

## YAMBA QUAYS ESTATE GUIDELINES

### *Proposed Residential Design Standards and Guidelines* YAMBA QUAYS ESTATE Stage 5 – Riverfront Lots (Lots 511-436)

#### **SITE GUIDELINES:**

- Please refer to Plan of Development for street (front) and canal (rear) setbacks.
- Shared (side) setback must be min. 1.5m to the ground floor building wall and min. 2.0m to the upper floor building wall. Eaves may project 0.6m.
- All ancillary structures (such as carports, decks, basements, sheds, pergolas and pool pavilions) elevated more than 1.0m above the ground are to be sited in accordance with the main building setbacks.
- Ancillary structures must complement the character of the house in design, material, colour and form.

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#### **BUILDING GUIDELINES:**

##### Garage

- Triple garage, if allowed, is to be articulated by varied wall and roof lines.

##### External wall finishes

- The prominent colours of the facade should be light, muted and earthy, with deeper secondary and feature colours to articulate the design elements and help create contrast.
- Each application is to be accompanied by an External Colour Schedule clearly nominating the location and extent of colours and materials.
- Exposed face brick is not permitted on any elevation.

##### Roof pitch

- Any roof pitch proposed must be between 7 degrees and 25 degrees.

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#### **FENCING GUIDELINES:**

##### Fencing (refer to the Fencing Diagram for visual presentation)

- Street Fencing and Front Boundary Fencing is not mandatory but where provided must:
  - Be 1.2m high.
  - Achieve min. 50% permeability.
  - Match the main building in design and colour.
- Shared Boundary Fencing is mandatory and must:
  - Be 1.8m high as measured perpendicular to the natural surface level or, where the natural surface level is sloping. A height varying from 1.5m to 2.1m is acceptable.
  - Be constructed of painted concrete tilt-up panel, rendered and painted blockwork, treated timber (good neighbour fence) or powdercoated Colorbond aluminium.
  - Extend the entire prescribed length.
- Canal Fencing is not mandatory but where provided must:
  - Be 1.2m high.
  - Be constructed of black aluminium tube or clear glass panels, achieving min. 50% permeability.
- Rear Fencing is not mandatory but where provided must:
  - Be 1.2m high.
  - Be constructed of black aluminium tube or clear glass panels.
  - Be fixed to the top of the revetment wall.

##### Fencing - Notes

- All fencing, unless otherwise specified in these Guidelines, must be constructed in the design, colour, material and finish to match the house.
- All fencing, unless otherwise specified in these Guidelines, must not contain a gate, except the connecting fencing and swimming pool fencing.

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#### **LANDSCAPE GUIDELINES:**

##### Landscaping

- Your front and rear garden areas must be completely landscaped in accordance with the guidelines within six (6) months of issue of Certificate of Occupancy for the dwelling.
- 20% of the front yard is to be mass planting areas that are mulched and edged to define the boundary and maintained, free of weed and rubbish.
- A minimum of one advanced tree (min. 1.8m tall at the time of planting) must be provided to the landscape areas between your house and the street.
- Artificial turf must not be used in the front lot landscaping.
- Paving limited to driveways, pathways and patios and footpaths. Paving may not dominate the front yard

##### Retaining and garden bed walls

- No garden bed walls, taller than 400mm in height, will be permitted on the primary street frontage.
- Any garden bed wall, on the primary street frontage, must be setback min. 1m from the front boundary line.

##### Utility items

- All utility items such as air conditioners, hot water systems, gas bottles, garbage bins, swimming pool pumps, water tanks and clotheslines are to be screened from a view of the street and the canal. Screen colours to complement the overall house colour palette.

Fencing – Diagram

