthworks or land formation cause the discharge of concentrated stormwater or siltation upon adjoining lands or watercourses.

Care and Maintenance

No rubbish shall be allowed to accumulate or be placed upon the Land or any other land in the Estate. The Land is required to be well maintained prior to, during and after construction of the dwelling. Outdoor areas must be kept clear of weeds and grassed areas kept presentable.

In the event of rubbish accumulating upon the Land and/or there being excessive growth of grass or if such grass becomes unsightly or in need of cutting, then the Developer, its agents, employees and workmen shall be at liberty (but shall not be obliged) to cut the said grass and/or remove such rubbish at any time or from time to time at the Buyer's expense.

The Buyer must ensure that their builder exercises best practice management principles on the site during the building program that includes the following:

A lined wire cage must be provided on site and site cleanliness must be maintained for the duration ofthe construction period;

Best practice for the control of stormwater pollution from building sites is available from the City of Ipswich;

No excavation materials, trees, rubbish, builders' waste or other substances whatsoever shall be deposited on neighbouring land. The owner will be responsible for any costs incurred to remove these materials:

Due care and consideration is to be exercised at all times when accessing the Land to ensure minimal disturbance to the landscaped areas;

Wherever possible there should only be one (1) access point onto the Land from the street with parking off-street. Builders and/or their contractors are not permitted to park their vehicles on landscaped areas during the building program; and

The Buyer must protect from damage, restore and maintain in good order and condition any feature wall, fencing, concrete footpath, driveway and/or grade placed upon the Land or the adjoining street verge constructed by the Developer prior to the purchase of the Land, failing which the Developer may enter upon the Land or footpath and repair and/or replace any such works at the expense of the Buyer.

Signs and Hoarding

When the Land is listed "For Sale", the Buyer, its agents and servants may only erect one "For Sale" sign for the Land. This applies for listings with any agent and includes sole listings.

A builder's sign of no larger than 1.0 square metre is permitted during construction.

Building Timeframes and Driveways

In order to protect the Buyer's investment in the Estate and to assist in maintaining the visual amenity of the community, the Buyer agrees to be bound by the following construction times:

Total construction time for a dwelling to not exceed twelve months from the commencement of construction;

Landscaping must be completed within three months of completion of the dwelling;

All fencing must be completed with three months of the completion of the dwelling in order to maintain the visual amenity of the streetscape; and

Driveways to be constructed simultaneously with the completion of the dwelling.

Temporary Structures

There shall not at any time be erected on or remain on the Land any, tent, temporary dwelling, shipping container or structure or other installation or anything of the like nature except sheds or office rooms used specifically for the purpose of construction of the permanent dwellings an in on instance shall any structure be used as a temporary dwelling.

General

Caravans, boats, trailers, trucks and work vehicles should not be parked within the road reserve.

The Buyer hereby acknowledges that only One single dwelling may be erected on the Land.

Estate Features

The Developer may at any time construct a fence, sign wall or other feature ("Estate Feature") on or near the boundary of the Land.

The Buyer must maintain the Estate Feature in good order and condition as at the date of construction or purchase, whichever is the later, of the Land by the Buyer and must not alter the Estate Feature without the Developer's approval.

The Developer may enter the Land to remedy (at the Buyer's cost) any breach of the Buyer's obligations under this clause.

07

Definitions

Developer

Lennium Group Pty Ltd (Resiprop Pty Ltd).

Development Approval

The Development Permit of the City of Ipswich for Reconfiguring a Lot by Subdivision.

Design Review Committee

The entity appointed by Lennium Group authorised to approve building applications under these Residential Design Standards & Guidelines.

Estate

The estate known as "Highland Walloon" or such other name determined by the Developer from time to time.

Facade

Elevation of a building visible from a Public Area. The primary façade is the elevation facing the primary street.

Living Areas

The internal part of your home excluding utility areas such as garage, laundry, bathroom, toilet, hall ways and storage areas.

Main Building Line

The line extending from the longest wall excluding a garage, carport or other domestic outbuilding in the front elevation of the building.

Plan of Development (POD)

The approved Plan of Development/building location envelope plan attached to these Design Guidelines in Appendix B. A POD is a plan approved by Council (generally as part of a reconfiguring a lot application) that regulates building elements (e.g. Built to boundary walls, driveway location etc.) for development on narrow lots (generally lots with a frontage of 12.5m or less)

Primary Street

The street fronting your lot where the lot has only one street frontage; or for lots with two or more street frontages the street which your home's front door is located.

Private Open Space

External areas of your lot with an area and dimensions s required by the Plan of Development. Private Open Space areas are not to contain any service items such as bin store, air conditioning condensers or rainwater tanks, etc. It may be roofed or un-roofed.

Public Area

Any land vested to, or under the control of the City of Ipswich. E.g. roads, verges / nature strips, parks, public access ways, etc.

Public Open Space

Public Area excluding roads and verges/nature strips.

Secondary Street

Applies to lots with more than one street frontage and is the street(s) which is not the primary street.

Setback

For a building or structure, the shortest distance measured horizontally from the external walls of a building or structure to the vertical projection of the boundary of the lot.

Site Cover – The proportion of the site covered by a building(s), structure(s) attached to the building(s)

and carport(s), calculated to the external walls of the building(s) and expressed as a percentage. The term

does not include any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure OR eaves and sun shading devices.

08

Appendices

Appendix A - Application Form
Appendix B - Approved Plans
Appendix C - Design Controls
Appendix D - General Building Guidelines for Single Residential Properties, City of Ipswich

A

Application Form

Allotment Details

Lot Number: Street:

Owner Details

Owner's Name: First Last

Owners Mailing Address:

Owner's Mobile: Owner's Email:

Builder's Details

Builder's Name: Licence No:

Builder's Contact: First Last

Builder's Mailing Address:

Builder's Mobile: Builder's Email:

Required Documents

☐ **Site Plan (min scale 1:200)**
Lennium Group Pty Ltd (Resiprop Pty Ltd).

Showing, as a minimum:

- Existing Contours
- Setbacks and building envelope
- Excavation, fill and site levels
- Retaining wall details (including type and colour)
- Driveway (location and finish)
- Fencing (extent, height, location, type, colour)
- Ancillary structures (e.g. pergolas, garden sheds, outbuildings, tanks, etc.)

☐ **Floor Plans (min. scale 1:100)**

Showing, as a minimum:

- Internal layouts
- Floor area calculation in square meters

☐ **Elevations (min. scale 1:100)**

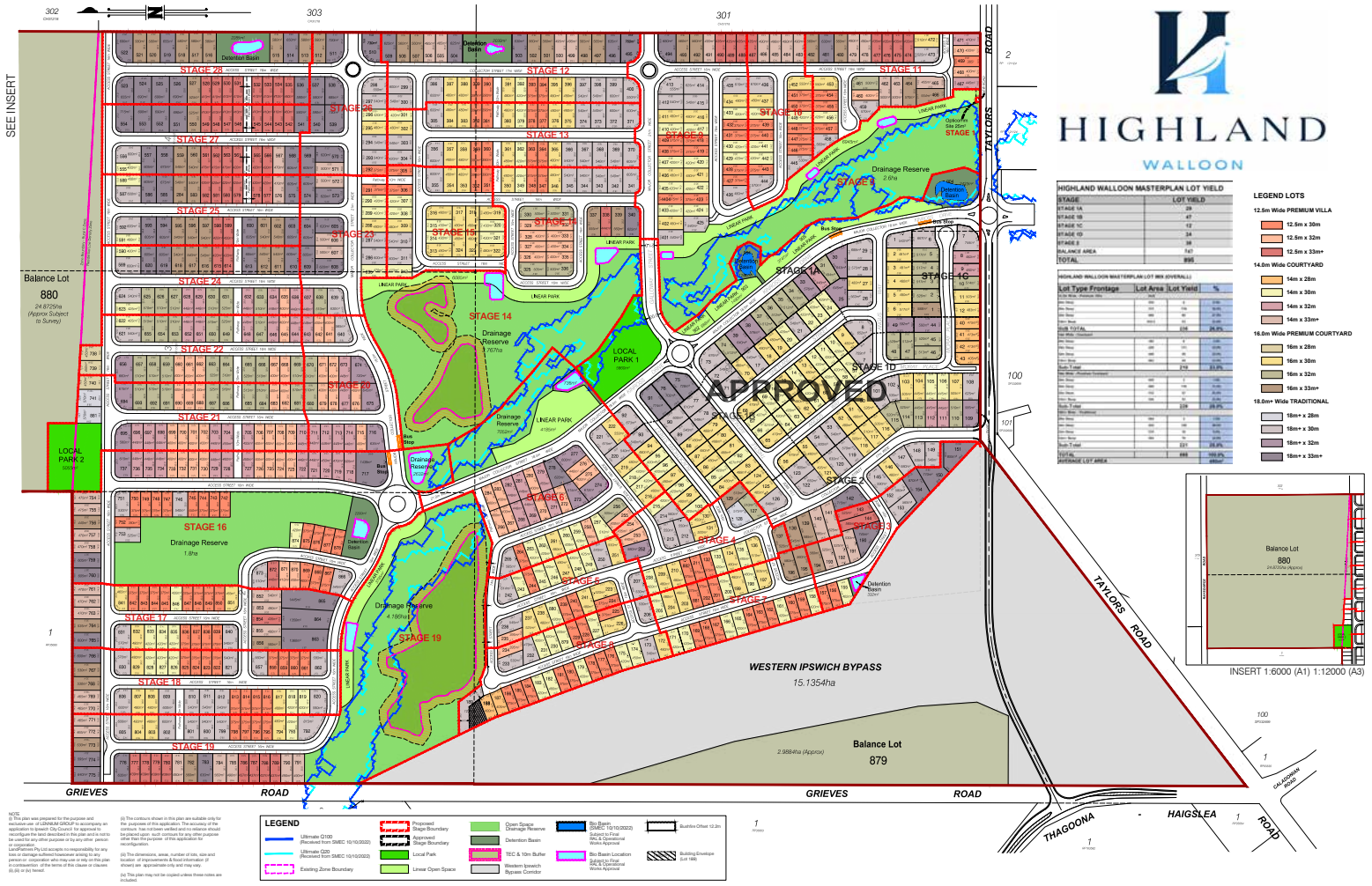
Front, rear and side elevations, showing, as a minimum:

- Materials for external walls and roofing, including colours
- Roof form and pitch.

All plans and elevations are to be presented in A3 PDF format and emailed to drc@highlandwalloon.com.au

B

Approved Plans



B

Approved Plans

HIGHLAND
WALLOON

DESIGN AND SITING CONTROLS		
SITE COVER: MAXIMUM 60%		
VARIATION OF FRONTAGE SETBACK:		
FOR SINGLE RESIDENTIAL, THE MINIMUM ROAD SETBACK IS:		
3.5m TO BUILDING LINE/ DWELLING WALL TO PRIMARY FRONTAGE		
3.0m TO BUILDING LINE/ DWELLING WALL TO SECONDARY FRONTAGE		
4.9m TO GARAGE DOOR		
LOT SIDE & REAR SETBACK:		
ROAD FRONTAGE (m)	SIDE AND REAR BOUNDARY CLEARANCES * HEIGHT IN METRES	
	4.5 OR LESS	4.5 TO 7.5
15.000 OR GREATER	1.500m	2.000m
14.501-15.000	1.425m	1.900m
14.001-14.500	1.350m	1.800m
13.501-14.000	1.275m	1.700m

*Side and rear boundary clearance means:
(a) for a building or structure other than a swimming pool, the shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the lot
(b) for a swimming pool, the shortest distance measured horizontally from the water's edge to the vertical projection of a boundary of the lot.

NOTE
The surveyed site boundaries shown on this plan have been taken from data supplied by Bennett & Bennett survey 09/02/2023

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN TITLES QUEENSLAND

CLIENT
LENNIUM GROUP

PROJECT
HIGHLAND WALLOON DESIGN GUIDELINES
PLAN OF DEVELOPMENT
LOT 1 ON SP350918
213 Taylors Road, Walloon
STAGES 1A, 1B, 1C & 1D

LOCAL AUTHORITY
IPSWICH CITY COUNCIL

NOTES
(i) This plan forms part of the Highland Walloon Design Guidelines and is subject to change as determined by Lennium Group and or the Highland Walloon Design Review Committee. The intention of this plan and the Home Design Guidelines is to ensure that the built outcomes for each house integrates with the design and performance outcomes for Highland Walloon.
LandPartners Pty Ltd accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii) and (iii) or hereof.

(ii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.

(iii) This plan may not be copied unless these notes are included.

LEGEND
- Subject Site
- Proposed Stage Boundary
- Built to Boundary Wall*
- Driveway Location
- Linear Park
- Local Park
- Drainage Corridor
- Detention Area

*Built-to-boundary walls are optional, however if a Built -to-boundary wall is proposed it must be constructed on the side indicated.

SCALE BAR
30m 0 50 100m
SCALE 1:2000 @ A3

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LEVEL DATUM	-		
LEVEL ORIGIN	-		
CONTOUR INTERVAL	-		
COMPUTER FILE	-		
DRAWN	TKW	DATE	11/06/2025
CHECKED	NME	DATE	11/06/2025
APPROVED	SRS	DATE	11/06/2025

UDN
BRSS7381-001-45-2

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C

Design Controls

All detached houses should be designed in accordance with QDC (Queensland Development Code) and the required setbacks except where the Plan of Development table overrides the requirements over the QDC - see below the Plan of Development table and approved relaxations for setbacks.

QDC MPI.I & MP1.2 Lot Side & Rear Boundary Setback Provisions		
	≤4.5m in height	>4.5m - 7.5m in height
Road Frontage		
15.000m or greater	1.500m	2.0m
14.501m - 15.000m	1.425m	1.9m
14.001m - 14.500m	1.350m	1.8m
13.501m - 14.000m	1.275m	1.7m
13.001m - 13.500m	1.2m	1.6m
12.501m - 13.000m	1.125m	1.5m
12.001m - 12.500m	1.05m	1.4m
11.501m - 12.000m	0.975m	1.3m
11.001m - 11.500m	0.9m	1.2m
10.501m - 11.000m	0.825mr	1.1m
15.501m or less	0.75m	1.0m

Plan of Development	
Site Cover:	**Variation of Frontage Setbacks:** For single residential, the minimum road setback is:
Maxium 60%	3.5m to building line/dwelling wall to primary frontage
	3m to building line/dwelling wall to secondary frontage
	4.9m to garage door

Approved relaxation over and above QDC

D

General Building Guidelines for Single Residential Properties, City of Ipswich

BUILDING APPROVALS

The following types of building work undertaken on a residential property will require a building permit:

(a) **Dwelling/Dual Occupancy (Class 1 habitable)**
- any habitable single dwelling or dual occupancy buildings

(b) **Decks, Balconies, Verandahs, Awnings and the like**
- more than 10m² in area after the building work is completed (e.g. 3.1m x 3.2m); or
- more than 2.4m high; or
- with a mean height of more than 2.1m; or
- longer than 5m along any side; or
- for a deck that is roofed or higher than 1m above the deck's natural ground surface*.

(c) **Garages, Sheds, Carports, Shipping Containers and the like**
- more than 10m² in area after the building work is completed; or
- more than 2.4m high; or
- with a mean height of more than 2.1m; or
- longer than 5m along any side.

(d) **Fences and Screens**
- exceeding 2m in height above natural ground surface*; or
- where part of a swimming pool safety barrier

(e) **Retaining Walls**
- has a surcharge loading over the zone of influence for the wall;
- the total height of the wall and of the fill or cut retained by the wall is more than 1m above the natural ground surface*; or
- the wall is closer than 1.5m to a building or another retaining wall.

(f) **Swimming Pools and Spas**
- A swimming pool or spa as defined under the Queensland *Building Act 1975*.

For any other building work, you should consult a building professional for advice regarding the necessity for building permit.

**natural ground surface – finished surface level when the lot was created on the plan of survey.*

TOWN PLANNING APPROVALS

Where a planning approval is required, this must be obtained before a building permit can be issued and may include alternate siting provisions.

Examples of where a planning application may be triggered include:
(a) If the site is located within a Character zone or on a Character listed property;
(b) If the site is affected by a Development Constraint Overlay;
(c) If the building or structure does not comply with the design criteria detailed in the Residential Code or the conditions of a Development Permit.

Further planning related information regarding planning scheme zones and development constraint overlays can be obtained from Council's Ipswich Planning website.

BUILDING LOCATION ENVELOPE (BLE) ③

If the property is subject to a Building Location Envelope (BLE), contact Council's Planning and Regulatory Services Department on (07) 3810 6888 to determine the extent of work that is permissible within and outside of the BLE.

AMENITY AND AESTHETICS REFRERRAL PROVISIONS

In addition to design and siting provisions, the Amenity and Aesthetics Referral Provisions 2019 apply to particular Class 1 and 10 buildings and structures. Where identified within the provisions, a referral agency response from Council will be required before a building permit can be issued.

Referral items include:

- Demolition or removal of a building or structure;
- Relocation of a building or structure;
- Class 10 buildings or structures exceeding certain dimensions;
- Carports within the prescribed road boundary setback;
- Certain Class 1 and 10 buildings on vacant land;
- Transportable building and structures; and
- Fences and retaining walls.

For further information refer to the Amenity and Aesthetics Referral Provision 2019 and the following Implementation Guidelines:

1. Transportable Buildings (Shipping Containers, Train Carriages, Demountable Buildings and the like)
2. Oversized Class 10 Buildings and Structures
3. Demolition, Removal or Relocation of a Building

GARAGES, SHEDS AND CARPORTS

Road boundary setback as per Dwelling setbacks above. For a new dwelling, a minimum of two (2) car parks must be provided on site in accordance with QDC MP1.1/1.2, A8. This may require an increased setback distance to allow for minimum car park dimensions.

For lots less than 450m² the following additional provisions apply:

(1) Garage to be setback from the façade of the dwelling; and

(2) Garage door width to be the lesser of 6m or 50% of the road boundary width.

For lots 450m² and over an **Open Carport**, as defined within QDC MP1.1 and 1.2, is permitted to be constructed within the prescribed road boundary set back provided that it meets the criteria set out in MP1.2, A1(c) and A2, and where there is no alternative on-site location for the proposed carport.

NOTE: Amenity and Aesthetics approval is required if the proposal involves more than one carport within the prescribed road boundary setback OR the carport has a width in excess of 7.0m.

Side and rear boundary setbacks – carports, sheds, garages and the like are permitted to be built up to the side and rear property boundary, provided that:

(a) The maximum height of the building is not more than 4.5m and the mean height is not more than 3.5m; and

(b) The total combined length of all buildings within the prescribed boundary setbacks does not exceed 9m; and

(c) The building is at least 1.5m from the window of each habitable room in an existing building on an adjoining lot.

RETAINING WALLS, FENCES AND SCREENS

The following boundary setback provisions apply except for boundary truncations.

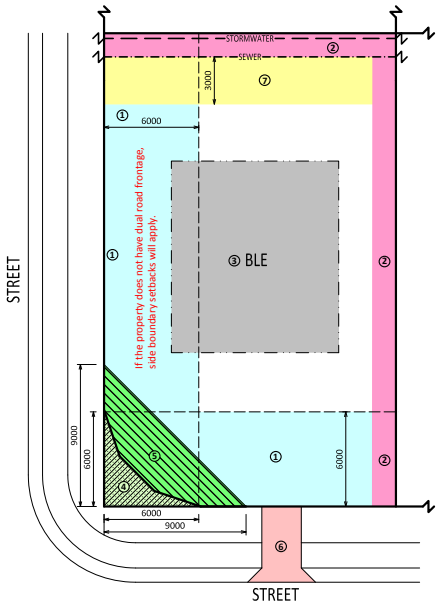
The height refers to the total height of any retaining wall, screen, fence or combination thereof from natural ground surface (i.e. the finished surface level when the lot was created on the plan of survey).

Height	Siting Requirements
2m or less	Up to boundary
Greater than 2m	Boundary Setbacks apply in accordance with dwelling setback criteria.

NOTE: Any retaining wall, screen, fence or combination thereof which exceeds 2m, regardless of where it is located, will require an Amenity and Aesthetics approval except where a siting variation is already required.

BOUNDARY TRUNCATIONS ④ ⑤

(1) Fences, screens, retaining walls and other structures built within the 6m x 6m corner truncation area are not more than 1m high.
(2) No building or structure over 2m high is built within a 9m x 9m corner truncation.



SITE COVER

The maximum area covered by all roofed buildings and structures roofed with impervious materials, does not exceed 50% of the total lot area.

RESIDENTIAL DRIVEWAYS ⑥

For locations and requirements refer to Council Driveway information on Council's website.

BUILD OVER OR NEAR RELEVANT INFRASTRUCTURE ⑦

Despite any boundary setback allowances noted in this guideline, building work proposed to be constructed within 3m of any relevant infrastructure will be required to comply with the QDC MP 1.4 – Building over or near relevant infrastructure. For further information refer to the fact sheet available from Council's Building webpage.

The information contained in this document is general in nature and users should carefully evaluate its accuracy, currency, completeness and relevance for their purpose. This document is not intended as a substitute for consulting the relevant legislation or for obtaining appropriate professional advice relevant to your particular circumstances. The Ipswich City Council does not accept responsibility or liability for any loss, damage, cost or expense incurred as a result of the use of, or reliance on, information contained in this document. These guidelines are not intended to be, and should not be, relied upon as the ultimate and complete source of information on building requirements for a residential lot. For further information, please contact Council's Planning and Regulatory Services Department on (07) 3810 6888.

HIGHLAND
WALLOON

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