Kings Forest
27 April 2011

DESIGN GUIDELINES

Precinct 5

Siting

- Design the dwelling to address the mandatory Private Open Space position as nominated on the Plan of Development.
- Locate the primary living areas to address the north, east or northeast of the site, while garages, utility rooms and lesser-used bedrooms may be located to the south or west.
- Locate utility courts to the south, west, or southwest of the lot.
- Where cut and fill controls in the Code cannot be met with a flat slab design, incorporate elevated floors, built-up foundations and/or decks into the design to achieve compliance.
- Site dwellings to take optimum advantage of views.
- Avoid overlooking of the nominated location of the Private Open Space of an adjoining lot.
- Utilise pergolas, shade sails and other measures to provide privacy for sloping lots.

Environmentally Sustainable Design

- Position the home on the site to take the best advantage of view, breeze and sun, and carefully plan and position outdoor and indoor living areas in relation to this orientation.
- Provide optimal shading to all windows in relation to the applicable sun angle.
- Provide thermal mass (including concrete floor slabs with tiled finishes) where north glazing has been provided.
- Provide cross-ventilation throughout the home, including high widows to exhaust summer heat.
- Insulate all walls to a minimum standard of R1.5, roofs to R2.5 and under floor areas to R2.0.
- Ensure the house design allows the majority of roof water to be directed to the rainwater tank/s.
- Provide plentiful north and east facing glazing, but minimise western and southern glazing unless well protected from sun and wind.
- Solar panels and collectors shall be provided wherever possible, oriented to maximise their effectiveness and mounted to match the pitch of the supporting roof.
- Avoid using materials of high embodied energy or containing volatile organic compounds (VOC) where other solutions are appropriate.
Built Form

Streetscape

- Avoid duplicating highly similar façades and/or colour schemes within three (3) dwellings on the same or opposite sides of the street.
- Gatehouses of an open nature and of a design similar to that of the dwelling are encouraged to be located within the articulation zone.
- Provide at least one lightweight open structure within the articulation zone, i.e. a gatehouse, pergola, porch, veranda or the like.
- Letterboxes shall be of masonry construction to match the dwelling, or of a high quality, distinctive feature design.

Height and Scale

- Avoid changes of height of over 5m between adjacent dwellings.
- Minimise the appearance of taller buildings through the use of roofs that are expressed to the road, multi-storey building elements (such as high porches) along with staggered roofs and walls that are defined by multiple planes.
- Provide a minimum vertical distance of 2.1m between the kerb of the primary road frontage of the dwelling and the lowest gutter on the façade facing this road so that the house does not appear to be “viewed from above”.
- Screen the underside of any part of the building that is elevated more than 1.5m above the finished ground level with complementary architectural devices and/or landscaping.
- The height of the floor level of projecting balconies, decks and verandas shall not exceed 3.6m from the existing surface level.
- Two-storey dwellings shall have a maximum of 50% of the external first floor walls in vertical alignment with the ground floor walls.

Entry

- The primary entry shall be protected with a porch containing a covered area of at least 1.5m².
- The dwelling entry shall be clearly identifiable from the street or access path, using a visually separate roof element (such as a hip or gable matching the width of the porch) along with other features such as columns, battens, feature colours/materials, transoms, wide doors, etc.
- The entry shall be expressed through recesses and/projections in the wall plane (identifiable in the plan view), ideally incorporating material or colour changes to emphasise these features.
- Use landscaping, outdoor lighting and feature material selections to further emphasise the entry location.
- Cover the floor of the entry portico with quality decking or stone/tile paving, making a distinctive break between the porch paving and the driveway or pathway.
Façades

- Dwelling façades shall reflect contemporary architecture and the sub-tropical character of the area and local climate.
- Façades to a frontage boundary (which includes all roads, parks and environmental areas) shall contain at least two steps in the plan view of 450mm minimum.
- Two and three-storey façades to a frontage boundary shall contain at least one step in the vertical wall plane of 150mm minimum created through an overhang, material change, etc.
- Avoid the presentation of blank walls through the use of attractive window placement, recesses and/or projections, overhangs, screens, feature colours/finishes and/or other elements that create interest and/or shadow.
- A projection or recess in plan of least 450mm is required where a horizontal wall plane extends beyond 7.5m.
- Incorporate at least three of these elements into the design of any facade facing a frontage boundary:
  1. a 450mm minimum step in the plan;
  2. lightweight elements such as balconies, porches, pergolas, sun hoods and/or screens;
  3. a feature material such as stained timber, architectural steel, or stone;
  4. a roof form composed of multiple surfaces and staggered roof edges (gutters, parapets, etc.);
  5. at least two distinct wall colours.
- Incorporate a feature lightweight material into all facades facing a frontage boundary.
- Façades shall be of a crisp, present-day style presentation, and period details such as finials and/or Colonial windows are only to be used in the neighbourhoods identified as being united by a Queensland Colonial character.
- To encourage a variety of current architectural styles, designs without traditional eaves shall incorporate generous covered outdoor areas and, where not covered, openings that are either recessed 0.3m or provided with window hoods, pergolas or shading screens.
- Awnings, window hoods, pergolas or shading screens shall be designed as an integral part of the dwelling design, including being of a matching colour/materials and having hidden motors, etc.

Colours and Finishes

- A substantial portion of external walls that are constructed at ground level shall have a masonry finish, and walls not in contact with the ground shall be of predominantly lightweight finishes.
- Face masonry finishes are to occupy no more than half of any façade (after windows and doors have been excluded), with the balance of the façade being finished in rendered and/or painted masonry, colour-coated metal cladding or lightweight plank or panel style cladding (with architectural merit).
• Dwellings shall contain a mixture of colours, materials and finishes on all frontage façades (including both masonry and lightweight claddings).
• Finely or highly textured or feature finishes are to be used to emphasise architectural elements.
• The limited use of natural timber external cladding materials is encouraged in protected areas where the upkeep and maintenance of the timber is not anticipated to be a long-term problem.
• Reflective materials shall not be used, i.e. roofing is not to have a metallic silver finish, glazing is to be of a standard or tinted finish, but not treated with a reflective coating, etc.
• House colours shall predominantly be made up of light, natural and/or neutral tones, with accent colours that complement the colours of the house as well as its existing neighbours.
• Roof colours shall be light, avoiding the use of black or dark blue, grey, red, green, etc, except in limited quantities as a feature.

Roofs
• Add interest to the dwelling and the streetscape using roof forms to highlight feature building elements.
• Roof forms are to be designed in an up-to-date style where a mixture of compatible roof pitches and/or forms is incorporated into a single dwelling.
• Ensure that at least one pitched roof form presents to the streetscape or otherwise demonstrate to the DRP the architectural merit of a distinctive design style that does not utilise pitched roof forms.
• Roof pitches are to conform to the following:
  - Hip and/or gable roofs to be 22.5 degrees minimum for Detached Dwellings and 25 degrees minimum for all other dwellings.
  - Skillion or single pitched roofs are to be a minimum of 12 degrees for single-storey dwellings and 9 degrees for all other dwellings (except where located behind a parapet wall).
  - Roofs hidden behind parapet walls may form a limited portion of the roof design.
  - Curved roofs shall be used in limited quantities or where architectural merit can be demonstrated to the DRP.
  - The maximum pitch for primary roofs shall be 30 degrees.
  - Roofs presenting to a road, park or open space shall not to display a single level gutter line (as viewed on the elevation drawing) on any storey.
  - Roof materials shall be coloured, pre-finished steel with a corrugated profile, or flat profile roof tiles.

Garages, Carports and Outbuildings
• Locate garages in accordance with the Plan of Development.
• Reduce the prominence of garage doors through the use of recesses, overhangs, partly-transparent (50% maximum open to solid ratio) door construction and/or other feature colours or materials.
• Triple garages shall be perpendicular to the road and/or demonstrate architectural merit to the DRP through the use of separation, offset walls, articulated roofs, overhangs and display feature colours and materials.

• Outbuildings forward of the frontage building line shall not be permitted unless their function is primarily decorative and they can be demonstrated to the DRP as containing architectural merit.

• Provide an automatically operated vehicle door to any fully enclosed garage in a material and colour to complement the house, ensuring permanent screening of the garage to the street.

• Vehicles, other than passenger cars, shall be housed within a garage or screened behind the frontage building line so that they are not visible from a public area.

• Carports shall provide complete visual screening of vehicles from the street or public view and shall contain an enclosed storage area of 6m² minimum that is designed to be integral to the carport in terms of materials, construction and colours.

• Carports and garages shall incorporate roof and design features that are consistent with the dwelling.

• All structures in excess of 9m² in plan area shall match the style, construction, materials and finishes of the dwelling.

**Landscaping**

**Gardens, Turf and Other Planting**

• Planting is to be used to define the separation between public and private spaces, as well as to provide particular privacy to outdoor entertaining areas, particularly on sloping sites where fences are not able to do so.

• Landscape planting shall also be incorporated to visually screen bins, equipment (such as pool pumps, air conditioners, etc.), clothes lines and service courtyards.

• The removal or damage of street trees is not permitted, but, where a driveway location is approved by the DRP that is in conflict with an existing street tree, a professional relocation or replacement of a tree of matching the species and size of that tree shall be specifically detailed on the drawings.

• For Detached Dwelling and Duplex lots, provide at least one (1) advanced *(specify bag size here)* feature tree on the lot in a location and of a species that is carefully selected to avoid damage to buildings, fences, retaining walls and other infrastructure.

• Provide turf matching that of the lot between the frontage building line and the kerb.

• For Detached Dwellings, provide at least 9m² of garden beds between the frontage building line and the front boundary.

• Provide garden beds of shrubs and trees (where possible) to the back yards of all dwellings within the rear setback areas in order create planting zone that provide a visual buffer, privacy, shade, and soil/stormwater management.
• All remaining areas of the lot not otherwise paved or provided with a mulched garden bed shall be provided with Grade A turf.
• Plants species shall be specified in accordance with the Plant Selection Schedule, with preference given to the more drought-resistant species.
• Plant species shall also be selected carefully for their particular circumstances and/or function, such as decorative, soil stabilisation, proximity to services, shading, screening, privacy, feature, internal courtyard, etc.
• Deciduous planting is to be provided where landscape is to the northern side of a living area or Private Open Space, encouraging the penetration of sunlight in the cooler winter months.
• Gardens and turf located between a dwelling and a frontage boundary shall be irrigated with tank water.
• Garden beds shall be designed to ensure easy maintenance, including free-draining compost soil at a minimum depth of 0.2m for garden beds and with appropriate mulch to reduce water consumption and weed growth.
• Uncovered car parking spaces (other than those located in a driveway accessing a garage/carport) shall be screened from the street with a garden bed of at least 1m in width.
• Provide landscape planting of 0.9m (or 0.3m for built-to-boundary garages/carports) minimum width between the driveway and the nearest adjacent lot boundary.
• Where retaining occurs to the frontage boundary, provide a strip of landscape planting between it and the boundary.
• Shared boundary fencing shall be softened by planting with continuous or occasional gardens.
• All garden beds shall be separated from turf areas with definitive and well-maintained garden edges.
• Landscaping shall not significantly interfere with view corridors, vehicle sightlines, personal safety, solar access or existing services.

Driveways, Pathways, Patios and Other Paving

• Limit driveway width to 4.8m at the kerb for Terrace Style, Duplex and Zero-lot Dwellings, and 4m for all other dwellings.
• Demonstrate Australian Standard driveway slope and transitions.
• Limit the driveway gradient to 1 in 5 maximum.
• Ensure that at least 50% of the area of the Lot that is not covered by the dwelling is covered with permeable or semi-permeable (i.e., a slatted deck) surfaces.
• Run-off from paved areas shall be directed to permeable areas such as gardens or turf.
• Provide a paved pedestrian access from the frontage boundary to the front porch at a gradient of no greater than 1 in 8, where a driveway of suitable gradient may form a limited portion of this pathway.
• Incorporate steps into pathways where required to limit the gradient to that noted above.
• Except where prevented by built-to-boundary construction, ensure access is available from all sides of the home to the frontage road or park.
• Where located forward of the frontage building line, or where being used for vehicle access, paved surfaces shall be of high quality materials (exposed aggregate, stamped, patterned or coloured concrete, or tiles/ pavers on a concrete base).
• Any other non-planted surfaces may be of gravel, crushed marble, river pebbles, unit pavers, decking or any other materials that may be deemed appropriate by the DRP.
• Plain concrete or asphalt paving will not be approved in any location on the lot with the exception of mounting pads for air conditioners, water tanks, pool pumps, etc.

Outdoor Equipment and Service Areas

• All ground-mounted services (including but not limited to heating and cooling units, rubbish disposal containers, swimming pools and equipment, rainwater tanks, clothes hoists and washing lines) are to be screened to prevent their visibility from any road or public space.
• All items mentioned above shall be located in a service court or other area where they are screened from the view of private open spaces, neighbours and the public.
• Clotheslines shall be wall-mounted.
• Rainwater tanks may be aboveground or underground/slab, although it is highly recommended that integral slab storage solutions be considered for Terrace and Zero-lot Dwellings, due to their restricted site area.
• Rainwater tanks, piping and conduits shall match the adjacent dwelling wall colour.
• Clotheslines shall be colour-coated to match the adjacent dwelling wall.

Fencing and Retaining Walls

All Dwellings

• Fencing forward of the frontage building line is only permitted where necessary to provide privacy for a Private Open Space as nominated on the Plan of Development.
• Frontage fencing shall extend to join the side boundary fencing, when returned on a side boundary.
• Where no fence is used on the primary road boundary, the secondary road boundary fence shall return to join the dividing fence.
• Dividing fences are mandatory to be constructed within the contracted building timeframes in order to protect landscaping and privacy, even where an adjoining owner is not yet determined for the purpose of cost sharing.
• Connecting fencing (fencing that connects a dividing fence to the dwelling) is optional unless required for privacy or screening.
• Connecting fencing shall:
- taper at 45 degrees if the connecting fence and dividing fence are of different heights;
- match the colour and material of the dwelling or dividing fence; and
- be positioned 1m from the frontage building line.

- All gates shall match the colour and material of the surrounding fencing.
- Retaining walls shall be constructed of stone or proprietary masonry planks or terrace blocks.

Special Requirements for Zero Lot and Terrace Dwellings

- Fences shall not be constructed adjacent to an existing built-to-boundary wall.
- Retaining walls shall not be constructed within 2m of a boundary nominated on the Plan of Development for built-to-boundary construction for an adjoining lot.
- Where a built-to-boundary wall is constructed adjacent to an existing fence located within 0.9m of the applicable boundary, it shall be removed with the demolition arrangements and costs administered through the provisions of the Dividing Fences Act in the same manner as would apply to the construction of a new fence.
- Retaining walls that are required to be constructed in association with built-to-boundary walls shall be permitted to be constructed in alignment with the built-to-boundary wall where constructed of durable masonry or concrete materials (i.e. for courtyards or driveways).
- Fencing to internal courtyards located between two sections of built-to-boundary walls of Zero-Lot or Terrace Dwellings shall extend to 2m high above the existing surface level to increase privacy and/or better screen service courts, as well as encourage better acoustic separation.
- Internal courtyards (as described above) and spaces adjacent to built-to-boundary walls shall contain adequate drainage to ensure the health of any planting provided therein and to prevent the inundation of the dwelling in extreme storm events.

Special Requirements for Plex and Mews Dwellings

- Plex and mews dwelling developments shall be consistent in scale, presentation and character with any nearby existing dwellings and/or planned dwellings, and the DRP shall assist with providing information on the character of these planned dwellings where applicable.
- Where allotments encompass more than one frontage, entries are to be designed to address each frontage.
- Private open spaces on plex and mews lots shall be designed so that they are not overlooked by dwellings on the parent lot, and - where overlooking cannot be avoided - sufficient fixed screening of 1.5m minimum height and 50% void-to-solid ratio shall be provided.
- Shared driveways servicing more than one dwelling on plex and/or mews dwelling lots shall be of a single material/finish and incorporated where required to minimize kerb cuts and maintain consistency with the plan of development.
Where *plex* and *mews dwelling* lots adjoin a park, they are to address the park boundary with a pedestrian entry gate incorporated into 1.5m *transparent* frontage fencing of a detail to be advised by the *DRP* and located entirely within the lot.