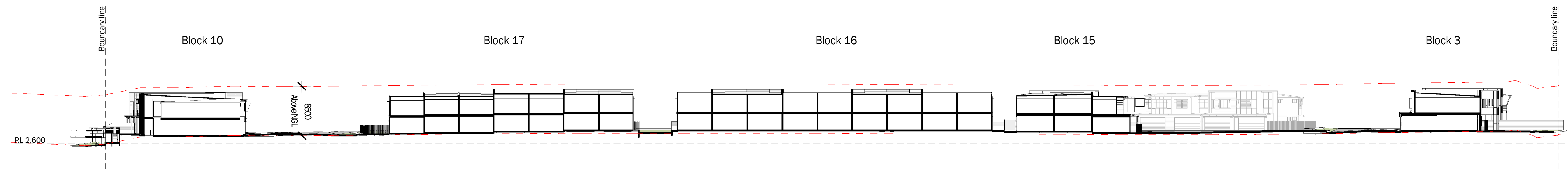
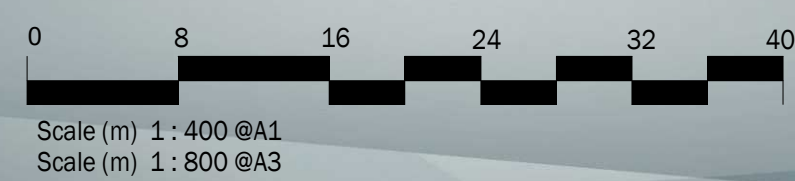


1 Site Section A
1 : 400



2 Site Section B
1 : 400



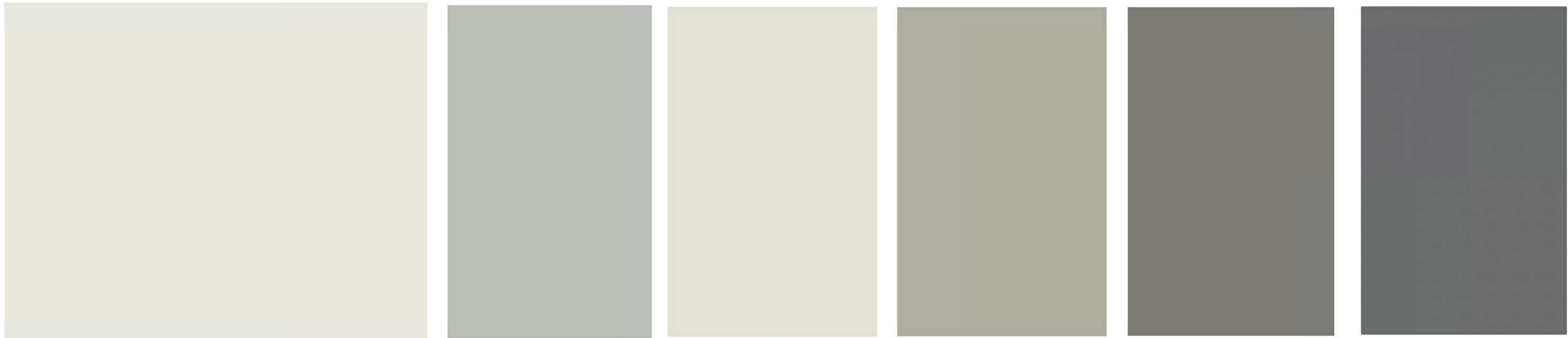
Terrace Homes Development
EPIQ – Lennox Heads

Sections
5551.15.08.D

TVS architects

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THEME COLOURS



EXTERNAL WALL COLOURS



ROOF, FASCIA & GUTTER COLOUR

COMPLEMENTARY COLOURS/FINISHES



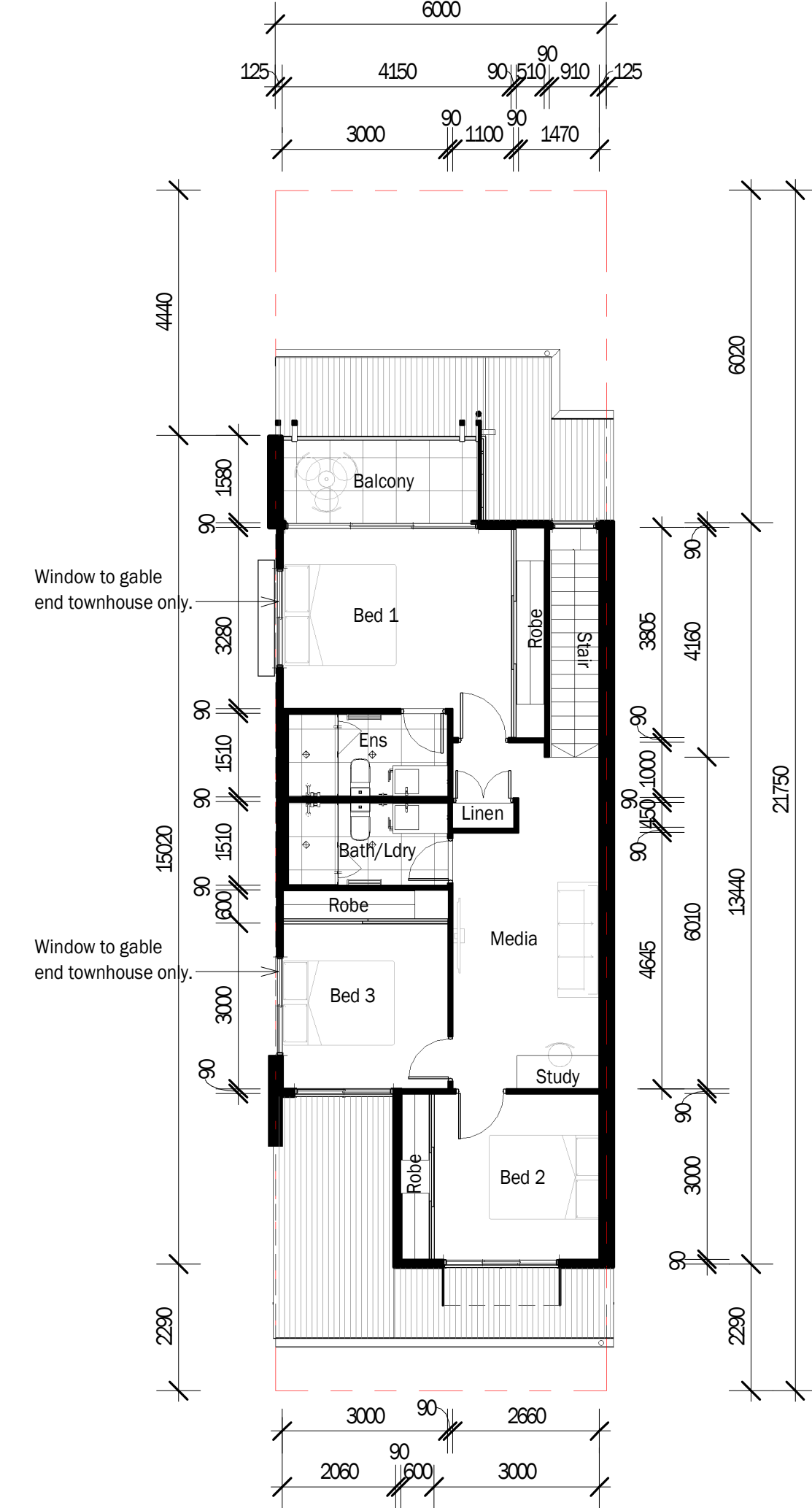
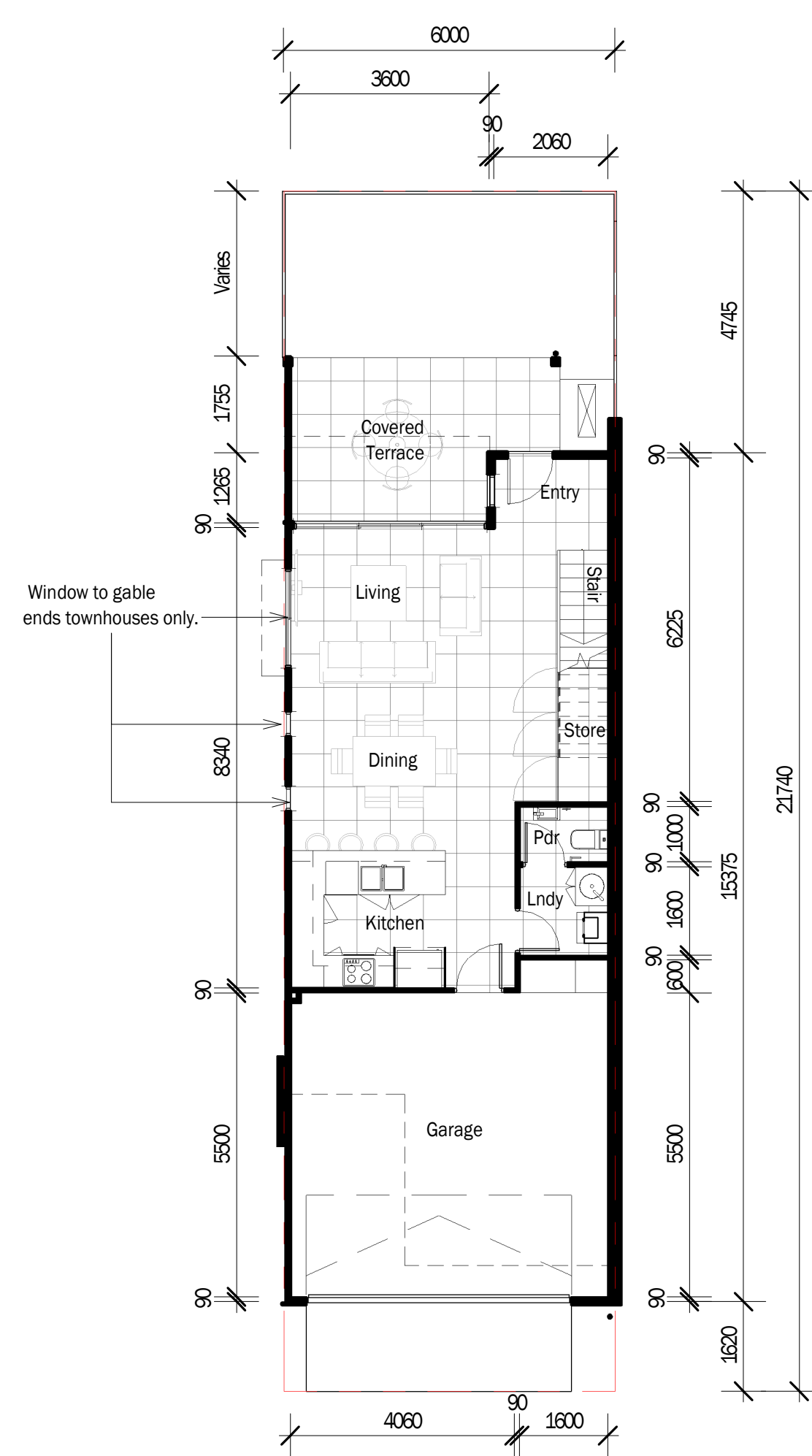
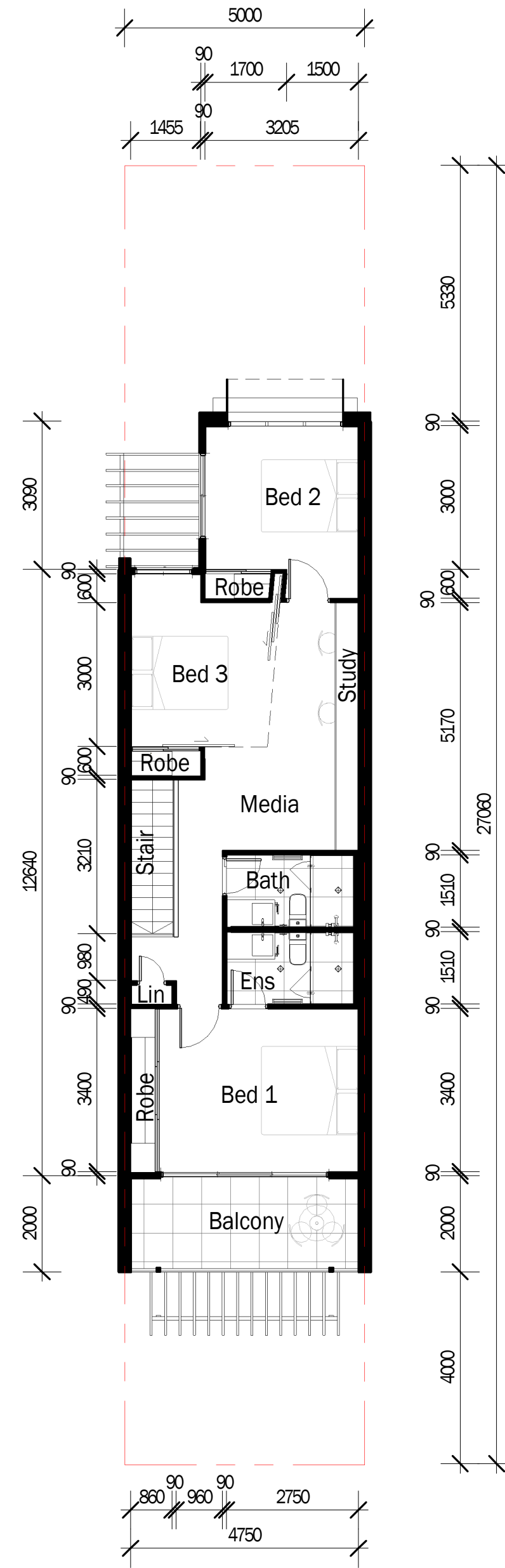
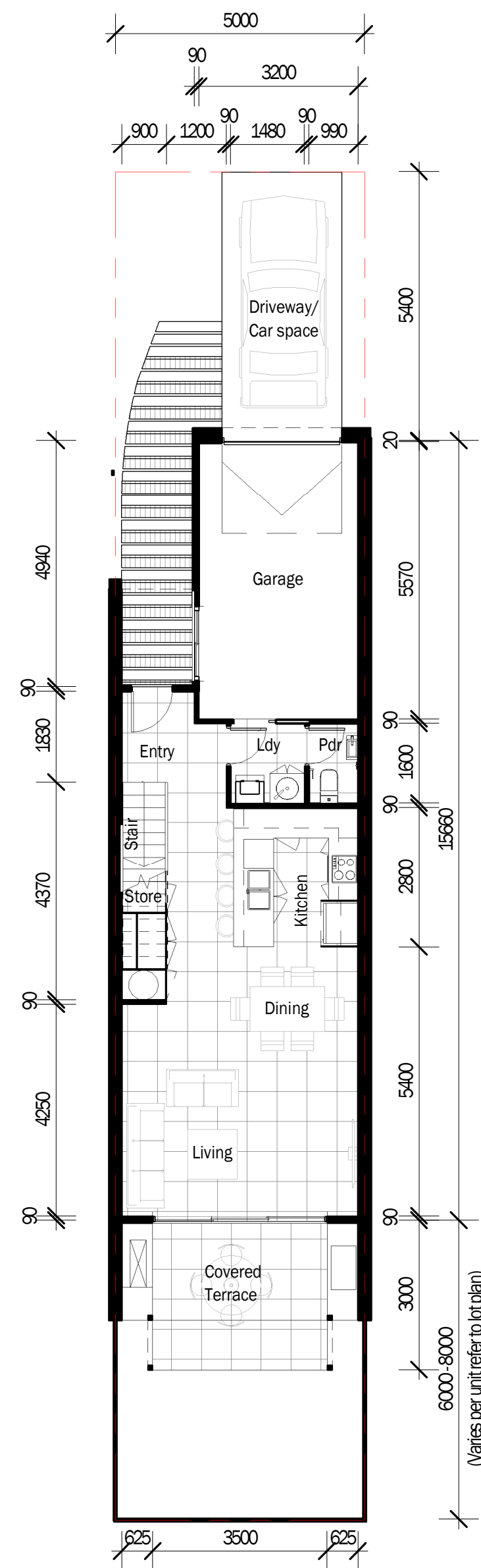
LINEA BOARD,
PAINT FINISH

FC SHEETING, BATTEN
TRIMS, PAINT FINISH

TIMBER BATTEN ENTRY FENCE

SUNHOODS

FEATURE WALL COLOURS



1 Type A (5m) - Ground Floor
1:100

2 Type A (5m) - Upper Floor
1:100

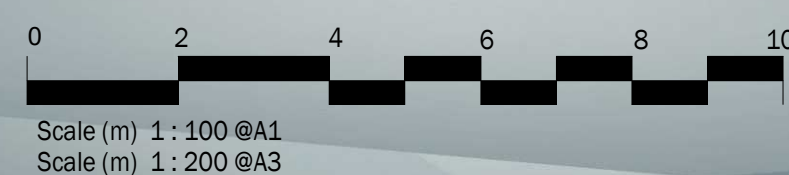
3 Type B (6m) - Ground Floor
1:100

4 Type B (6m) - Upper Floor
1:100

| Type A - 5m Townhouse | |
|-----------------------|-----------------------|
| Name | Area |
| Garage | 19.03 m ² |
| GF Living | 51.44 m ² |
| Terrace | 11.14 m ² |
| L1 Living | 70.46 m ² |
| Balcony | 10.00 m ² |
| | 162.07 m ² |

| Type B - 6m Townhouse | |
|-----------------------|-----------------------|
| Name | Area |
| Terrace | 13.53 m ² |
| GF Living | 52.96 m ² |
| Garage | 34.58 m ² |
| L1 Living | 69.49 m ² |
| Balcony | 5.59 m ² |
| | 176.15 m ² |

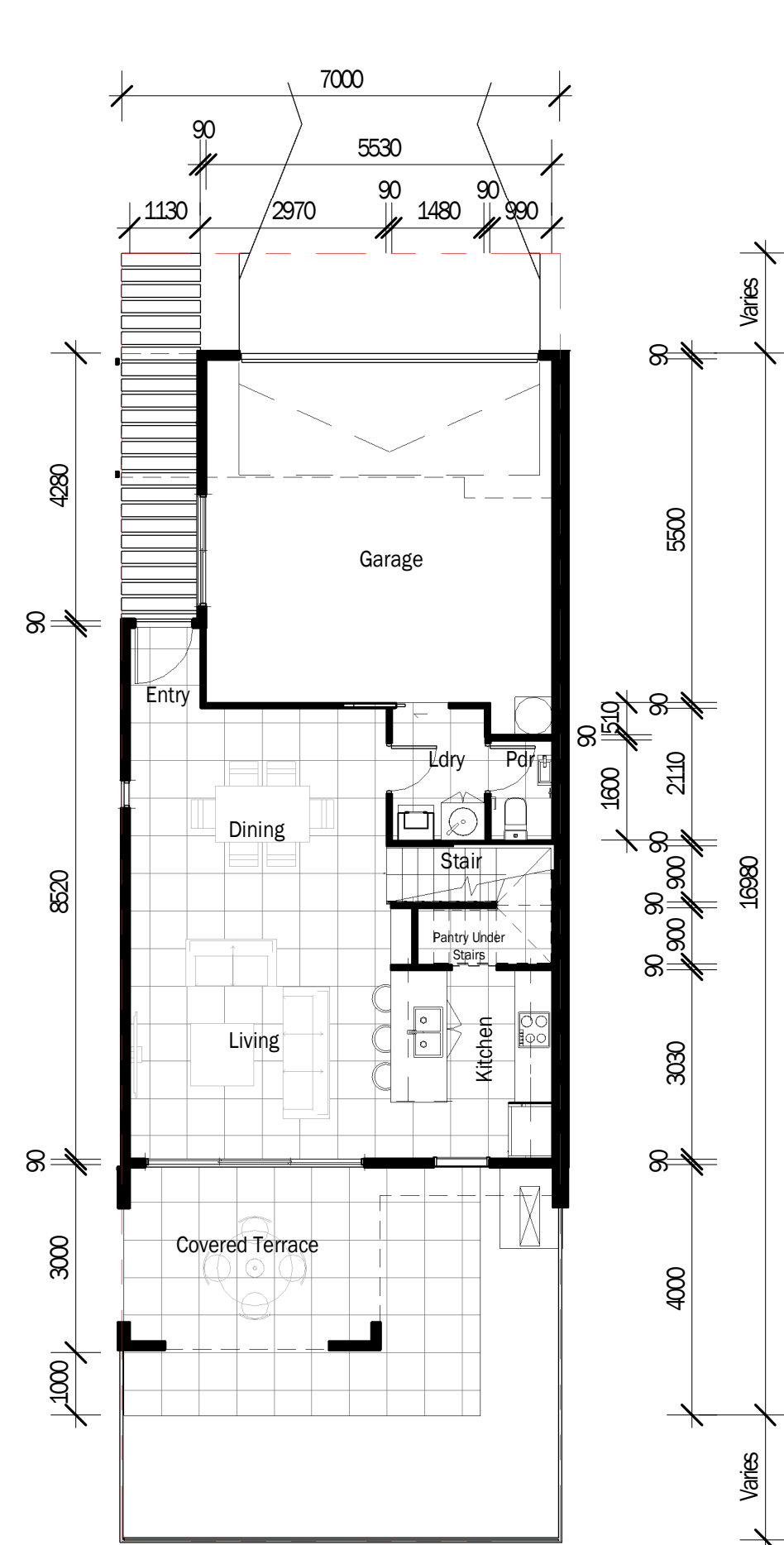
| No. | Unit Type |
|-----|----------------|
| 33 | Type A - 5m |
| 63 | Type B - 6m |
| 35 | Type C - 7m |
| 15 | Type D - 10.3m |
| 146 | Total |



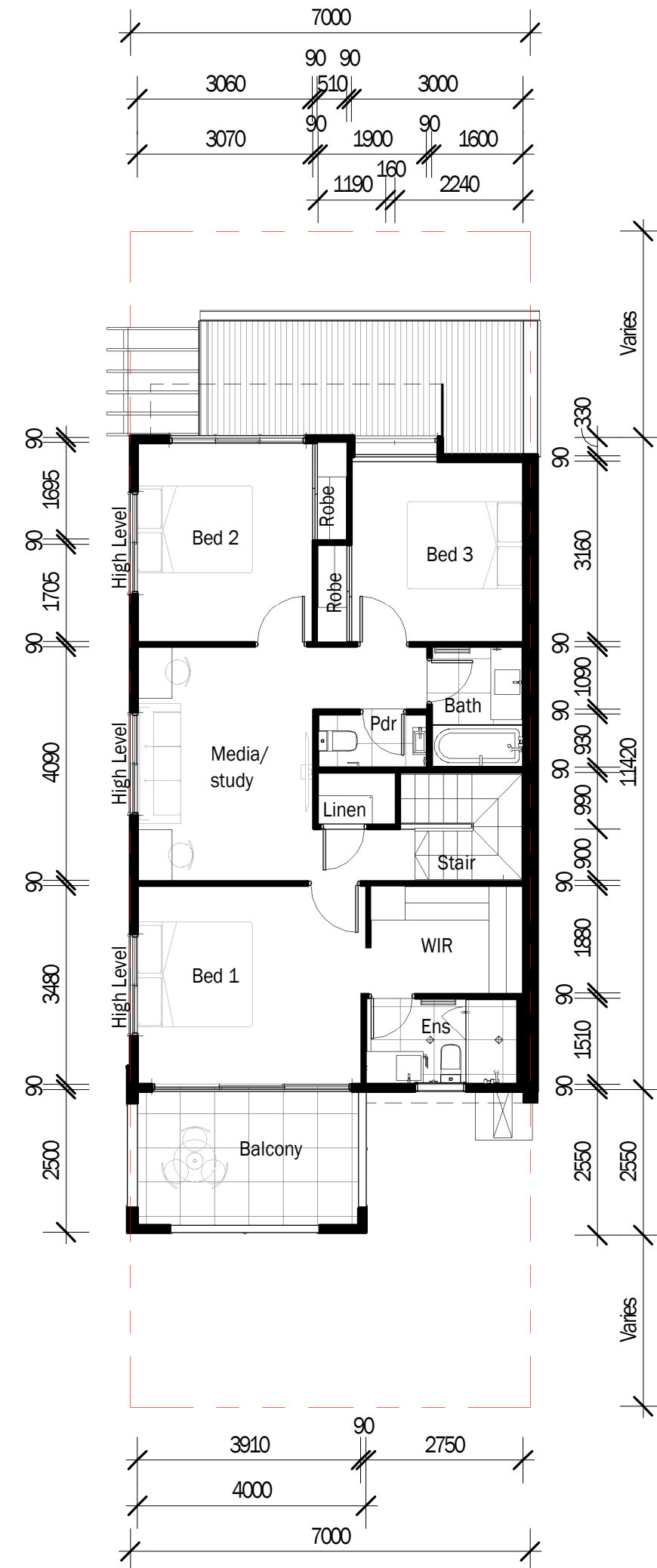
Terrace Homes Development
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Typical Units Type A & B
5551.15.10.B

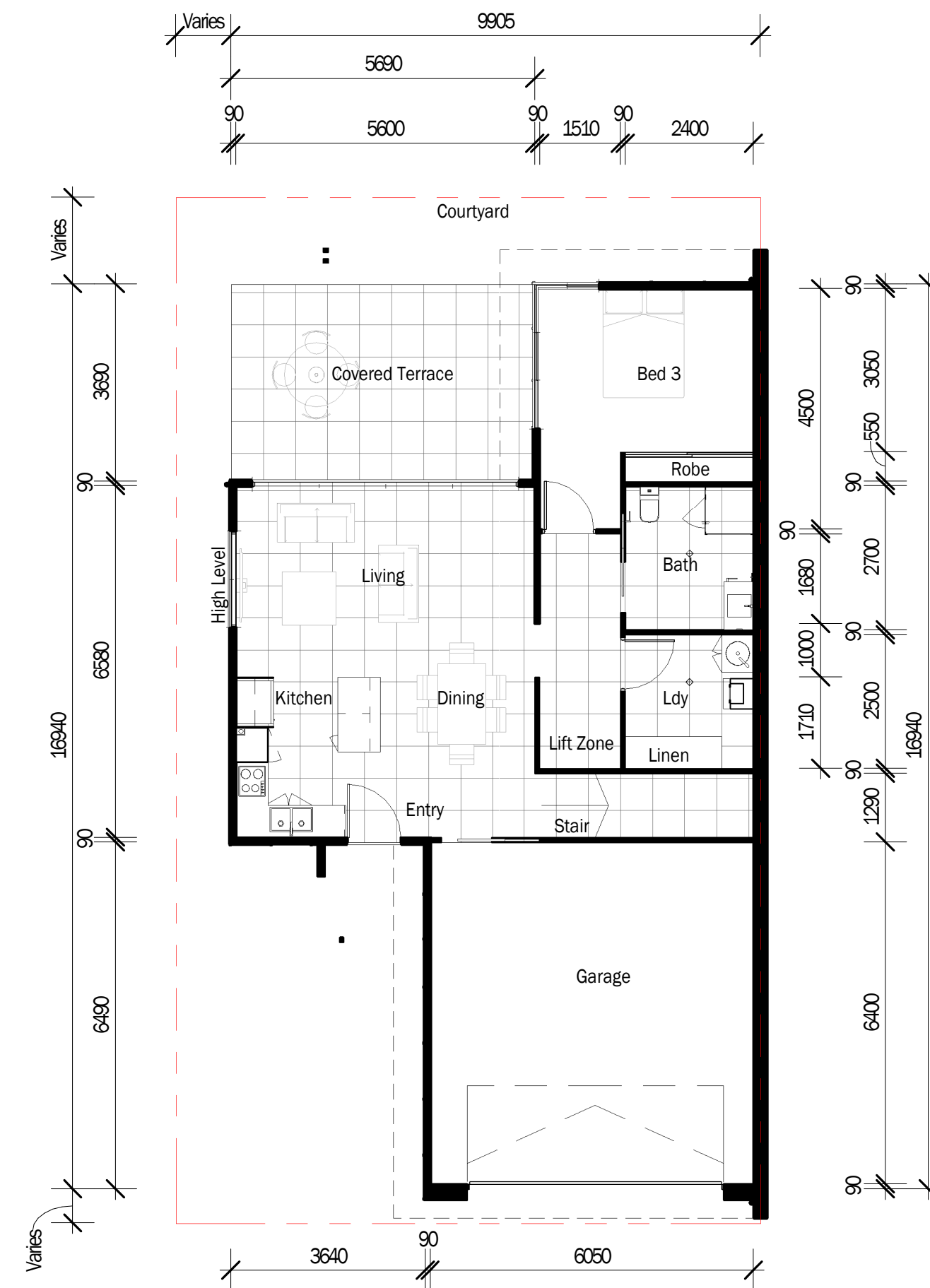
TVS architects



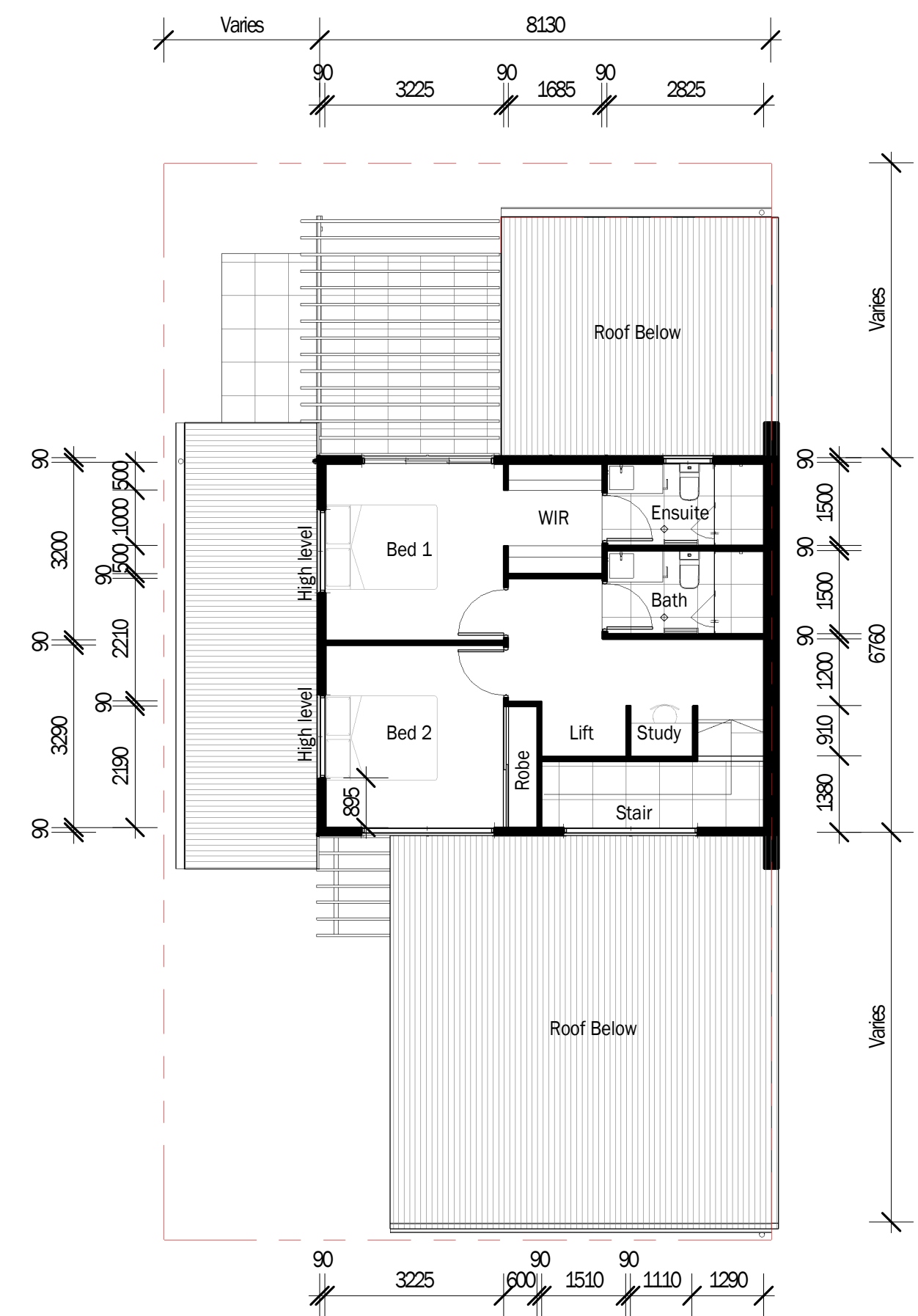
1 Type C (7m) - Ground Floor
1 : 100



2 Type C (7m) - Upper Floor
1 : 100



3 Type D (9.9m) - Ground Floor
1 : 100

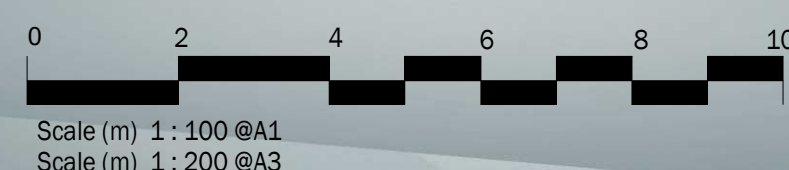


4 Type D (9.9m) - Upper Floor
1 : 100

| Type C - 7m Townhouse | |
|-----------------------|-----------------------|
| Name | Area |
| Garage | 32.57 m ² |
| GF Living | 52.92 m ² |
| Terrace | 22.90 m ² |
| L1 - Living | 75.41 m ² |
| Balcony | 10.31 m ² |
| | 194.11 m ² |

| Type D - 9.9m Townhouse | |
|-------------------------|-----------------------|
| Name | Area |
| Terrace | 21.00 m ² |
| GF Living | 82.51 m ² |
| Garage | 40.66 m ² |
| L1 - Living | 48.64 m ² |
| | 192.81 m ² |

| No. | Unit Type |
|-----|----------------|
| 33 | Type A - 5m |
| 63 | Type B - 6m |
| 35 | Type C - 7m |
| 15 | Type D - 10.3m |
| 146 | Total |



Terrace Homes Development
EPIQ – Lennox Heads

Typical Units Type C & D
5551.15.11.B

TVS architects

DESIGN SPECIFICATION

INTEGRATED DEVELOPMENT

SUPER LOT 5

EPIQ ESTATE



REVISION A 23.05.2018

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INTRODUCTION

This Specification has been prepared to create a high quality, contemporary and environmentally sustainable built environment, which will underpin the value of Epiq as a desirable place to live.

This Design Specification provides the development of a 'beach' style architecture that is environmentally friendly emphasising a mixture of light weight materials such as timber, fibre cement and colorbond with a coastal colour palate, and the use of native plantings to attract bird life and reduce the need for watering.

The Specification explains the design 'intent' and subsequent "solution" applied to this integrated housing project.

These design specifications have been adopted for the site pursuant to the Part 3A approval application to EPIQ. As such, the prescriptive requirements of the Ballina Local Environmental Plan and Ballina Development Control Plan do not have effect where inconsistent with these specifications.

THE DESIGN

LEGISLATION

All care has been taken to ensure the Specification complies with current building legislation.

DESIGN & DOCUMENTATION

DESIGN PROCESS

TVS Architects has been engaged to develop this design specification.

SITE PLANNING

Dwellings are designed to respond to the natural characteristics of the site and surroundings. The design has considered:

- Orientation and prevailing breezes;
- Topographic characteristics and drainage lines;
- Points of access;
- Solar access;
- Views and vistas;
- The relationship to adjoining allotments (existing or proposed).

APPROVAL BY PRIVATE CERTIFIER

The developer shall seek approval to construct from a private certifier.

DRAWINGS FOR CONSTRUCTION

a) Site plan

All site plans are be at a scale of 1:400 at A1 or 1:800 at A3 and must show the following minimum information:

- North point;
- Excavation, fill & finished ground levels;
- Retaining walls (location, extent and type);
- Driveway location, finish, and parking provisions;
- Fencing (extent, location); and
- All setbacks and the location of all buildings and structures on the land.

b) Floor plans

All floor plans are at a scale of 1:100 at A1 or 1:200 at A3 and show the following minimum information:

- Lot numbers
- Internal layouts of rooms, windows, openings;
- Extent of roof overhangs; and
- Dimensions.

c) Elevations and sections

All elevations are at a scale of 1:100 at A1 or 1:@200 at A3 and show the following minimum information:

- Existing natural and proposed ground level;
- Finished floor levels;
- Maximum building height extent;
- Roof form; and
- Material and colour selection (including external walls, roofing and fencing).

d) Street front fencing details

- Plans show stepped dimensions of planters;
- Top of wall heights per retaining wall; and
- Fencing (extent, location, height and type).

DWELLING DESIGN

ARCHITECTURAL DESIGN

Intent:

Dwelling design shall respond to the local climatic conditions, coastal location and adjoining dwellings and be representative of 'contemporary beach architecture'.

Solution:

A contemporary approach to design for climate and environment has been created by development of appropriate design for the coastal location incorporating:

- Architectural elements designed to capture the prevailing summer breezes;
- Incorporate eaves, overhangs and window shading for sun and rain protection;
- The inclusion of covered balconies, courtyards and / or walkways to provide streetscape variety;
- Open plan living blending interior with exterior;
- A selection of materials to reflect coastal architecture and provide variation of facades; and
- A reduction in building bulk through careful articulation of walls and roof lines, materials and construction techniques.

EXTERNAL WALL FINISHES

Intent:

External wall finishes must be of a scale, form and material that is reflective of a 'contemporary beach architecture'.

Solutions:

A balanced mix of materials has been used to provide a product reflective of contemporary beach architecture.

Wall cladding materials include:

- Masonry (render and paint finish);
- Weatherboards or chamferboards (paint finish);
- Fibre cement wall sheeting in a combination of flush set and with timber batten covers to joints (paint finish); and
- Cladding materials.

With a maximum of 70% of any one material used to support the scale, texture or form of the wall finishes to provide variation in scale and appearance.

Colour selections include:

- Earthy Tones; and
- Coastal Tones.



ROOFING

Intent:

Roofing is of a scale, form and construction that is reflective of 'contemporary beach architecture', including: pitch; materials; and design innovation.

Solution:

Roof form:

- Modern and contemporary roof forms with reduced roof pitches between 3-5 degrees; and
- Steps and changes in roof form and shape have been incorporated to add interest to the streetscape.

Roof materials:

- Colorbond roof sheeting; and
- Non-reflective.

Eaves:

- Buildings have a minimum eave width of 300mm where possible; and
- Where architectural style dictates suitability, a zero eaves line has been adopted.

Gutters, parapet capping, flashings and downpipes:

- All gutters, parapet capping and flashings to match roof colour; and
- Downpipes to match the feature wall colour behind to complement the dwelling design and not be conspicuous.

BUILDING HEIGHT

Intent:

Buildings and structures must not cause significant loss of amenity to adjacent land and dwellings.

SITE COVER

Intent:

Dwellings must demonstrate variation in the development envelope, and must provide adequate opportunity for the absorption of stormwater within allotments.

SOLAR AND DAYLIGHT ACCESS

Intent:

Orientate buildings to maximise northern aspect and to provide a minimum of 70% of townhouses receiving direct winter sunlight into living areas, habitable rooms, balconies or external private spaces and yards.

Solutions:

In general,

- The dwellings do not exceed 8.5m in height from the existing ground line to the highest part of the roof; and
- The dwellings do not exceed two storeys.

Solutions:

The maximum site cover of a dwelling on an allotment are as follows:

- Lot size smaller than 155m² : 95% overall site coverage.
- Lot size greater than 155m²: 80% overall site coverage.

Solutions:

- Aligning roadways parallel to the natural contours of the site enables safe, direct access to vehicles and maximises “on grade” pedestrian movement and maximises north aspect.
- Maximise yard spaces to properties with restricted northern aspect.
- Townhouses with South facing living areas have access to direct northern daylight to upper bedrooms.

STREET ADDRESS

Intent:

Dwellings must address the public realm to contribute to the streetscape character and enable passive surveillance.



Entry gates, arbors and entrances.



Pergolas at entry

Solution:

- The main entrance to the dwelling opens on to the primary access street or public open space; or
- For corner allotments, main entrance faces the same direction as garage entry; and
- Arbors or pergolas are provided at entry gate and main entrance to clearly identify entry way from main street frontage; and
- Letterbox location is integrated at entry gate or alternatively to be located within .5m of front boundary.

FRONT SETBACKS

Intent:

Dwellings addressing the public streets must be setback from Montwood Drive & Snapper Drive street frontage.

Dwellings must have the same setback as neighbouring lot:

- To ensure acceptable access to dwellings from roadways;
- To avoid overshadowing of adjoining allotment; and
- To create a high quality streetscape.

SIDE SETBACKS

Intent:

Dwellings to have a setback from side, rear and secondary road boundaries to avoid overshadowing, to enhance privacy and for bin storage.

Solution:

Dwellings comply with the following setbacks on site:

- Dwellings addressing Montwood Drive to have a minimum 3m setback.
- Dwellings addressing Snapper Drive to have a minimum 4m setback.
- Blocks 1, 2, 9-11 (excluding corner lot 73), a minimum setback of 5.4m from garage face to front boundary to allow for visitor parking.
- Block 12 - 17 to have a minimum setback of 2m to primary street; and only Lot 111 to have a zero lot setback to primary street.
- Block 3: Townhouse Type C to have a min 1m, and Type D to have 0.4m setback.
- Block 4: Dwellings to have a minimum 0.5m setback.
- Block 5: Dwellings can have a zero lot to front boundary.
- Block 6: Dwelling Type C to have a min of 1m and Type D to have 0.4m setback.
- Block 7: Dwelling Type C to have a min of 1m and Type D to have a zero lot setback.
- Block 8: Dwellings to have a min of zero lot setback.
- Block 18: Dwellings to have a min of 0.2m setback.
- Block 19: Dwellings to have a min of 0.2m setback

Solution:

- In general, if end lots, the setback shall be a minimum of 900mm to side boundaries; and
- An average minimum of 900mm to secondary road boundaries.

REAR SETBACKS

Intent:

Structures must be setback from rear boundaries to facilitate a corridor of vegetation and to create a visual separation for privacy.

VEHICLE ACCOMMODATION

Intent:

Residents' vehicles must be accommodated on-site with minimal visual obtrusiveness and adequate provision for vehicle manoeuvring. The location and treatment of garages, garage doors and carports must contribute positively to the primary streetscape.



Vehicle accommodation

Solution:

- Minimum setback of 0.5m to Laneway.
- Dwellings backing onto 'The Brook', Open space and Parklands shall provide 10m Asset Protection Zone setback to habitable building spaces.
- Back to Back lots for Type C dwellings to have a minimum glazing setback of 5m; and
- for Type D dwellings, a minimum setback of 1.5m; and
- Balcony setback of 2m minimum; and
- No hardstand to be within 1m of the rear setback to allow for a corridor of landscaping for additional privacy

Solution:

Vehicle space provided:

- A minimum of two (2) on site car parking spaces shall be provided for all allotments;
 - Type A dwelling – One garage space and one stacked off street parking space to be provided
 - Type B, C & D dwellings – Double garage to be provided

Materials:

- Garage door materials shall complement and incorporate the design details of the main dwelling and overall site, including materials, colour & design; and
- Garage door frames to be similar colour palette to the featuring wall colour surrounding it.

DRIVEWAYS

Intent:

Safe, functional and attractive vehicle access is vital for access and egress to the home and presentation and amenity of the adjacent streetscape.

(Vehicle accommodation solutions continued..)

Streetscape:

- Where allotments have two access roads, garages are rear loaded onto laneways and secondary road frontages.

Solutions:

Driveway widths are:

- Double driveways: 4.8m maximum at the property boundary; and
- Single driveways: 3m maximum at the property boundary.

Crossover to comply with council regulations.

Driveway material to be:

- Washed concrete aggregate finish.



Driveway material

CORNER ALLOTMENTS

Intent:

Dwellings are to address primary streets, secondary streets, and adjoining public spaces. The primary and secondary facades are to have complementary elements.

Solution:

- Windows, balconies, verandas, and/or screening devices shall be incorporated into elevations facing street frontages and public spaces to articulate building form;
- All walls facing primary and secondary street frontages shall have windows, change in material and/or feature elements to provide interest and articulation; and
- Laundries and clothes-drying facilities, shall not be located along the primary or secondary street frontages except where it is the dwellings only private open space.



Corner allotments



ANCILLARY STRUCTURES

Intent:

Ancillary structures must be visually attractive and blend with the building and landscape design.

Solution:

- Garden sheds shall not be visible from the street and shall be no larger than 10 square metres;
- External antennae if required, shall be located at the rear of the dwelling and extend no more than 2.0m above the roof ridgeline;
- Roof, wall and window mounted air conditioning units will not be visible from the street or public areas; and
- Air conditioners to be located below the eaves line and screened from public view; and Clotheslines, hot water and gas systems, shall be located where they are not visible from the street or public areas.
- Garbage bins shall be located where possible within a screened enclosure otherwise.

FENCING - PRIMARY STREET FRONTAGE

Intent:

Front fences must not dominate the streetscape amenity. Residences must be visible from the street through fences with low height and open structure.



Semi-transparent vertical battens



Terraced Retaining wall

Fencing shall only be incorporated in the front yard for the following reason:

- To provide privacy around outdoor living spaces located in the front yard or side yard in the case of corner lots.

Front fences are to be a combination of the following finishes:

- Painted and rendered masonry, or split faced masonry
- Powder coat finish to aluminium vertical battens; and
- Gates to match vertical battens.

Fences facing the street are constructed of vertical palings that complement the overall street frontage, retaining walls, planters and the dwelling design and shall not to exceed 1.5m in height.

Fencing to front yard can run the full length of the front boundary line providing the following solutions are met:

- Vertical articulation through planter boxes or change in stepped retaining walls; and
- Colour finishes must complement the design and detailing of the dwelling.
- Overall fence design should be visually permeable with a minimum of 25% visual permeability of the total length of the front boundary.
- Front street fencing shall be either a minimum of 1m for fall prevention; or maximum 1.5m on top of retaining wall for articulation and privacy.

FENCING - SECONDARY STREET FRONTAGE

Intent:

Fences used in conjunction with landscaping shall provide necessary screening of living areas and allow passive surveillance of the streetscape.

Solution:

FENCING - SIDE AND REAR BOUNDARY

Intent:

Side boundary fencing must provide privacy for private open space and service areas as well as demarcation of lot boundaries.



Internal Yard Side and Rear Fencing

Hard fencing including raw masonry, metal or timber are not incorporated along the boundary line of secondary street frontages unless it is a corner allotment where secondary street frontage is also the side boundary.

Fencing are constructed of vertical palings that complement the overall street frontage, retaining walls, planters and the dwelling design and shall not to exceed 1.5m in height.

Soft landscaping designed to provide screening, individuality and privacy to the dwellings.

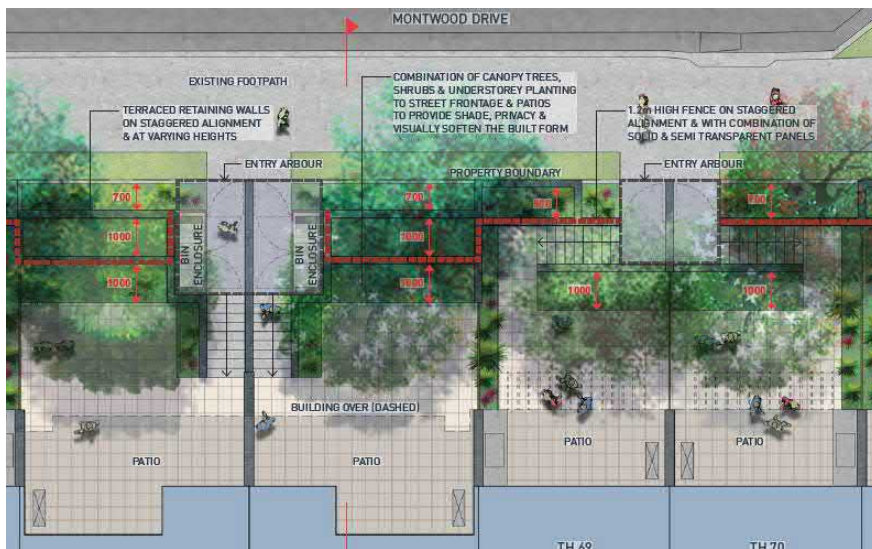
Solution:

- Where allotment has a front fence, the side and rear fence where visible from the street shall have the same fencing design; and
- All other internal yard fencing along boundary between lots are to be 1.8m horizontal timber lapped timber paling fence; and
- Side fences shall not extend past the face of the closest structural wall to the corresponding side boundary unless in conjunction with an approved front fence.

RETAINING WALLS

Intent:

Retaining walls must be terraced and / or landscaped to not appear overbearing. Retaining walls shall have a level of detail that reflects the design and construction of the dwelling.

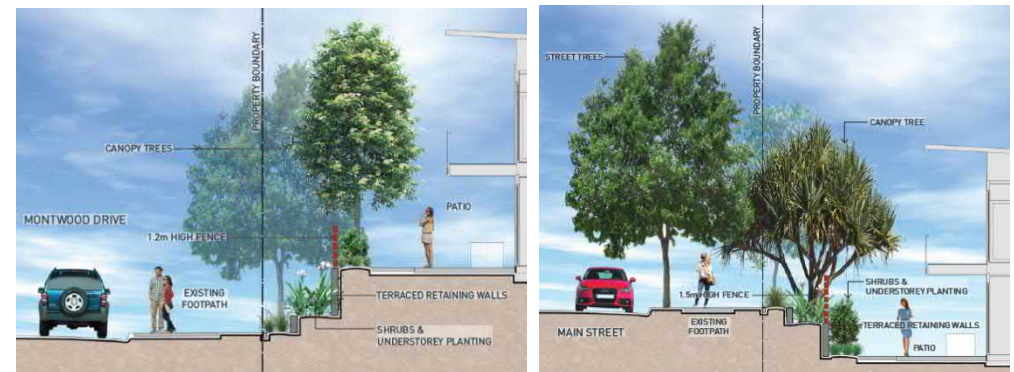


Terraced retaining walls

Solution:

Retaining wall requirements:

- Lots requiring retaining walls at primary street frontages to be terraced or stepped; and
- Where possible, retaining walls shall not exceed 0.9m in height from public street level, even though retaining wall could be visually higher within private courtyard.
- Where fencing is required on top of retaining walls the design of the fencing and retaining wall shall be integrated; and
- Where possible provide a minimum setback of 0.7m from the front boundary to the face of the retaining wall to allow for landscaping.
- Retaining walls and/ or fencing can align to the boundary line providing that no straight continuous run of fencing is longer than 12m; and
- A transition in fence line setback is provided at least once thereafter to provide articulation.
- Shared retaining walls between two or more dwellings shall be centred on boundary line including fencing on top.



SUSTAINABILITY

WATER EFFICIENCY

Intent:

To reduce reliance on existing Council water supply.

NATIVE PLANTING

Intent:

To attract wildlife, reduce watering and garden maintenance and avoid adding to the spread of “environmental weeds”.

PHOTOVOLTAIC SOLAR PANELS

Intent:

To reduce load demand on electrical supply infrastructure.

Solution:

- All shower heads, taps and toilets shall be a minimum AAA rating.
- All dwellings are plumbed to the council dual reticulation water supply network.

Solution:

- Include a minimum 3 native plant species in garden plantings from the attached planting list.
- Limiting plantings to those on the attached planting list is encouraged but is not mandatory.

Solution:

- The inclusion of Photovoltaic solar panels on dwellings is encouraged.

DEFINITIONS

| | |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ancillary Structures | Out buildings including sheds of no more than 10m ² and pools. |
| Building Height | The measured height of a dwelling from the existing ground line to the highest part of the roof. Each dwelling has a maximum height of 8.5m and a maximum 2 storey build. |
| Corner Allotment | Any allotment bounded by two or more roadway frontages where the roads intersect or join, dedicated parkland or unconstructed road reserve. |
| Outermost Projection | The extremity of a building including roof overhangs and facia, but excluding gutters and downpipes. |
| Primary Street Frontage | The frontage of an allotment or corner allotment determining the allotment address. |
| Rear Boundary | Any boundary line or part thereof which coincides with another allotment and is generally paralleled with the nominated 'frontage boundary'. |
| Secondary Street Boundary | The frontage of a corner allotment, which abuts a second street, not the frontage determining the allotment address. |
| Setbacks | The minimum distance from any allotment boundary to a building. Refers to a line or lines, parallel to a boundary of a lot beyond which a building shall not encroach. Setbacks are measured to the solid building wall. Setback does not apply to eaves, gutters, overhangs, screens, lightweight pergola and roof structures and/or feature elements. |
| Site Cover | The portion of an allotment which is covered by a building or other structure having an impervious roof, excluding balconies, sunshades, eaves, entry gate structure, landing and stairs. |

SITE PLAN



RECOMMENDED PLANT SPECIES

RECOMMENDED PLANT SPECIES – STREETScape TREES

| Trees |
|---------------------------|
| BUCKINGHAMIA celsissima |
| CUPANIOPSIS anacardioides |
| HARPULLIA pendula |
| LIVISTONA australis |
| LOPHOSTEMON confertus |
| WATERHOUSEA floribunda |
| XANTHOSTEMON chrysanthus |

RECOMMENDED PLANT SPECIES – PRIVATE YARDS

| Trees | Hedges | Shrubs & Ground Covers | Shrubs & Ground Covers |
|----------------------------------|------------------------------|-------------------------------|--------------------------|
| ACMENA smithii | BAECKEA linifolia | AUSTROMYRTUS dulcis | METROSIDEROS 'Fiji Fire' |
| ATRACTOCARPUS fitzalanii | BANKSIA robur | BANKSIA 'Coastal Cushion' | MYOPORUM ellipticum |
| BANKSIA integrifolia | ERIOSTEMON myoporoides | BAECKEA virgata 'Compacta' | MYOPORUM parvifolium |
| BACKHOUSIA citriodora | GREVILLEA 'Robyn Gordon' | CAREX appressa | SCAEVOLA calendulacea |
| BUCKINGHAMIA celsissima | LEPTOSPERMUM polygalifolium | CARPOBROTUS glaucescens | VIOLA hederacea |
| CUPANIOPSIS anacardioides | MELALEUCA 'Claret Tops' | CASURINA 'Cousin It' | WESTRINGIA 'Jervis Gem' |
| ELAEOCARPUS reticulatus | METROSIDEROS 'Fiji Fire' | CALLISTEMON 'Better John' | |
| HARPULLIA pendula | METROSIDEROS 'Little Dugald' | CALLISTEMON 'Green John' | |
| HIBISCUS tiliaceus 'Rubra' | SYZYGium 'Bush Christmas' | CRINUM pedunculatum | |
| METROSIDEROS excelsa | SYZYGium 'Resilience' | DORYANTHES excelsa | |
| PANDANUS tectorius | WESTRINGIA 'Wynyabbie Gem' | DORYANTHES palmeri | |
| TRISTANIOPSIS laurina 'Luscious' | | GREVILLEA 'Bronze Rambler' | |
| CUPANIOPSIS anacardioides | | LEPTOSPERMUM 'Pacific Beauty' | |
| ELAEOCARPUS reticulatus | | LOMANDRA hystrix | |
| WATERHOUSEA floribunda | | LOMANDRA longifolia | |
| XANTHOSTEMON chrysanthus | | MELALEUCA thymifolia | |