

A close-up, high-contrast photograph of a fern frond, showing the intricate details of the leaflets and the central rachis. The image is in a dark, monochromatic blue-grey tone, with a single red leaflet acting as a focal point and a color accent.

# Mayfair Lane

- R O C H E D A L E   E S T A T E -

## Design Guidelines

### APPLICATION SUBMISSION

All applications are to be sent to PO Box 663, Fortitude Valley QLD 4006 OR [lachland@cfmgcapital.com.au](mailto:lachland@cfmgcapital.com.au)

## I DISCLAIMER

We advise any information provided in the design guidelines below do not remove any obligations under other legal or local authority requirements. We recommend you seek assistance from your building certifiers to confirm current policy standards. Information in this document is given with care, but without responsibility. Purchasers and owners of allotments are responsible for the implementation of the Design Guidelines

## II DEFINITIONS

Allotment	The land on which the dwelling is to be constructed.
Building Height	The vertical distance between the natural ground level and the peak of the roof of the dwelling (not including antennae, flues or chimneys).
Design Control Group (DCG)	All plans of proposed structures are to be assessed and approved by the DCG prior to the commencement of any construction.
Dwelling Sizes	Dwelling size does not include garage, porch, verandah, pergola, or balcony areas and is to be measured inclusive of external wall faces.
Habitable Rooms	A room used for living activities e.g. family room, living room, meals, bedrooms.
Private Open Spaces	The external open areas around a dwelling that are intended for the residents' use for recreational purposes of the demand dwelling.
Setback	The minimum distance to the outer most projection (omp) or eave is required to be placed from the property boundary.
Street Frontage	The front boundary of an allotment that fronts the road. On a corner allotment, the principle street frontage is deemed the shorter side.

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# 1.0 Introduction

## 1.1 PURPOSE

Mayfair Lane, Rochedale is a neighbourhood created by CFMG Capital (CFMG). The objective of these design guidelines is to create a pleasant living environment with visual quality, whilst providing for a variety of housing solutions. The Design Guidelines may be revised from time to time at the discretion of CFMG and will apply to all residential properties within the estate.

The Design Guidelines encourage a variety of styles and designs that will be harmonious, whilst not being onerous by stifling creativity in design. A range of building materials, colours and siting solutions are encouraged to result in distinctive character for each home. A standard solution for every allotment is not encouraged.

## 1.2 ALLOWABLE LAND USE AND CONSTRUCTION TIME

The Design Guidelines prohibit relocatable homes and the construction of more than one dwelling on each allotment. These are mandatory requirements and will not be varied under any circumstances.

A restriction may be created on title to each lot when the plan of subdivision creating this lot is registered. The restriction may, among other things, require that any works carried out on the lot until the earlier of 10 years after registration of the plan and three years after completion of the Estate are approved by Mayfair Lane DCG before the works commence. Construction of the dwellings should be commenced within 6 months, and completed within 18 months from the date of approval of plans by the DCG.

## 1.3 MAYFAIR LANE PLAN APPROVAL PROCEDURES

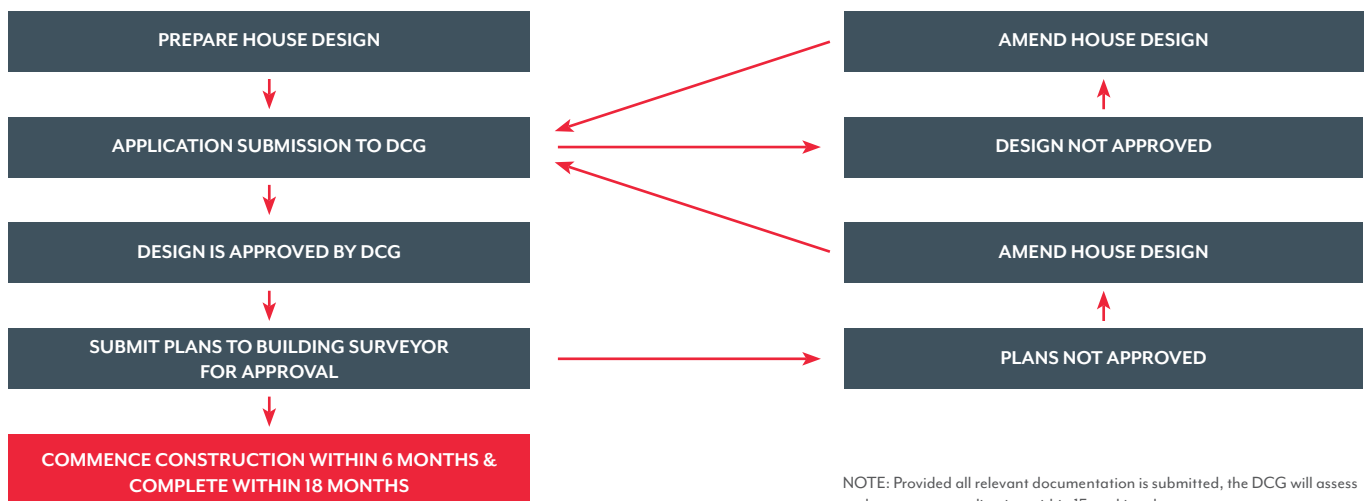
Approval is required under these guidelines by the DCG for the construction of new dwellings, garages and fences prior to any commencement of construction.

A copy of the Design Guidelines should be provided to your building designer or architect for their use.

Approval will not be processed without all required plans. An initial review will be carried out by the DCG and feedback of required changes (if any) will be provided to the applicant.

The DCG approved plans are NOT a building permit. The approved plans will form part of the documents for the owners to obtain a building permit from their nominated building surveyor. Following the completion of Mayfair Lane by CFMG and the eventual dissolution of the DCG, any further alterations and/or additions are to be submitted directly to the nominated building surveyor for approval. The guidelines and any approval made by the DCG do not remove obligations under other legal requirements such as local authority, applicable planning permits, BSA or documents current at the time.

## 1.4 DESIGN REVIEW SUMMARY



# 2.0 The Design Guidelines

## 2.1 ORIENTATION, SITING AND SETBACKS

Siting, setbacks and heights of the home are as specified in the Approved Plan of Development. Guidelines should be referred to as per the table included in the Design Guidelines.

Plan of Development Table						
	Village Lot		Small Lot		Standard Lot	
	Lots ≤ 400m <sup>2</sup>		Lots 401m <sup>2</sup> - 450m <sup>2</sup>		Lots 451m <sup>2</sup> +	
	Ground	First	Ground	First	Ground	First
Dwelling Setbacks						
Front (Living)	3.0m		3.0m		3.0m	
Front (Garage)	5.5m	N/A	5.5m	N/A	5.5m	N/A
Rear	6.0m		6.0m		6.0m	
Side (Built to Boundary)	Optional wall up to 9m long		Optional wall up to 9m long		Optional wall up to 9m long	
Side (Non Built to Boundary)	1.0m		1.0m		1.0m	
Corner Allotment Setbacks						
Secondary Frontage	N/A		2.0m		3.0m	
Site Coverage (Maximum)						
	60%		50%		50%	
Open Space (minimum)	20% (including minimum 4m x 4m primary open apace area, which may or may not be covered)		20% (including minimum 5m x 5m primary open space area, which may or may not be covered)		N/A	
Building Height						
	A maximum 2 storey (7.5m in height at rear & side walls, increasing at no more than 30° to maximum height of 9.5m above ground level).					
Maximum Building Length						
	25.0m					

### Additional Requirements

#### Garage Setbacks

- All garages are to be setback a minimum of 0.5m behind the main building line.
- Garages in alignment with the building line may be approved if the dwelling incorporates articulation to define the entrance including a veranda or portico which projects forward from the main face of the dwelling.

#### Porches & Verandas

- Porches and verandas that are less than 3.6m high may encroach no more than 2m into the front setback.

#### Built to Boundary Walls

- All built to boundary walls must be for non-habitable rooms only.

#### Dwelling Heights and Eaves

- The dwelling height on all allotments is to be a maximum of 8.5 (two storeys) inclusive of roof form.
- Eaves shall be a minimum of 450mm wide over all habitable rooms.
- Two storey designs are required to step in or out at the upper level, when visible from the street.

## Siting and Orientation

Each detached dwelling requires a defined outdoor living space (e.g. under roof patio) which must have:

- access from the living, kitchen or dining area with visual privacy from another outdoor living space by a window/balcony screen

Houses should be sited so habitable windows and secluded private open spaces face North to receive maximum solar energy.

Dwellings are required to hold a minimum 6-star energy rating as set out by the Queensland Development Code 4.1 - Sustainable Buildings (QDC).

An energy report using the appropriate software will be required to determine the building's energy rating to satisfy the current provisions.

## 2.2 CORNER ALLOTMENTS

All dwellings on corners must be designed to have feature elements that address both street frontages.

This may be with the appropriate use of windows, porticos and similar design features. Blank walls facing the streets are not permitted. The secondary façade of the design must have an articulated wall.

For corner allotment fencing see guideline 2.8 (corner allotments).

## 2.3 VEHICLE ACCOMMODATION

Lock up garages under the roof line, must be provided for a minimum of two vehicles, and must reflect the architectural design elements of the main dwelling.

Garage doors shall not dominate the architectural design and shall occupy no more than 50% of the total lot frontage.

Colours and materials used are to be the same as the main dwelling.

Garage doors are to be panel lift or sectional doors ONLY. Roller doors are not permitted.

The roof pitch of the garage is to match the house

## 2.4 ROOFING MATERIAL AND PITCHES

Acceptable roofing materials include terracotta, slate or concrete tiles and Colorbond metal sheeting in a non-reflective colour. Galvanised iron and zincalume is not permitted.

A variety of roof forms and pitches are highly desirable. Gables, hips or a combination are encouraged.

The roof form of verandahs and porticos should also be part of your overall design. Gutters and down pipes are to complement the house colour.

Roof pitch is to be a minimum of 25 degrees with higher pitches preferred. Dwellings must have 450mm wide eaves over all habitable areas.

Some flat roof area (max 25% of roof area) is acceptable subject to the discretion of the DCG. Flat roof areas are to be concealed behind a parapet and must not be a dominant roof form. If used as a highlight to the home design, flat roof areas will be considered on architectural merit by the DGC on an individual basis.

A variety of roof form such as skillion roofing is encouraged. Roof pitch is to be a minimum of 20 degrees. The roof form of verandahs and porticos should also form part of your overall design.

## 2.5 EXTERNAL MATERIALS

The front façade wall material is to be coloured or painted cement render, with limited accompanying use of feature materials. Additional feature materials may include:

- Feature lightweight cladding such as Timber, Scyon, Axon, Stria, Matrix or Linea Prime Line
- Feature garage doors
- Premium or boutique bricks
- Feature tiles
- Stone
- Stone or masonry blockwork
- Innovative use of highlight feature materials such as timber and metal (for example copper or zinc) will be considered on merit.

To ensure a varied selection of external materials and diversity within the streetscape, the front façade must comply with the following requirements:

- Have at least 25% render cover
- Incorporate at least 1 and up to 3 feature materials
- Face brick must not exceed 30% cover

The above combination of materials are to be used as a guide to achieve a contemporary façade. Approval of any material, combination or ratio of materials is at the discretion of the DCG.

The front façade area includes only walls facing a street. Windows and doors (including frames), fascia, mouldings and the like are not included as an additional external building material and will not be included when calculating the front façade feature materials.

## 2.6 DOMESTIC WATER RE-USE AND CONSERVATION

The best approach to water conservation is to reduce water usage and wastewater. This can be done with the installation of dual flush toilets, water efficient appliances and planting water efficient gardens. Alongside the provision of building houses to a 6-star energy rating, solar hot water systems are highly encouraged. Installation of a grey water diversion valve to the laundry (that allows the user to select the means of disposal i.e. sewer or garden) is another option, however it is not recommended to install diversion valves from the bathroom or kitchen.

## 2.7 TELECOMMUNICATIONS

Mayfair Lane meets current NBN criterion. Builders within the estate will need to ensure they meet the current guidelines for NBN telecommunications wiring. This documentation can be found on the NBN Co website: [www.nbnco.com.au](http://www.nbnco.com.au).

## 2.8 FENCING AND RETAINING

For all allotments, approval of all fencing is required from the DCG. Colorbond/steel fencing is not permitted.

### Front Fencing

Fencing forward of the building line is not encouraged in order to promote integrated housing and streetscapes.

Fences forward of the building line will only be considered for approval by the DCG where the forward fence/wall incorporates or is complementary with the same materials used on the dwelling.

The integration of feature fence/wall panels and landscaping sections will need to be appropriately located. This type of fencing is generally 50-60% transparent.

### Side fencing (all allotments)

Side and rear fences are to be constructed of 1.8m high palings with exposed posts and capping or materials approved by the DCG.

Side fences that are constructed forward of the main line of the dwelling shall be designed to provide an open visual character and match requirements of front fencing.

### Street Side fencing (corner allotments)

Side fencing of a solid or closed nature on corner allotments (that front the street) cannot exceed 50% of the lot boundary.

Where the only opportunity to provide a private north facing open space is forward of the house, approval may be given at the discretion of the DCG, on the condition materials and design as specified in the front fencing section are adhered to.

## Retaining Walls

Retaining walls forward of the building are discouraged and should not be necessary. To reconcile level differences between the home and the street, CFMG encourages gentle battering which, when planted, leads to a softer streetscape than can be achieved through hard retaining.

Where retaining walls are visible from the street they must comply with the following materials:

- Rendered masonry;
- Rendered blockwork; or
- Small format stone where the same stone is used a feature material in the front façade of the home.
- Coloured concrete sleepers with a colour complimentary and or featured on the front façade of the home.
- Timber retaining is not permitted.

## 2.9 DRIVEWAYS AND PATHS

Driveways must be fully constructed prior to the occupation of the dwelling. Acceptable construction materials are coloured concrete or concrete with exposed aggregate.

Plain concrete driveways and front paths are not permitted. The driveway shall be no wider than the total width of the garage and tapering to a maximum 5m wide at the front boundary line.

A minimum allowance of 500mm of garden planting is required between driveway and side boundary.

## 2.10 ANCILLARY BUILDINGS AND STRUCTURES

External hot water services, ducted heating units, rainwater tanks, fuel storage tanks, clotheslines, utility meters and sheds are not to be visible from streets or reserves.

Maximum wall height of sheds is 2m, and must be constructed from steel in a colour complimentary to the dwelling. Untreated or unfinished surfaces must not be used, including reflective materials such as galvanised iron or aluminium. The maximum floor areas of sheds are 15m<sup>2</sup>. These may be placed outside the building envelope, but should be hidden from the street.

Any roof mounted satellite dishes and television aerials are to be located to the rear of the house and be as low as possible on the roof. Boats, caravans, trailers, commercial vehicles or other recreational vehicles are not permitted to be parked on your property unless they are screened from the public view. Storage of these vehicles may occur where there is provision of a rear door to your garage for drive-through storage.

Letterbox type, colour and specifications to be nominated with submission to DCG for approval.

Letterboxes must be:

- Positioned on the front boundary adjacent to either the driveway or path with the house number clearly displayed.
- Replicate the colour, material and style of your dwelling. Ideally, the letterbox should match either the render to dwelling or colour of the garage door.
- Temporary or ornamental letterboxes will not be permitted.

## 2.11 MECHANICAL EQUIPMENT AND PLUMBING

Air-conditioning units are to be located away from public view. Any roof-mounted air-conditioners, evaporative coolers, etc. are to be located to the rear of the house, be of low profile, coloured to match the roof, and installed below the ridgeline.

External plumbing fittings and units (including spa equipment) are not to be visible from the streets or reserves. Downpipes on two storey dwellings are to be minimised from view from streets or reserves, with other external plumbing fixtures to be concealed.

## 2.12 LANDSCAPING

All applications must include a clear landscaping plan showing:

- The siting of the dwelling;
- Driveways and paths;
- Planting location and planting schedule;
- Any proposed retaining walls or fencing (including type);
- Detail of all surface treatments; and
- Any other significant landscape features.

As a minimum, all landscaping of garden areas including the front verges within the public view must be completed within three months of practical completion of the dwelling. The front yard must contain:

- For Village Lots 15m<sup>2</sup> of garden
- For Small Lots 20m<sup>2</sup> of garden
- For Standard Lots 25m<sup>2</sup> of garden

The garden must have a planting density of no less than 5 plants/m<sup>2</sup>; with all grassed areas to be turfed (not grass seeded). Various forms of commercially available sterile bark mulches are considered acceptable for residential use, of which the preferred are medium grade hoop pine mulch, pine bark mulch or forest mulch. Mulch is to be installed to a minimum settled depth of 100mm.

Plants are to be supplied in the following minimum pot sizes: trees – 300mm diameter pots, with at least one 25L size specimen per lot; shrubs – 140mm diameter pots, with at least 50% of specimens supplied within 200mm diameter pots or greater; and groundcovers - 100mm diameter pots, with at least 50% of specimens supplied within 140mm diameter pots or greater.

One tree at least 1m in height at the time of planting needs to be installed in the front garden.

Owners are encouraged to use native Australian plants in landscaping. Some recommendations include:

- Ivory Curl Flower
- Golden Penda
- Dwarf Paperbark
- Tuckeroo
- Dwarf Bottlebrush
- Blue Tongue
- Blueberry Ash
- Pointed – leaf Hovea
- Pultanaea
- Palm Tree

Environmental weeds are discouraged from being included in the landscaping. The verge, if disrupted, is to be reinstated with turf upon practical completion of the house by the owner at the owner cost.

## 2.13 PROTECTION OF NATIVE VEGETATION

Existing native vegetation is to be avoided during proposed development and associated construction works. When required, protect root zones using tree protection zones during construction.

## 2.14 SIGNAGE

Signage and hoarding boards advertising businesses and products are not permitted.

Builders' signs of a maximum size of 600mm<sup>2</sup> are permitted as required on allotments during the course of construction, and must be removed upon completion of construction.

Real Estate signs are not permitted unless approved by the DCG.

## **2.15 TEMPORARY STRUCTURES**

Builders' structures such as site sheds, site toilets and power generators are permitted as necessary on allotments during the course of construction, and must be contained within the lot under construction and removed upon completion of construction.

Temporary fencing is encouraged for use during construction.

## **2.16 RUBBISH DISPOSAL AND ALLOTMENT MAINTENANCE**

The purchaser is to ensure rubbish (including building materials and site excavation material) is stored in the correct bins and collected promptly.

Dumping of rubbish (including building materials and site excavation material) on vacant allotments is illegal.

Grass and weed growth on vacant allotments is to be slashed or mowed at regular intervals so that growth does not exceed 200mm in height, or as required by council or the Country Fire Authority.

Wire rubbish cages are not permitted.

## **2.17 INNOVATIVE DESIGN**

The Developer at its discretion has the authority to approve on its merits any innovative or diverse designs that do not meet the requirements of the Covenant.

## **2.18 NON-DUPLICATION**

In order to comply with the Developer's requirements for non-duplication of homes in the Estate, the home constructed on the Land must not be substantially the same in design, colour or construction as any other home or proposed home that is situated within 3 lots on either side of, or on an opposite lot to the home constructed on the Land.

## **2.19 RESERVATION**

The Owner acknowledges and agrees that the Developer has the right to vary, exclude or elect not to enforce any of the Covenants in respect of the Land and any other lots in the Estate. The Owner specifically absolves the Developer from any liability of any nature for any action taken in varying, electing not to enforce or exclude any part of the Covenant.

## APPLICATION FORM FOR DESIGN APPROVAL

Please detach this form and complete the details for the submission to the Design Control Group for plan approval.

### Property Details:

Lot Number:	
Street Address:	

### Owner(s) Details:

Name:	
Name:	
Current Address:	
Telephone:	
Email:	

### Applicant Details:

Name:	
Company:	
Address:	
Telephone:	
Email:	

Allow a minimum of 15 working days for processing and assessment on the provision all required documentation is submitted.  
Include the following documents (tick box):

### APPLICATION DOCUMENTS REQUIRED FOR SUBMISSION

- ☐ Site plan for the lot and proposed structure(s) showing setbacks from all boundaries, eaves overhang, fence details, outbuildings, driveway access and path details. Fence details are to show material and height. Minimum scale 1:200.
- ☐ Floor plans, including roof plan. Minimum scale 1:100.
- ☐ Elevations from all sides of the structure(s), including building heights, roof forms and roof pitch. Minimum scale 1:100.
- ☐ Schedule of external materials, colours and finishes, including driveway. This is to be in the form of a colour board with samples attached.
- ☐ Application Form for Design Approval.

### APPLICATION SUBMISSION

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# Mayfair Lane

- ROCHEDALE ESTATE -

BRISBANE  
AIRPORT 

WISHART STATE PRIMARY

MANSFIELD STATE HIGH

GARDNER RD

BRISBANE CBD

MANSFIELD  
STATE PRIMARY



# Mayfair Lane

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