



Smart Design Guidelines



Queensland
Government

The EDQ vision is to create vibrant inclusive communities. The Smart Design Guidelines have been prepared because we understand the importance of innovation, well designed built form, quality streetscapes and sustainable homes designed for life.

These design guidelines form part of your land sales contract and therefore are legally binding. Buyers must ensure all building and/or landscaping works must be designed and constructed strictly in accordance with the Smart Design Guidelines, relevant development approvals and all other laws relating to building works.

It is a pre-requisite that you obtain written approval from EDQ prior to commencement of any building or landscaping work on your land (including alterations and additions to existing buildings or structures).

EDQ encourages individuality and innovation in design and may, with individual merit, approve designs which do not comply. Interpretation of the provisions of the Smart Design Guidelines is at the absolute discretion of EDQ.

Building and/or landscaping work must be constructed/carried out strictly in accordance with the Smart Design Guidelines including written design approval, approved plans and any special conditions. EDQ reserves the right to request evidence from the buyer/builder demonstrating compliance with these guidelines. In addition to approval of the Smart Design Guidelines it is the buyer's responsibility to ensure compliance with all relevant statutory requirements.

DESIGN REQUIREMENTS

Steps to Design Approval of your Home

STEP 1. DESIGNING YOUR HOME

Your home design must comply with requirements of the The Village Smart Design Guidelines. Home designers must also review and comply with other legally binding documentation such as:

- The Village Priority Development Area (PDA) Development Scheme
- Plan of Development relevant to the Development Approval for each subject lot
- Any codes or standard that may be relevant

All buyers should ensure that their builders/architects are familiar with EDQ Residential 30 and Low Rise Buildings Guidelines available for download at www.edq.qld.gov.au

Buyers, builders and designers are welcome to contact the EDQ development team at designs@thevillagetownsville.com.au for general design advice in relation to these Guidelines prior to submitting a formal design application. This will enable buyers to identify potential issues of non-compliance early.

STEP 2. SUBMITTING YOUR DESIGN FOR APPROVAL

Before submitting your building design to Townsville City Council or a private certifier for plumbing and drainage approval and building certification, you must apply for and obtain Smart Design Guidelines approval.

Please ensure the following information is submitted with your application:

1. Site plan with minimum scale of 1:200 (1:100 where possible) including:
 - building envelope with lot easements and setback dimensions marked;
 - slope contours with extent of proposed cut/fill earthworks;
 - location and details of proposed retaining walls including height and construction materials;
 - proposed fencing including location, height and type;
 - driveway details including gradient, finish, colour and crossover details;
 - bin and compost storage location;
 - outdoor structures/items (air conditioners, clothes line).
2. Floor plans with a minimum scale of 1:100 including dwelling areas in m².
3. Elevations with a minimum scale of 1:100, including:
 - natural ground line at each elevation face;
 - external material selections;
 - architectural features.
4. Electrical plan with a minimum scale of 1:100 detailing:
 - ceiling fans
 - lighting
 - hot water system
 - air conditioning systems
 - data points
 - rangehood (flued)

At a minimum.

5. Landscaping plan with a minimum scale of 1:100, including:
 - hard landscaping areas including driveway dimensions, details and materials;
 - fencing details (location, type and height);
 - landscape drainage;
 - position of garden beds and ratio of front yard;
 - position and details of plants including size of plants that form a requirement of the Design Guidelines;
 - Letterbox location and detail including street numbering.
6. External colour scheme.
7. Building specification as included in the building contract.
8. NatHERS certificate completed by ABSA accredited energy assessor including input data.
9. Completed Smart Design Guidelines Application form and checklist.

Applications should be preferably emailed to designs@thevillagetownsville.com.au or posted to:

Economic Development Queensland,
Attn: Oonoonba Development Team,
GPO Box 2202
BRISBANE, QLD 4001

STEP 3. RECEIVING YOUR DESIGN APPROVAL

Assessment of your completed Smart Design Guidelines Application may take up to two weeks, but we aim to complete your application as quickly as possible. If amendments are required to your design, and/or further information is required to complete the assessment, this information will need to be submitted before approval can be given, and may affect approval timeframes.

STEP 4. CONSTRUCTING YOUR HOME

Prior to and during construction, the builder will be responsible for managing public safety around the construction site. Appropriate sediment control measures must be implemented at all times.

Lots should be kept clear of rubbish and excess builders waste. Waste should be stored in a bin enclosure and recyclable material deposited at a local recycling facility. Lot owners must ensure that their builders adhere to these measures throughout the construction process.

Any damage to the kerb, footpath or verge landscaping during the course of construction must be rectified by the buyer.

Please ensure your builder and/or contractor adheres to the following points:
Crushed rock must be placed where the crossover is to be located between the back of the kerb and lot boundary BEFORE construction commences. Footpaths at the crossover point must also be protected by crushed rock, this will ensure no damage occurs to EDQ assets (footpaths and kerbing) and mud being taken on to roads.

DESIGN GUIDELINES

The following guidelines apply to all individually titled dwellings. Multi-family dwelling lots may be subject to additional design criteria.

Infrastructure easements are not shown on Plans of Development and designers/architects should refer to registered survey plans or disclosure plans for the location of these easements.

SITE PLANNING.

BUILDING ENVELOPE, SETBACKS AND SITE COVERAGE

- Dwellings must comply with building setbacks outlined in the Plan of Development Table of the applicable development approval.
- Built to boundary (BTB) walls must comply with the relevant development approval.
- Building heights must comply with the relevant development approval.
- Site coverage must comply with the relevant development approval.

BUILT TO BOUNDARY WALLS

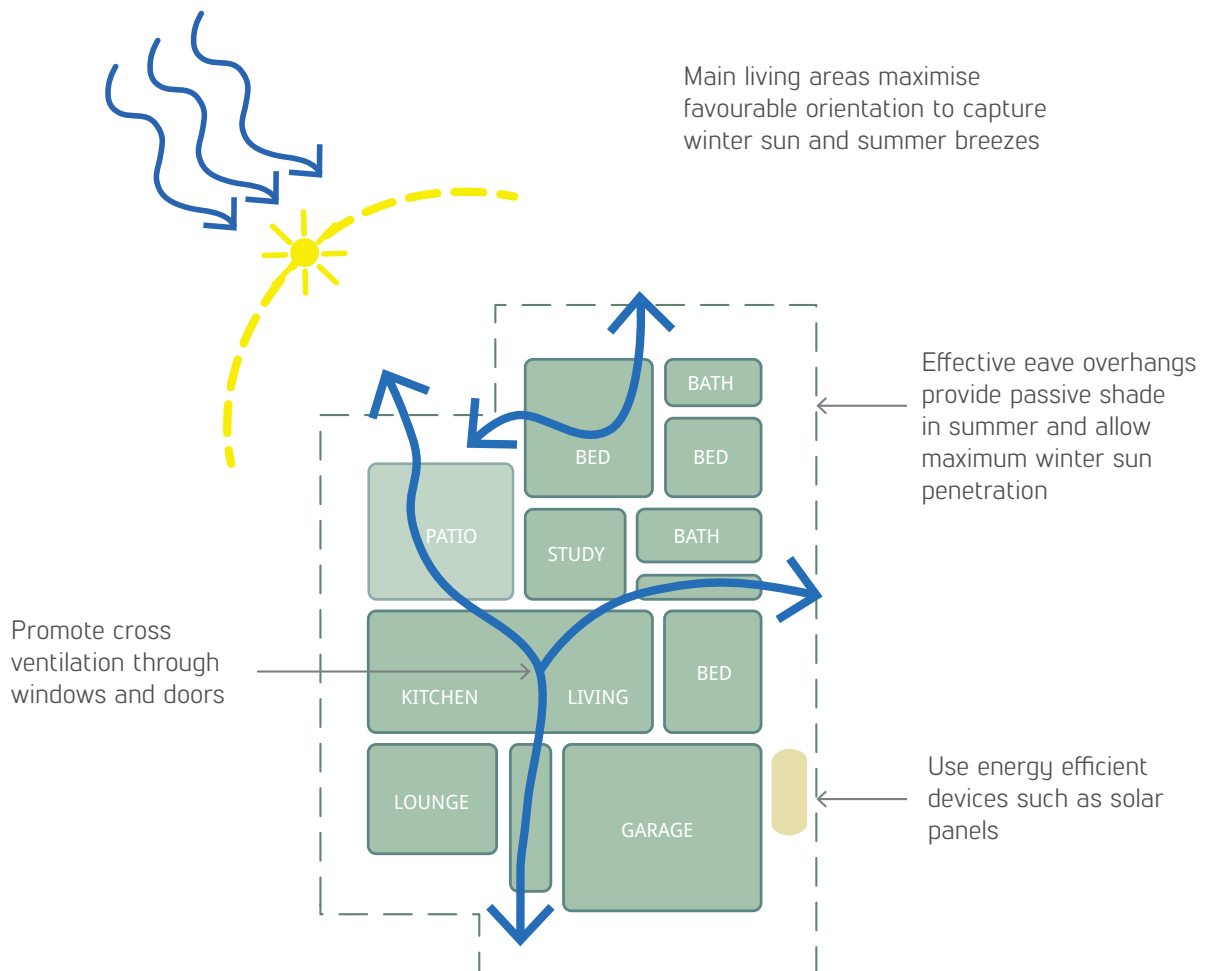
Built to boundary walls must be designed in accordance with the following requirements:

- A 'zero lot line' tolerance of 0.2m inside the boundary is permitted to facilitate a gutter overhang parallel to the wall. If this tolerance is used, no fencing to the boundary is permitted for that length of the wall.
- No windows are permitted on the BTB wall.
- The BTB wall must be constructed of masonry, lightweight or similar and be a consistent standard to the remainder of the dwelling.
- It is the buyer's responsibility to ensure the home design complies with BCA requirements including fire separation requirements.

BUILDING ORIENTATION AND EFFICIENT DESIGN

- Dwellings to be designed to support Crime Prevention Through Environmental Design (CPTED) principles.
- Dwellings to be designed to have good natural cross ventilation with well considered placement of windows to draw breezes through the house, particularly for western walls.
- Sun shading is to be considered on external (particularly west-facing) windows to improve the environmental performance of the building and enhance the tropical character.
- Front doors of dwellings must be clearly visible from the street and where applicable from the rear lane.

- Roof space cooling by use of light coloured roofing and venting (active venting preferred). Solar absorption ratings as provided by manufacturers of roof materials are used to determine what is a light coloured roof (a rating lower than 0.5).
- Where allotments encompass more than one frontage the entries are to be designed to address each frontage.
- Letterboxes must have a close relationship to the front entry.
- Main living area must open directly onto the private open space via glazed adequately sized doors, to allow adequate sunlight and natural light into the house.



PRIVACY AND SURVEILLANCE

- Habitable rooms, windows or balconies within 3m of an adjoining property that overlook the private open space of a neighbouring house are to have sill heights at least 1.7m above floor level or be screened or fixed with translucent glass. Opening windows are encouraged for cross ventilation and screens need to be included where this option is used.
- Dwellings must be designed to ensure passive street surveillance with habitable rooms overlooking the street to provide passive surveillance. Bedrooms (excluding master bedrooms) and designated “home theatre” rooms do not generally provide opportunities for passive surveillance supporting CPTED principles.
- Landscaping near lot boundaries is encouraged to achieve additional privacy and shading.

RETAINING WALLS

- Retaining walls can be rendered, coloured block, stone clad wall or other materials or finishes as approved by EDQ.
- If retaining walls are not completed prior to occupation of the home an erosion control plan including reporting methods must be submitted and approved by EDQ.
- Unpainted masonry block walls are not permitted.
- Timber sleeper retaining walls are not permitted in areas visible from public roads or parks , unless approved by EDQ.

EDQ REQUIREMENTS

- Unobstructed view from the living area, if a room other than a master bedroom or living area is located at the front of the dwelling.
- A clear glass sidelight or large clear glass panels to be installed at the front door.

BUILDING DESIGN.

ARTICULATION

Dwelling facades must have articulated walls in combination with a minimum of four external architectural features and a minimum combination of two external cladding (building) materials. Materials must create contrasting textures and be identifiably different in colour.

Architectural features can include:

- balconies and verandas
- feature entry doors (i.e. includes clear glass panels, side lights, oversized doors etc)
- architectural windows
- gable and end treatments
- entry porches and porticos (that project forward of the front building wall or are raised).
- shade and screening devices
- recessing and projecting elements

Cladding materials can include:

- rendered and painted brick
- face brick
- texture coated fibre cement
- timber (this does not include front door or feature posts)
- stone
- light weight cladding (linea, scyon, axon, matrix)

Secondary cladding must provide a contrast, in both colour and texture, to the primary cladding and be of significant proportions (i.e. to a full external wall). All other materials will be assessed on their individual merits by EDQ.

Where two or more homes with the same or similar facades are proposed on the same street or within close proximity of each other, including the opposite side of the street, they must include four of the following variations:

- Rooflines
- Entry structures
- Front window treatments and styles
- External wall/s, roof materials and colours.

EXTERNAL FAÇADE AND ROOF FORM

- Eaves must be at least 450mm wide (to the fascia) on all pitched roofs except where roof portion is immediately above the built to boundary wall. However, where practical, 600mm eaves should be considered to achieve an increased degree of shading to windows and for enhanced aesthetic appeal.
- Eaves on non-built to boundary walls are to comply with the Plan of Development.
- Sunscreens and awnings comprised of timber battens or metal frames are encouraged. They shade and protect openings, particularly on the eastern and western elevations.

- Detached feature elements such as entries and pergolas may extend beyond the front façade.
- A covered entry must be provided to the home and be at least 1.5m deep and clearly visible from the street or rear lane where applicable.
- The following roof pitches are recommended by EDQ:
 - pitched roofs at a maximum of 30° (hip or gable)
 - skillion roofs with a maximum primary roof pitch of 15° and secondary roof pitch of not less than 5°.
- Where flat roofs are proposed, alternative shading devices are required.
- Roofs and walls facing north or west should be of light colour.
- Elements of modern living including aerials, satellite dishes and air conditioning units must not be visible from the street. Solar PV and hot water panels and wind turbines are exempt.



MINIMUM OFF-STREET PARKING REQUIREMENTS (refer to Plan of Development)

HOMES WITH A VISIBLE SECONDARY FACADE

Homes that have a secondary street frontage or are located adjacent to parkland must be designed to address both frontages through the use of landscaping and fencing, roof form, porches or feature windows to match the front facade. (Refer to Plan of Development).

CAR ACCOMMODATION

- Refer to Plan of Development for minimum off-street parking requirements. An off-street parking space must be a minimum 5.5m.
- Garages are required to be built and sited in accordance with the development approval. The garage should be set back a minimum of 1m from the front building wall and designed so that the entry and the house facade are the predominant features and be located on the western side.
- The maximum width of a garage shall be no more than 40% of the lot frontage on any lot less than 12.5m wide.
- Allotments (not on a laneway) with a frontage of less than 12.5m must have 5.5m setback to the garage.
- Double garages are not permitted on a single storey dwelling on allotments (not a laneway) less than 12.5m wide, unless special merit can be demonstrated. This will be approved at the discretion of the EDQ development team.
- Garage doors are to be panel lift tilt or similar. Roller doors are not suitable.

OUTDOOR LIVING AREAS

- Refer to Plan of Development for minimum private open space requirements.
- Should ensure privacy of the occupants and overshadowing impacts on adjacent buildings and open space.
- Must have a clear relationship to the internal living area of the dwelling.
- Focus to be on the quality of the space in terms of orientation, size, and shape and landscape treatment.
- Planting to external balconies is encouraged by provision of an external water tap connection (at a rate of one per dwelling).
- Alfresco areas must be covered with a permanent roof structure and accessed via the internal living area of the dwelling.

OUTDOOR STRUCTURES

All outdoor structures visible from the street or public spaces must be suitably screened and located to minimise their visual impact, including but not limited to:

- Air conditioning units (where possible these must be mounted under the fence line);
- Satellite dishes;
- Antennas;
- Water tanks and/or water connection points;
- Clotheslines;
- Electrical meters must be boxed;
- Gas bottles and/or Hot water units;
- Gas meters/connection points must be boxed.

Solar panels and collectors for hot water units are exempt and should be orientated to maximise efficiency.

Sheds are to be coloured in coordination with the dwelling (plain zincalume finish is not acceptable), located near garden areas and are not to be visible from the street (either by appropriate siting, or with screen fencing or planting to hide).

FIBRE TO THE HOME

The development will provide fibre to the home, builders must ensure house designs and wiring accommodate this service (shown on plans).

EXTERNAL WORKS AND LANDSCAPING.

DRIVEWAYS

- Driveways must be completed prior to occupation of the home.
- One driveway is permitted per dwelling and treatment must extend from the kerb edge to the garage/carport.
- Driveways must be no more than 3m wide at the lot boundary where providing access to a single garage or carport.
- Driveways must be no more than 4.8m wide at the lot boundary where providing access to a double garage or carport.
- Driveway surface materials and colours are to complement the dwelling and landscape and may include:
 - concrete or clay pavers laid over reinforced concrete base
 - exposed aggregate
 - stencilled concrete (with design approved by EDQ).
- Dark coloured driveways are not encouraged as they store and radiate heat.
- Driveways incorporating permeable pavement sections will be encouraged.
- Driveways must be constructed to align into existing kerb laybacks.
- The developer will install a footpath in front of the lot boundary where shown on the site development plan.
- Where a footpath has been constructed in front of the lot, the driveway must abut level and not be built through the footpath.
- Any damage to the kerb, footpath or verge caused during the course of construction must be rectified by the buyer.
- The use of other products or materials must be approved. Undercoated grey, broom-finished concrete and car track driveways are NOT acceptable.

HARD LANDSCAPING

- Hard landscape areas to drain towards planted areas to maximise stormwater infiltration and passive water sensitive urban design.
- Pedestrian access to the front door must be clear and unambiguous from the street.
- An external water tap must be provided for all dwellings.
- A compost bin should be provided for all dwellings.
- Rubbish bins must be stored behind a fence line or in a screened enclosure approved by EDQ. Bins must not be visible except on the nominated day for rubbish collection by the Townsville City Council.

SOFT LANDSCAPING

- A minimum of one x 2m tall (at planting) shade tree / plant and five x 1m tall (at planting) tree/ plants are required in the front yard for all lots with a frontage of 12.5m or greater.
- A minimum of one x 2m tall (at planting) shade tree / plant and three x 1m tall (at planting) tree/ plants are required in the front yard for all lots with a frontage of less than 12.5m.
- A minimum of 1 shade tree is required per lot.
- A minimum of 50% of front yard is to be soft landscaping, with a minimum of 40% planted. Additional landscaping may be required on corner lots.
- Plants with similar water consumption should to be positioned together to minimise water consumption.
- All planting beds are to be mulched with (a) 100mm organic mulch or (b) 50mm inorganic mulch or (c) matting groundcovers.
- Provision is to be made at ground level on laneways for appropriate landscaping, e.g. trellises.
- A minimum of 50% of plants to be native or endemic (appendix 1).
- An erosion control plan including reporting methods is required to be submitted to EDQ when landscaping works are not finished in entirety prior to occupation of the home.
- The developer will install turf between the lot boundary and kerb.

- The owner must replace any turf damaged between the lot boundary and the kerb.
- Any damage to the kerb, footpath or verge landscaping caused during the course of construction must be rectified by the buyer.

All landscaping is to be entirely completed, including any applicable finishes, within thirty (30) days from practical completion of the home.



LETTERBOXES

- Letterboxes must be located in close relationship to the front entry.
- Numbering and letterbox to be constructed as per the developer's approved design.
- Numbers to be Century Gothic between 75mm and 175mm high. Material either brushed or polished stainless steel, anodised aluminium, bright or satin chrome.
- Letterbox must be installed in a retaining wall, free standing mail wall, free standing feature fence or as approved by EDQ.



FENCING

Front fencing is not permitted except for approved special circumstances such as:

- Privacy around outdoor living spaces when located in the front yard (or side yard in the case of corner lots).
- Privacy and safety around swimming pools when located in side of the yard in the case of corner lots;
- Fencing design and materials to be approved by EDQ.

Side and rear fencing requirements:

- Side fencing between lots must be 1.8m in height and be constructed as good neighbour timber fencing with capping and finish a minimum of 1.0m behind the front building wall. No side fencing is to extend beyond the 1.0m setback to the front building wall.
- Return fencing from the side boundary to the side dwelling must be of a decorative nature, e.g. painted or stained timber slats.
- Materials and finish to be approved by EDQ.

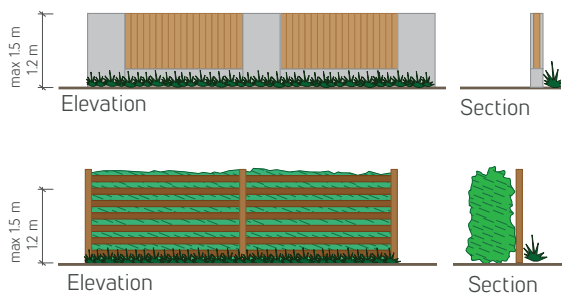
Fencing on the secondary street frontage of corner lots must:

- Be no more than 25% transparent and not exceed 1.8m in height;
- Finish a minimum of 1.0m behind the front building wall;
- Landscaping inside the fence line is encouraged to provide privacy.
- Be constructed of:
 - (a) Painted or stained treated timber or hardwood timber palings with capping and expressed feature posts; or
 - (b) A decorative fence which must be constructed of rendered and painted masonry piers and/or base (minimum 300mm base), and infills of matching masonry, coloured metal tube, or painted or stained timber battens.

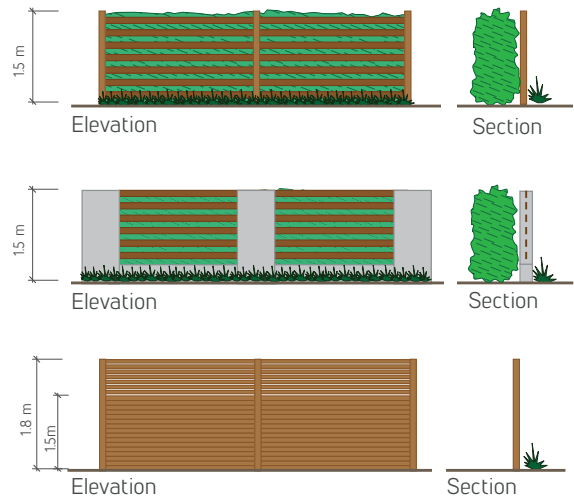
Fencing directly facing a park or public area (not opposite or across the street from a park or public area) must:

- Be of a decorative nature.
- Materials and finish to be approved by EDQ.
- All fences are to be entirely completed, including any applicable finishes, within thirty (30) days from practical completion of the home.

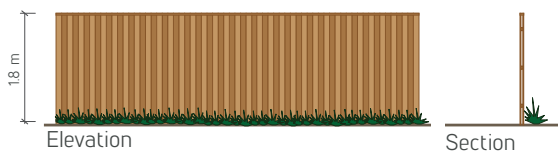
TYPE 1. FRONT FENCING



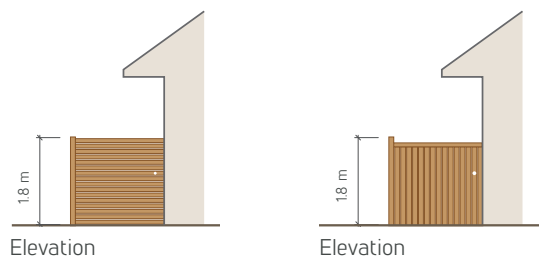
TYPE 4. SECONDARY FRONTAGE / WATERWAY CORRIDOR



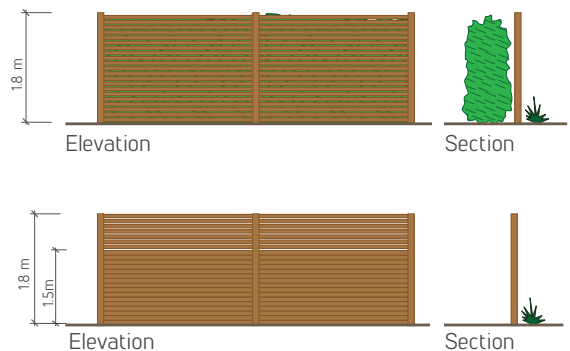
TYPE 2. SIDE AND REAR FENCING



TYPE 3. RETURN FENCING



TYPE 5. SECONDARY FRONTAGE TO LANEWAY



MAINTENANCE OF LANDSCAPING AND FENCING

LANDSCAPING

All turfed and landscaped areas are to be maintained during residency at an acceptable level to EDQ, including:

- Watering;
- Turf control and mowing;
- Removal of green waste; and
- Replacement of dead and/or dying plants.

EDQ encourages the maintenance of turfed and landscaped areas between the lot boundary and kerb.

FENCING

All fencing visible from the street and/or any public open space must be maintained during residency at an acceptable level to EDQ, including:

- Reapplication of paint/stain; and
- Rectification of damage to fence palings, capping, feature posts and gates.

ENVIRONMENTALLY SUSTAINABLE DESIGN.



INTENT

EDQ was the first Queensland developer to achieve full EnviroDevelopment accreditation V2.0 through the Urban Development Institute of Australia (UDIA). EDQ is committed to achieving superior environmental outcomes which result in lower ongoing running cost for our buyers.

The Village is demonstrating the protection and enhancement of ecosystems, the reduction of waste, the encouragement of recycling, reduction of energy use, reduction of potable water use and the development of a sustainable community.

In order to achieve these outcomes the following sustainable design features must be incorporated into all dwellings.

EDQ offers an environmental rebate to eligible buyers on completion of the dwelling once driveway and landscape works are completed in accordance with these design guidelines and the approved plans. Purchasers are to contact EDQ to confirm the amount applicable to their specific lot.

ENERGY

EDQ is expecting a 20% reduction in greenhouse gas emissions in accordance with UDIA's EnviroDevelopment National Technical Standards Version 2 (Residential Subdivision Standard).

- All dwellings must achieve a minimum energy rating of 7 stars under NatHERS, BERS 2nd Generation Software or other as approved by EDQ. Energy assessor to be ABSA accredited and copy of certificate provided. (Curtains, blinds or similar must not be used in the NatHERS calculation and inputs are required to be submitted). Calculations are not to include concessions provided through the Queensland Development Code.
- Any heat pump or solar hot water system booster to be connected to Tariff 33 or 31.
- 100% of internal lighting must be energy efficient lighting.
- Kitchen range hoods must be flued to the outside of the building (shown on plans).
- Ceiling fans must be provided to a minimum of all bedrooms and in the main living room to increase the efficiency of air conditioners (shown on electrical plans).
- Use of appliances which produce less greenhouse gas emissions. This should include at a minimum:
 - Dishwashers (where installed) with an energy consumption of < 245kWh per annum; and
 - Air conditioning systems with COP of > 3.20 and EER of > 3.00

MATERIALS

20% (by volume) of materials should be environmentally responsible materials.

These can be made up from a combination of reused resources; recycled resources; non-polluting sources; low lifecycle energy materials; non-toxic materials; and locally sourced and manufactured materials.

- The use of non-toxic or low toxicity floor coverings must be used on all indoor covered floors.
- Where carpets are used, they must be mechanically fixed.
- Low-toxicity sealants and adhesives must be used.
- Water based low-VOC or no-VOC paints must be used on >95% of all internal and external surfaces.
- Local manufacturers and suppliers have been considered and/or used.

WATER

EDQ is expecting a 20% reduction in potable water demand in accordance with UDIA's EnviroDevelopment National Technical Standards Version 2 (Residential Subdivision Standard). At a minimum, fittings must include:

- Taps to bathrooms, kitchens and laundry that use ≤6 litres per minute.
- Low flow dual flush toilet 4-star WELS.
- All shower heads to be 3-star WELS.
- Showerheads that use ≤6 litres per minute.
- Waterwise landscaping (refer to page 15).
- Where installed, a dishwasher with a water consumption of ≤14 litres per use.

SMART CHOICES FOR HOT WATER

Under our EnviroDevelopment Accreditation EDQ is committed to energy efficiency and reducing greenhouse gas emissions. Hot water can account for 25% to 50% of the total energy bill in the average home. It pays to make a smart choice on your hot water system. In The Village, EDQ recommends using a quality and affordable heat pump hot water system. The purchase and installation costs of heat pumps (with STC rebates) can be affordable and comparable to a quality electric storage or gas hot water system. Heat pumps will save you many hundreds of dollars each year in electricity or gas bills. Speak to your builder about quality affordable heat pump options.

YOUR HOT WATER CHOICE

ALLOWED	PURCHASE COST	EMISSIONS	OPERATIONAL COST
Heatpump (RECOMMENDED)	Low - Medium	Low	Low
Solar HWS	High	Low	Low

NOT ALLOWED	PURCHASE COST	EMISSIONS	OPERATIONAL COST
Electric storage or instantaneous (exceptions can be made for lots under 100m ² or where other energy efficiency features are added to the dwelling - i.e. solar PV)	Low	High	High

COMPARISON HOT WATER COST CALCULATORS

<https://www.hydrothermhotwatersystems.com.au/hydrotherm-versus-electric>

<http://apps.ergon.com.au/calculators/hotwater.aspx> <http://www.rheem.com.au/runningcostcalculator>

HEAT PUMPS

Heat pumps will use considerably less energy than an equivalent electric storage or gas bottle hot water system – generally around two thirds less. Heat pump purchase prices have reduced considerably in recent times. Heat pumps can have timer switches to work from solar PV or to avoid peak demand periods they alternatively can be connected to an economy tariff – Tariff 33 or 31.

WHY WE DO NOT ALLOW ELECTRIC STORAGE OR ENCOURAGE GAS BOTTLE HWSs

Electric storage and gas bottle hot water systems have by far the highest greenhouse gas emissions and on-going operational costs. Under our EnviroDevelopment Accreditation we are committed to reducing your energy costs and emissions by at least 20%.

BOOSTING

Any solar HWS is required to be boosted by an economy tariff – Tariff 33 or 31.

WASTE

At a minimum, the following waste practices must be followed:

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

GREEN BUILDING & CONSTRUCTION

EDQ encourages and promotes the use of sustainable building products and construction services upon builders and purchasers undertaking new dwelling construction at The Village. EDQ seeks to forge the adoption of green building practices, and strives to introduce green technologies and design practices as well as stimulate integration of sustainable building initiatives into mainstream design and construction of residential dwellings.

www.greenbuild.com.au, an initiative of the Tropic Green Building Network is a recommended website for builders and new owners at The Village to learn about sustainable practice integration and source suppliers located in North Queensland that promote tropical eco-building and living.

APPENDIX 1: DEVELOPMENT PLANTING SCHEDULE.

GENERAL

- Trees are to be planted in planting beds of minimum 1.5m width and minimum mulch / planting area of 6m².
- Cultivars of species provided are acceptable.
- Other species to be approved by EDQ.

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
TREES AND PALMS			
Acmena hemilampra	Broad-leaved Lillypilly	Musa basjoo 'Sakhalin'	Japanese banana
Alphitonia petriei	Pink Ash	Rhapis excelsa	Broadleaf Lady Palm
Arytera divaricata	Rose Tamarind	Vitex trifolia 'Purpurea'	Purple Vitex
Brachychiton acerifolius	Illawarra Flame Tree	Vitex trifolia purpurea	Trifoliolate Chastetree
Callistemon viminalis	Weeping bottlebrush	Xanthorrhoea johnsonii	Grass tree
Cassia brewsteri var tomentella	Velvet Bean	Zamia furfuracea	Cardboard palm
Corymbia ptychocarpa	Swamp bloodwood		
Corymbia tessellaris	Moreton Bay Ash	GROUNDCOVERS	
Cupaniopsis anacardioides	Tuckeroo	Babingtonia virgata "Dwarf"	Miniature Baeckea
Eucalyptus tereticornis	Qld Blue Gum	Baloskion pallens	Didgergy Sticks
Euroschinus falcatus	Ribbonwood	Brachyscome microcarpa	Blue Daisy
Ficus congesta	Red-leaved fig	Bromeliad sp	Bromeliad
Ficus virens	White Fig	Crinum pedunculatum	Swamp Lily
Flindersia australis	Crows Ash	Cycas revoluta	Sago Palm
Livistona decora	Weeping Cabbage Palm	Cymbopogon refractus	Barbed Wire Grass
Lophostemon suaveolens	Swamp Box	Dendrobium kingianum	Pink King Rock Orchid
Melaleuca leucadendra	Weeping Paperbark	Dianella caerulea	Flax Lily
Olea paniculata	Native Olive	Dianella Little Jess	Blue Flax Lily
Paraserianthes toona	Mackay Redcedar	Dianella 'Tas Red'	Flax Lily
Pittosporum ferrugineum	Rusty Pittosporum	Dietes bicolor	Spanish Iris
Pongamia Pinnata	Native Wisteria	Dietes bicolor	Yellow Iris
Stenocarpus sinuatus	Wheel of Fire	Dietes grandiflora	Yellow Iris
Sterculia quadrifida	Peanut Tree	Gahnia sieberiana	Swamp Gahnia
Waterhousia floribunda	Weeping Lilly Pilly	Hardenbergia violaceae	Sarsaparilla Vine
Xanthostemon chrysanthus	Golden Penda	Hibbertia scandens	Golden Guinea Vine
		Hymenocallis littoralis	Spider Lily
		Hymenocallis littoralis Thai Spider	Variagated Spider Lily
		Lepidosperma laterale	Variable Sword Sedge
		Liriope muscari	Lily Turf
		Lomandra hystrix	Creek Matt Rush
		Lomandra longifolia	Matt Rush
		Lomandra longifolia 'Bunyip'	Matt Rush
		Molineria capitulata	Palm Lily
		Myoporum ellipticum	Boobialla
		Pennisetium 'Nafray'	Swamp Foxtail
		Pennisetium alopecuroides	Swamp Foxtail
		Pennisetium 'Red Lea'	Swamp Foxtail
		Poa siebriana	Snow Grass
		Themeda triandra	Kangaroo Grass
SHRUBS			
Alpinea caerulea	Native Ginger		
Alpinea excelsa	Red Ash		
Atractocarpus fitzalanii	Native Gardenia		
Cordyline cannifolia	Palm Lily		
Cyrtostachys renda	Lipstick Palm		
Gossia inophloia	Blushing beauty		
Heliconia sp	Heliconia		
Hibiscus heterophyllus	Native Roasella		
Hibiscus sp	Hibiscus		
Leea indica	Bandicoot Berry		
Licuala ramsayi	Australian Fan Palm		
Melaleuca 'Little John'	Little John		
Melaleuca linariifolia 'Claret Tops'	Claret Tops		
Melaleuca linariifolia 'Dwarf Snow'	Dwarf Snow in Summer		
Murraya ovatifoliolata	Native Mock Orange		

APPENDIX 2: APPLICATION FORM.

Please complete this application form and checklist and submit with all relevant supporting documentation electronically (preferred) to designs@thevillagetownsville.com.au or post to:

Economic Development Queensland
Attn: Oonoonba Development Team
GPO Box 2202
BRISBANE, QLD 4001

Lot Number:

Street Address:

Lot Width:

BUILDERS DETAILS

Name:

Address:

Phone:

Email:

BUYERS DETAILS

Name:

Address:

Phone:

Email:

APPLICATION CHECKLIST

(ensure the following are attached to your application)

- 1. Site plan showing all required items at a minimum scale of 1:200 or 1:100 where possible.
- 2. Floor plan with a minimum scale of 1:100.
- 3. Elevations with a minimum scale of 1:100.
- 4. Electrical plan with a minimum scale of 1:100.
- 5. Landscaping plan with a minimum scale of 1:100.
- 6. External colour scheme.
- 7. Building specification as included in building contract.
- 8. NatHERS certificate including input data.
- 9. Completed and signed application form.

SUBMISSION DETAILS

EXTERNAL CLADDING MATERIAL

Primary Cladding:

Secondary Cladding:

ARCHITECTURAL FEATURES

A minimum of four architectural features (please list):

1

2

3

4

BUILDING DESIGN

Total Site Cover: %

Private Outdoor Space: m²

- | | |
|--|-------------------------------------|
| DESIGN | <input checked="" type="checkbox"/> |
| Design considers natural light and ventilation | <input type="checkbox"/> |
| Plans comply with setbacks | <input type="checkbox"/> |
| Garage setback 1m from front facade | <input type="checkbox"/> |
| Fibre to the home has been accommodated | <input type="checkbox"/> |

-
- | | | |
|---------------------------------------|-------------------------------------|-------------------------------------|
| EXTERNAL WORKS AND LANDSCAPING | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Fencing fronting public space | <input type="checkbox"/> | <input type="checkbox"/> |
| Fencing details submitted | <input type="checkbox"/> | |
| Services are screened from the street | <input type="checkbox"/> | |
| Bins screened from the street | <input type="checkbox"/> | |
| Compost bin included in contract | <input type="checkbox"/> | |
| Letter box detail included | <input type="checkbox"/> | |

Percentage of softscaping in front yard %

Size of garden beds (as a %) %

ENVIRONMENTALLY SUSTAINABLE DESIGN CHECKLIST

ENERGY

NatHERS certificate with input data included with a minimum 7 stars (6 stars for two storey dwellings) as per requirements of The Village Smart Design Guidelines.

Roof space cooling by use of light coloured roofing and venting (active venting preferred).

Clothesline to be installed during construction.

100% of internal lighting is energy efficient lighting.

Installation of heat pump or solar hot water systems connected to an off-peak tariff.

Kitchen rangehoods are flued to the outside of the building (shown on plans).

Ceiling fans are provided to a minimum of all bedrooms and main living area (shown on electrical plans).

Dishwashers (where installed) with an energy consumption of < 245kWh per annum

Air conditioning systems with COP of > 3.20 and EER of > 3.00



MATERIALS

The use of low emission floor coverings on all indoor covered floors.

Where carpets are used, they are mechanically fixed.

Low emission sealants and adhesives used.

Water based low-VOC or no-VOC paints used on >95% of all internal and external surfaces.

Local manufacturers have been considered and/or used.



WATER

Taps to bathrooms, kitchens and laundry that use ≤6 litres per minute.

All shower heads to be 3-star WELS.

Low flow dual flush toilet 4-star WELS.

Showerheads that use ≤6 litres per minute.

Waterwise landscaping (refer to page 15).

Where installed, a dishwasher with a water consumption of ≤14 litres per use.



WASTE

The use of skip bins rather than cages.

Maintenance of waste records.

Use of contractors who transport waste to a licensed recycling centre.

Select materials and products which minimise and/or recycle packaging.

Design dwellings to maximise use of standard size of materials wherever possible.

I hereby acknowledge that I have read and understood my obligations as a buyer under The Village Design Guidelines.

PRIVACY STATEMENT

This information will be used to help EDQ process your application for approval under these Design Guidelines. Information of a personal nature will not be disclosed to any other third party, other than the aforementioned, without your consent, unless required by the law or for other authorised purposes described in the Information Privacy Act 2009.

BUILDERS SIGNATURE BUYERS SIGNATURE

BUILDERS NAME BUYERS NAME

DATE DATE

APPENDIX 3: ENVIRONMENTAL BENEFIT REBATE.

Economic Development Queensland (EDQ) has agreed to make a one-off rebate, as agreed at time of contract, to eligible buyers (defined as first transaction of sale between EDQ and purchaser and is not valid on subsequent transactions) on completion of the dwelling, driveway and landscape works in accordance with these Design Guidelines and the approved plans. This is payable provided that the dwelling has not been occupied prior to completion, and that the driveway and landscape works for the dwelling have been completed within thirty (30) days of practical completion. The application should be submitted within sixty (60) days of practical completion. Submit electronically to designs@thevillagetownsville.com.au

Date:

Name of Applicant:

Street Address: Lot No:

Contact No: Fax No:

Email Address:

Date of practical completion of dwelling

Date landscaping was complete:

I/we believe that we have satisfied all the requirements of the Smart Design Guidelines and Sales Contract for the above mentioned lot. These requirements have been met within the timeframes specified in the Sales Contract. I/we now request payment of the Environmental Benefit Rebate of \$_____

I have attached sufficient photographs of the front of the dwelling (showing fencing, landscaping, driveway and dwelling) as viewed from the street to demonstrate compliance of my completed work.

I have attached a copy of my builder's confirmation of handover date; or Form 21 (Certificate of Practical Completion).

EDQ will endeavour to respond within 21 days of the application being made.

Buyer Name: Buyer Name:

Signature: Signature:

Date: Date:

Account details for EFT deposit:

Account Name:

Bank:

BSB: Account Number:

OFFICE USE ONLY

Constructed as per design guidelines and approved plans

Notified by builder for practical completion: Date:

Landscaping required to be completed by: Date:

Payment of Environmental Benefit Payment at settlement confirmed

Date this application was received: Date:

Property Inspected

Application Approved Date: Signature:

Application Declined Date: Signature:

Submitted to EDQ Finance Date: Signature: