

# Hayfield.

Design Guidelines

Developed by

**Goldfields**







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# 1) Introduction

## 1.1) VISION

Welcome to Hayfield, a new master-planned community that combines natural beauty with urban convenience in the heart of Ripley Valley.

Hayfield is designed to encourage a true connection between families, neighbours and nature. Whether it's a run around the Ripley Track, or a yoga session and morning workout in the park, nourishing activities come with a beautiful backdrop.

## 1.2) PURPOSE

The principal aim of these Design Guidelines is to create a coherent built form design vision for the Hayfield community. Developed to enhance the lifestyle and investment of purchasers, the Design Guidelines are designed to ensure all homes at Hayfield are built to a high standard whilst encouraging a variety of housing styles which are in harmony with the streetscape.

The Design Guidelines will assist in providing you with peace of mind that your investment will be enhanced in the future, guarding against inappropriate development that may detract from the development.

## 1.3) OPERATION

You must receive Design Approval for all building works (including houses, garages, driveways, outbuildings and fencing) from the Design Assessment Panel ("DAP") prior to obtaining any relevant Building Approvals.

The Design Guidelines may be amended from time to time at the Developer's discretion to reflect changes in design and building trends and/or amendments to legislation affecting building approvals.

## **2) Approval Process**

### **2.1) DESIGN YOUR HOUSE**

Use the Design Guidelines and the Plan of Development with your selected builder or architect.

### **2.2) SUBMIT PLANS TO DAP**

Please submit all plans, elevations and the DAP Application Form (at Section 8 below) to [designs@hayfield.com.au](mailto:designs@hayfield.com.au)

### **2.3) DESIGN APPROVAL**

The DAP will assess and approve your plans once they meet the standards set out in the Design Guidelines and the Plan of Development. Non-compliant submissions must be amended and re-submitted to the DAP.

### **2.4) BUILDING PERMIT**

Provide a copy of the Design Approval and stamped plans to your Building Surveyor, Private Certifier or Local Council in order to obtain your Building Permit.

### **2.5) COMMENCE CONSTRUCTION**

You must comply with Local Council requirements along with the Design Guidelines and the Plan of Development during all phases of construction. To ensure neighbourhoods are completed in a timely manner, construction must commence within twelve months of purchase of your land and be completed within nine months of commencement.

### **2.6) COMPLETE CONSTRUCTION & MOVE IN**

Certificate of Classification for Occupancy must be obtained from your Building Surveyor or Private Certifier and issued to the DAP prior to occupancy of your home.

## **3) Design Requirements**

The Plan of Development contains the minimum design controls to be met for your home.

### **3.1) BUILDING ENVELOPES, SETBACKS**

All building envelopes, and setbacks must comply with the Plan of Development.

Built to boundary walls are mandatory on 8.5-10.5m lots. Built to boundary walls are optional for lots of 12.5m or larger. Built to boundary walls are to have a maximum length of 15m and a maximum height of 3.5m.

Boundary setbacks are measured to the walls or support of the structure.

Open structures such as portico, entry porch or under roof recreational areas can encroach the front or secondary frontage setback but must not be closer than 1.0m from the boundary to the supporting structure.

### **3.2) BUILDING HEIGHT**

Building height must not exceed 2 stories or 9m whichever is the lesser.

### **3.3) SITE COVER AND PRIVATE OPEN SPACE**

Site cover and private open space requirement for each lot is varied and is shown on the Plan of Development.

## 4) Built Form

### 4.1) ARCHITECTURAL STYLE

A variety of architectural styles are encouraged and permitted, however, each design will be assessed on its merit by the DAP. Front facades must address the street or park frontages, or two street frontages for a corner lot. Corner houses should include a habitable room with a clear view to secondary streetscapes.

Details to be considered within design are to include:

- An entry feature such as a porch
- Window configurations and positions
- Articulation of the floor plan and roof line
- The choice of external materials and colours
- Articulation between the ground and first floor for double storey houses

A house should avoid replicating an identical or overly similar facade of a house within three lots in either direction on the same side of the street, or within three lots on the opposite side of the street.

### 4.2) DWELLING SIZE

All houses must comply with the following minimum sizes (excluding garages, porches, verandas, balconies and alfresco areas):

- 120m<sup>2</sup> Net Internal Area for lots having an area of less than 480m<sup>2</sup>; and
- 145m<sup>2</sup> Net Internal Area for lots having an area of 480m<sup>2</sup> or greater.

### 4.3) FACADE DESIGN

External colours used in the design of your home should be an expression of natural finishes that will complement the colours of the surrounding natural environment.

Details to be considered include:

- A minimum of two complementary materials and colours to facade facing street and no more than four different materials and colours
- A limit of 75% total wall coverage applies to the use of any one material or colour
- Face brick may be used as a feature to the front facade to a maximum of 50% of total

wall coverage

- Façade finishes must return 2m around the corner of the house or to meet the side fence
- Front entries should be clearly visible from the street and should include protruding elements such as a veranda to reinforce the house's sense of address
- Garages should be setback from the front facade to limit impressions of garage dominance
- No downpipes should be visible from any street frontage (with the exception of corner lots)

The front facade must contain at least two contrasting materials (face brick, render, stone, weatherboards, composite cladding or tiles) with the second material comprising at least 25% of total wall coverage: Materials and finishes such as natural mortar, galvanised metal, raw fibre cement sheet, raw zincalume, reflective glazing and stained glass are not permitted.

#### 4.4) ROOFS

Roof designs that are a simple composition of shapes will aid in reducing their visual prominence. Roof forms must be generally pitched with some flat elements permitted where box guttering is hidden from the street view. All roofs must include minimum 450mm eaves to the front façade and secondary street frontages. Eaves must not encroach (other than where houses are built to boundary) closer than 300mm to the lot boundary.

Roofs should conform to the following types:

- Pitched roofs at a minimum of 22.5° (hip or gable) is required
- Skillion roofs at a minimum of 12.5° is required
- Flat parapeted roofs. (to selected areas only)

#### 4.5) GARAGES

Garage door setback to be a minimum of 5.4m. For corner lots garages must not be located on the corner where the primary and secondary frontages meet.

When designing garages, consideration must be given to the screening of boats, caravans and trailers and for 'drive-through' access to the rear yard. The garage door is a major visual element of the streetscape and doors facing the street must be panelled and of a colour which complements the house. The inclusion of windows, recesses or projections in the garage door should be considered so as to present an interesting and integrated facade.

Roller doors and car ports are not permitted.



Examples of permitted garage door profiles



## 5) External Considerations

### 5.1) DRIVEWAYS & PARKING

Driveway locations and minimum off-street parking requirements are specified on the Plan of Development.

Driveways must be constructed of brick and/or concrete pavers, coloured concrete, saw-cut coloured concrete, or exposed aggregate. Plain or natural concrete is not permitted. The visual impact of driveways should be reduced through limiting the width, especially where the driveway crosses the verge and pedestrian footpath. All driveways must be completed prior to the occupation of your home.

Commercial vehicles with a carrying capacity of 2 tonne or more or any boat, caravan or trailer shall not be permitted to be parked on a lot so that it is visible from any street.

### 5.2) FENCES

#### *FRONT FENCING*

Front and side boundary fencing forward of the main building line or garage must be approved by the DAP.

Front fencing on all primary street frontages to be either 50% transparent (not a solid mass) or not to exceed a height of 1.2m. Where private open space is located within the front or secondary setback, the fence can be up to 1.5m in height and 20% transparent for at least 60% of the boundary.

Front fences should not exceed 6m in length without some form of articulation or detailing (i.e. a gateway or recessed garden) to provide visual interest particularly on corner lots. Front fencing design must generally be in accordance with the example images below. Alternatives will be assessed on merit by the DAP.



## *SIDE AND REAR BOUNDARY FENCING*

Side and rear boundary fencing must be constructed from capped timber palings with a plinth and exposed posts (125mm X 75mm), to a height of 1.8m and must not extend past the front facade. Fencing must return from side boundaries at 90 degrees to abut the dwelling. Where applicable, this 'wing fencing' must be setback to allow access to meter boxes and at least 1.0m behind the front facade. Gates may also be included where required. All wing fences and gates must be constructed to match the boundary fencing, or from a complimentary timber style, such as merbau slats.

Fencing to corner boundaries must be setback at least 4.0m behind the front façade.

The boundary fencing described above must be constructed prior to occupation of the home.

### **5.3) LETTER BOXES & STREET NUMBERS**

Letter boxes must be located in close proximity to the front entry and clearly visible from the street. They should be constructed using similar material and colours with the house. Letter boxes on poles are not acceptable.

Street numbers must be clearly visible from the street on the building, front fence or letter box.

### **5.4) GARBAGE BINS**

Garbage bins must not be visible from the street. Appropriate site design or screening measures with fences or enclosures that complement the material and colours of the house should be adopted.

### **5.5) RETAINING WALLS**

The following materials will be permitted for front yard retaining walls:

- Landscape 'key stone' walls
- Split face masonry
- Rendered and smooth face masonry
- A-grade sandstone walls

Timber or concrete sleeper walls will not be permitted for use as retaining walls.

In some lots, the Developer has undertaken retaining walls to improve the buildability of

your block. This will be noted on the Disclosure Plans for your lot. These retaining walls cannot be modified without the prior written approval of the Developer.

## **5.6) GENERAL**

Ancillary structures such as air conditioning units, condensers, satellite dishes, antennae, hot water services, rainwater tanks, sheds and clotheslines must be positioned so that they are not visible from the main frontage of the house or street.

Roof mounted building services or solar panels must be located away from the streetscape or appropriately concealed by a parapet or roof structure that is a part of the overall house design.

Meter boxes and gas meters shall be located in the least visually obtrusive location from public view.

Advertising signage is not permitted on residential lots with the following exceptions:

- Only one advertising sign will be permitted to be erected on a lot that is being advertised for resale as a house and land package only
- No signage is allowed for the resale of vacant land

Internal window furnishings which can be viewed by the public must be fitted prior to occupancy of your home. Sheets, blankets or similar materials for which window furnishing is not their primary use will not be permitted.

## 6) Energy Efficiency

All dwellings to have a minimum energy rating of 6 stars under NatHERS, taking into account the B.C.A. and the Queensland amendments as outlined in QDC MP4.1 AI (d)(i)(ii).

## 7) Front Gardens

At Hayfield, you have the highly exclusive opportunity to have a home landscaped by renowned landscape architects. We designed four curated gardens for each resident to select from for their new Hayfield home.

Once you've received your Certificate of Occupancy and all builder materials have been removed from site, please follow these two easy steps to coordinate the installation of your designer front garden:

1. Contact your client representative to confirm your garden selection via email:

[landscaping@hayfield.com.au](mailto:landscaping@hayfield.com.au)

2. Your client representative will contact you to discuss your design preference, alteration for site position and to coordinate the installation of your selected garden. We will then take care of all the necessary processes required to finalise the design, build and planting of your designer front garden.



## 8) Builders Conduct

All builders and contractors must be appropriately licensed with the QBCC and site signs must be clearly labelled with contact phone numbers and QBCC licence numbers.

Construction sites are to be kept in a clean and tidy manner. Proper erosion and sediment control measures must be in place at all times and inspected and maintained after rain events. Mobile plant and equipment are not permitted to track soil or mud on the roads. All attempts are to be made by the builder and contractors to keep the site, roadways, verge and surrounding lots clean and clear at all times throughout construction.

Access to neighbouring lots is only permitted with the prior written consent of the Developer. For the avoidance of doubt, no plant or equipment of a temporary or permanent nature is to be placed on adjoining lots.

Should consent be granted to access adjoining lots any damage to the adjoining lots shall be reinstated to the original condition including footpaths or other works must be repaired within 5 business days. Washing out of concrete trucks is not permitted anywhere within the Hayfield development.

All building sites are to have a skip or cage on the property and are to be emptied on a regular basis or at the request of the Developer. Storage or parking on the verge areas is not permitted under any circumstances. Neighbouring lots are to be kept clean of rubbish and building waste.

Builders and contractors are required to protect and may be required to reinstate Developer's assets such as trees, parks, light poles and other infrastructure. All builders and contractors are to observe working hours and noise restrictions set out by the Local Authorities.

## 9) Execution

### 9.1) THE DEVELOPER MAY AND RESERVES THE RIGHT TO:

- i) vary, exclude or elect not to enforce all or any part of the Design Guidelines; and
  - ii) interpret the Design Guidelines and the intent of the Design Guidelines,
- in respect of any land within the Hayfield Estate in any way it determines in its total discretion.

### 9.2) THE BUYER:

- i) must not object to; and
  - ii) releases the Developer from any claim resulting from;
- the Seller exercising its rights under this clause 9.

The Buyer acknowledges having read and understood and agrees to comply with the Hayfield Design Guidelines in accordance with the terms of the Contract for the purchase of the Lot.

Lot Number:

Buyers Name: \_\_\_\_\_

Buyers Name: \_\_\_\_\_

Signed: \_\_\_\_\_

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

# 10) DAP Application Form

PLEASE COMPLETE THIS CHECK LIST AND SUBMIT TO THE DAP WITH YOUR SUBMISSION DOCUMENTS TO [designs@hayfield.com.au](mailto:designs@hayfield.com.au)

## LOT DETAILS

Lot Number:

## OWNER DETAILS

Name:

Mailing Address:

## CONTACT

Phone Number:

Email:

## ARCHITECT / BUILDER DETAILS

Company:

Contact Person:

Mailing Address:

Phone Number:

Email:

## CORRESPONDENCE TO BE SENT TO

**OWNER or ARCHITECT / BUILDER** (please circle one)

Attachments - please include the following documents and plans PDF format:

- Site Plan (1:200)
- Floor Plans & Elevations (1:100)
- Schedule of external colours and materials

## Sales Enquiries

Colliers

**Jarod Herden**

Executive, Land Marketing  
Residential

✉ [sales@hayfield.com.au](mailto:sales@hayfield.com.au)

☎ 1300 857 646

☎ 0400 124 826

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