



8 December 2008



ARCHITECTURAL DWELLING CODE SUMMARY – BIG SKY COOMERA

1.0 INTENT

The intent of this review is to provide a summary of the building requirements for various dwellings types in:

- Big Sky Development Coomera
- This summary has been prepared to assist in establishing housing design requirements

2.0 BACKGROUND

Big Sky falls over two place codes under Gold Coast City Council planning guidelines.

Coomera Town Centre LAP Place Code or the Coomera LAP Place Code (whichever is applicable) and the Detached Dwelling Specific Development Code.

Land west of Finnegan Way is covered under the Coomera Town Centre LAP Place Code.

Land east of Finnegan Way is covered under the Coomera LAP Place Code.

Big Sky contains a number of varying lot products which promotes a variation of built form and street appeal.

The estate contains a number of dual road frontage lots to minimize the dominance of garages along the streetscape.

All lots with dual frontage - vehicular access shall be from the laneway.

A review of the various Approvals was undertaken to summarise the applicable codes and specific building requirements for the sites.

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8 December 2008



2.1 Big Sky Development

2.1.1 Preliminary Approval for MCU under 3.1.6 (Self Assessable Detached Dwellings, Code Assessable Attached Dwelling and Code Assessable ROL) dated 16 April 2008.

This approval made reference to a number of dwelling types.

- **Detached Dwellings - lots with area of 300m² to 399m²**

Self Assessment - where in accordance with the plans submitted and approved in GCCC correspondence dated 27 August 2008.

Details relating to these detached dwellings are summarized in Table A – Detached Dwellings BS1

These details cover both Coomera Town Centre LAP Place Code and Coomera LAP Place Code

- **Detached Dwellings - lots with area 400m² and greater**

Under the approval, such dwellings are Self Assessment.

They must comply with the relevant Gold Coast City Council planning guidelines - Coomera Town Centre LAP Place Code or the Coomera LAP Place Code (whichever is applicable) and the Detached Dwelling Specific Development Code.

Land west of Finnegan Way is covered under the Coomera Town Centre LAP Place Code.

Land east of Finnegan Way is covered under the Coomera LAP Place Code.

Details relating to these detached dwellings are summarized in Table B – Detached Dwellings BS2 (CTC LAP), and Table C – Detached Dwellings BS3 (C LAP).

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8 December 2008

- **Attached Dwellings - Duplex**

Code Assessment – where approval is subsequently secured compliant with the conditions of the approval, and in accordance with the relevant Coomera Town Centre LAP Place Code or Coomera LAP Place Code (whichever is applicable), and in accordance with the Attached Dwellings and Medium Density Detached Dwelling Specific Development Code.

Details relating to these attached dwellings are summarized in Table D – Attached Dwellings BS4 (CTC LAP), and Table E – Attached Dwellings BS5 (C LAP).

- **Attached Dwellings - Terrace**

Code Assessment – where approval is subsequently secured compliant with the conditions of the approval and in accordance with the relevant Coomera Town Centre LAP Place Code or Coomera LAP Place Code (whichever is applicable), and in accordance with the Attached Dwellings and Medium Density Detached Dwelling Specific Development Code.

Details relating to these attached dwellings are summarized in Table F – Attached Dwellings BS6 (CTC LAP), and Table G – Attached Dwellings BS7 (C LAP).

2.1.2 Development Permit for Reconfiguration of a Lot (110 lots and park in stages 1 and 2) dated 16 April 2008.

Makes reference to the Preliminary Approval and requires the same level of assessment for dwellings.

Approved ROL makes any detached dwelling Self Assessment.

Detached Dwelling - Lots with an area of 300m² to 399m² - per Table A – covers both place codes

Detached Dwelling - Lots with an area of 400m² and greater - Table B – Detached Dwellings BS2 (CTC LAP), and Table C – Detached Dwellings BS3 (C LAP)

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3.0 SUMMARY

The following are general conditions which should be considered in any dwelling design and streetscape planning:

- Complementary building materials and patterns are to be used throughout the development.
- Streets to provide a mix of housing type and product design.
- Safe vehicular access – verge must remain at council profile, maximum of 25% driveway gradient to home, and where over 12.5% pedestrian access is to be provided (steps, handrails, cleats).
- Location of gully pits and driveways should be taken into account to ensure adequate separation.
- 3000 litre rainwater tanks to be provided, with overflow from tank provided with connection to a stormwater outlet.
- Plumbing of home to both potable and recycled water pipes, as per Interim Rainwater Tank Guidelines Aug 2005.
- Rainwater tanks shall comply with the requirements of the Queensland Development Code (QDC) – no tanks shall be located within private open space regions
- All lots with dual road frontage – vehicular access shall be from the laneway
- Use of colours on dwellings should provide a varied and diverse streetscape. Repetitious primary or feature colours shall be avoided.

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8 December 2008



TABLE A - DETACHED DWELLINGS BIG SKY BS1 – LOT SIZE 300 TO 399SQM

Five (5) House designs have been generated for varying site slopes and lot conditions – Type A to E. Type A (falls 0 to 2m), Type B & C (falls 2 to 5.5m) and Type D & E (falls 2 to 3.5m). The purchaser has received copies
Each house type contains three (3) façade types and three (3) setback variations to promote a diverse streetscape.
These preliminary architectural and landscape designs have been endorsed by GCCC in their correspondence dated 27 August 2008.
General requirements are tabulated as:-

REQUIREMENT	DESCRIPTION
Design	In accordance with the submitted plans and elevations by Burling Brown Architects (BBA), as approved by GCCC @ 27 August 2008
Site Coverage	Max 45% or as shown on the approved BBA designs approved by GCCC @ 27 August 2008
Building Setbacks	In accordance with the submitted plans and elevations by Burling Brown Architects, as approved by GCCC @ 27 August 2008
Eaves	Provide on all roof overhangs; except Zero Lot Lines (ZLL)
Roofs	Avoid flat roofs and provide pitched form
Garage Limits	Does not exceed 6m in width or as shown on the approved BBA designs approved by GCCC @ 27 August 2008
Garage	Provide 2 car spaces per site
Fencing	Any fencing proposed in front of building line shall be max 1.5m high and 50% transparent; or Any solid or less than 50% transparent fencing proposed in front of building shall be max 1.2m Any fencing at interface of lots and park shall be 100% transparent
Private Open Space (POS)	Min 25m ² with min dimension of 3m POS to be located on N, NE or SE orientation POS slopes to not exceed 1 in 10
Public Space interface	Promote the use of balconies and / or living room windows overlooking public spaces. Provide large windows on all living and bedrooms with street frontage.
Walls on ZLL	Walls must average 3m in height, but not exceed 3.5m in height
Landscape	Landscape plans as approved by GCCC @ 27 August 2008 (Available to Purchasers on Request)

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TABLE B - DETACHED DWELLINGS BIG SKY BS2 - LOT SIZE 400 SQM OR GREATER - (Coomera Town Centre LAP) Lots west of Finnegan Way

REQUIREMENT	DESCRIPTION
Site Coverage	Max 60% for 1 storey dwelling Max 50% for 2 or 3 storey dwelling
Building Height	Max 3 Storey
Building Setbacks Front	Min 6m 3 rd storey Min 6m to OMP
Side	Min 1.5m to OMP (up to 4.5m height) Min 2.0m to OMP (between 4.5m and 7.5m height) Min 2.0m plus additional 0.5m for every 3m or part thereof when height exceeds 7.5m 3 rd storey Min 2.0m to OMP
Rear	Min 1.5m to OMP (up to 4.5m height) Min 2.0m to OMP (between 4.5m and 7.5m height) Min 2.0m plus additional 0.5m for every 3.0m or part thereof when height exceeds 7.5m 3 rd storey Min 2.0m to OMP
Garage Setback	Min 1m behind the front façade of the building line.
Walls on ZLL	Walls must average 3m in height, but not exceed 3.5m in height Walls do not exceed 35% of boundary length, or Where walls match the existing length of walls on adjoining lots; or Where walls does not exceed 2m in height as a result of retaining or dwelling design the wall can go entire length of side or rear boundary No windows on the ZLL walls permitted.
Materials	Glass cannot exceed max reflection of 20% for light Glass must have heat transmission of not less than 20% Glass must be limited to 60% of any one external wall.

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8 December 2008



Acoustic	Use of appropriate insulation/glazing/or other measure to ameliorate noise from road corridors.
Fencing	Any fencing at interface of lots and park shall be 100% transparent ; or Fencing to be a max 1.2m high and 50% transparent
Public Space interface	Promote the use of balconies or living room windows overlooking public spaces
Garage	Garages or carports must not be located within the frontage setback, and Garages do not exceed 3.5m in height, and Garages do not extend 9m along or parallel to a single side boundary, and Garage is not located within 1.5m from a window of a habitable room in an existing or approved dwelling.

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TABLE D - ATTACHED DWELLINGS – DUPLEX - BIG SKY BS4 (Coomera Town Centre LAP) – Lots west of Finnegan Way

REQUIREMENT	DESCRIPTION
Density	2 dwelling per site
Building Height	2 storey's; or Partial 3 storey allowable where the GFA of third storey does not exceed 50% of GFA of floor below.
Roofs	To be pitched form Minimum 30 degree pitch
Eaves	All elevations min 600mm overhang except on zero lot line walls
Fencing	Fencing to frontage of lots to be max of 1.2m height; or Fencing to frontage of lots to be max 1.5m height and min 50% transparent Fencing adjacent to park to be min 100% transparent.
Public Space interface	Promote the use of balconies (min 2m depth) or living room windows overlooking primary active frontage
Site Coverage	Max 60% for 1 storey dwelling Max 50% for 2 or 3 storey dwelling
Building Setbacks Front	Min 6m 3 rd storey Min 6m to OMP
Side	Min 1.5m to OMP (up to 4.5m height) Min 2.0m to OMP (between 4.5m and 7.5m height) Min 2.0m plus additional 0.5m for every 3m or part thereof when height exceeds 7.5m 3 rd storey Min 2.0m to OMP
Rear	Min 1.5m to OMP (up to 4.5m height) Min 2.0m to OMP (between 4.5m and 7.5m height) Min 2.0m plus additional 0.5m for every 3.0m or part thereof when height exceeds 7.5m 3 rd storey Min 2.0m to OMP
Garage Setback	Min 1m behind the front façade of the building line.
Garage	Garages or carports must not be located within the frontage setback, and Garages do not exceed 3.5m in height, and

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	<p>Garages do not extend 9m along or parallel to a single side boundary, and Garage is not located within 1.5m from a window of a habitable room in an existing or approved dwelling</p>
Walls on ZLL	<p>Walls must average 3m in height, but not exceed 3.5m in height New walls do not exceed 35% of boundary length, or 15m of any one boundary Walls can however match the existing length of walls on adjoining lots; Where walls does not exceed 2m in height as a result of retaining or dwelling design the wall can go entire length of side or rear boundary No windows on the ZLL walls permitted Walls can exceed 3.5m in height where they abut a higher existing or simultaneously constructed wall Walls can be 5.5m high where they abut a side or rear lane</p>
Building Appearance	<p>Where 3 or more attached product are provided there must not be more than 2 on same vertical plane or offset by less than one metre.</p>
Materials	<p>Lightweight Construction or a combination of lightweight and non exposed brickwork Glass cannot exceed max reflection of 20% for light Glass must have heat transmission of not less than 20% Glass must be limited to 60% of any one external wall</p>
Acoustic	<p>Use of appropriate insulation/glazing/or other measure to ameliorate noise from road corridors.</p>
Windows	<p>Habitable room window must not directly face or be within 3m of an access lane; or Habitable room window 3m from access lane, it is to have a combination of sill height of 1.7m or obscured glass below 1.7m or is screened by a 1.8m high structure which is screened to min 50% transparency; or Habitable room window can be seen from open space area the open space window is to be screened to min 50% transparency.</p>
Private Open Space(POS)	<p>Min 25m² area with min dimension of 3m and have 3hours sun on 21 June. POS to be accessible by the living room.</p>

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TABLE E - ATTACHED DWELLINGS - DUPLEX - BIG SKY BS5 (Coomera LAP) Lots east of Finnegan Way

REQUIREMENT	DESCRIPTION
Density	2 dwelling per site
Building Height	2 storey's; or Partial 3 storey allowable where the GFA of third storey does not exceed 50% of GFA of floor below.
Roofs	To be pitched form Minimum 30 degree pitch
Eaves	All elevations min 600mm overhang except on zero lot line walls
Fencing	Fencing to frontage of lots to be max of 1.2m height; or Fencing to frontage of lots to be max 1.5m height and min 50% transparent Fencing adjacent to park to be min 100% transparent.
Public Space interface	Promote the use of balconies (min 2m depth) or living room windows overlooking primary active frontage
Site Coverage	Max 50%
Eaves	Front 1m
Building Setbacks	Front Min 6m 3 rd storey min 6m to OMP
	Side Min 1.5m 3 storey - Min 2.0m to OMP (up to 7.5m in height) plus additional 0.5m for every 3.0m or part thereof when height exceeds 7.5m
	Rear Min 6m 3 storey - Min 6.0 to OMP (up to 7.5m in height) plus additional 0.5m for every 3.0m or part thereof when height exceeds 7.5m
Materials	Glass cannot exceed max reflection of 20% for light Glass must have heat transmission of not less than 20% Glass must be limited to 60% of any one external wall.
Acoustic	Use of appropriate insulation/glazing/or other measure to ameliorate noise from road corridors.

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8 December 2008



Walls on ZLL	Walls must not exceed 3.5m in height; except if Wall is constructed simultaneously with adjoining walls, or Abut a side or rear lane where height can be 5.5m. Boundary walls should not exceed 15m in length, or match the existing wall if one in place
Windows	Habitable room window must not directly face or be within 3m of an access lane or within 10m of another habitable room; or Habitable room window is within 3m from access lane or within 10m of another habitable room, it is to have a sill height of 1.7m or obscured glass below 1.7m or is screened by a 1.8m high structure which is screened to min 50% transparency; or Habitable room window can be seen from open space area the open space window is to be screened to min 50% transparency.
Private Open Space(POS)	Min 25m ² area with min dimension of 3m and have 3 hours of sun on 21 June. POS to be accessible by the living room. Min grade for POS is 1 in 10

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TABLE F - ATTACHED DWELLINGS – TERRACE - BIG SKY BS6 (Coomera Town Centre LAP) Lots west of Finnegan Way

REQUIREMENT	DESCRIPTION
Density	1 dwelling per 200sqm
Building Height	2 storey's; or Partial 3 storey allowable where the GFA of third storey does not exceed 50% of GFA of floor below.
Roofs	To be pitched form Minimum 15 degree pitch
Eaves	All elevations min 600mm overhang except on zero lot line walls
Fencing	Fencing to frontage of lots to be max of 1.2m height; or Fencing to frontage of lots to be max 1.5m height and min 50% transparent Fencing adjacent to park to be min 100% transparent.
Public Space interface	Promote the use of balconies (min 2m depth) or living room windows overlooking primary active frontage
Site Coverage	Max 60% for 1 storey dwelling Max 50% for 2 or 3 storey dwelling
Building Setbacks Front	Min 6m 3 rd storey Min 6m to OMP
Side	Min 1.5m to OMP (up to 4.5m height) Min 2.0m to OMP (between 4.5m and 7.5m height) Min 2.0m plus additional 0.5m for every 3m or part thereof when height exceeds 7.5m 3 rd storey Min 2.0m to OMP
Rear	Min 1.5m to OMP (up to 4.5m height) Min 2.0m to OMP (between 4.5m and 7.5m height) Min 2.0m plus additional 0.5m for every 3.0m or part thereof when height exceeds 7.5m 3 rd storey Min 2.0m to OMP
Garage Setback	Min 1m behind the front façade of the building line.
Garage	Garages or carports must not be located within the frontage setback, and Garages do not exceed 3.5m in height, and Garages do not extend 9m along or parallel to a single side boundary, and

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	Garage is not located within 1.5m from a window of a habitable room in an existing or approved dwelling
Walls on ZLL	Walls must average 3m in height, but not exceed 3.5m in height New walls do not exceed 35% of boundary length, or 15m of any one boundary Walls can however match the existing length of walls on adjoining lots; Where walls does not exceed 2m in height as a result of retaining or dwelling design the wall can go entire length of side or rear boundary No windows on the ZLL walls permitted Walls can exceed 3.5m in height where they abut a higher existing or simultaneously constructed wall Walls can be 5.5m high where they abut a side or rear lane
Building Appearance	Where 3 or more attached product are provided there must not be more than 2 on same vertical plane or offset by less than one metre.
Materials	Lightweight Construction or a combination of lightweight and non exposed brickwork Glass cannot exceed max reflection of 20% for light Glass must have heat transmission of not less than 20% Glass must be limited to 60% of any one external wall
Acoustic	Use of appropriate insulation/glazing/or other measure to ameliorate noise from road corridors.
Windows	Habitable room window must not directly face or be within 3m of an access lane; or Habitable room window 3m from access lane, it is to have a combination of sill height of 1.7m or obscured glass below 1.7m or is screened by a 1.8m high structure which is screened to min 50% transparency; or Habitable room window can be seen from open space area the open space window is to be screened to min 50% transparency.
Private Open Space(POS)	Min 25m ² area with min dimension of 3m and have 3hours sun on 21 June. POS to be accessible by the living room.

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TABLE G - ATTACHED DWELLINGS - TERRACE - BIG SKY BS7 (Coomera LAP) Lots east of Finnegan Way

REQUIREMENT	DESCRIPTION
Density	1 dwelling per 200sqm
Building Height	2 storey's; or Partial 3 storey allowable where the GFA of third storey does not exceed 50% of GFA of floor below.
Roofs	To be pitched form Minimum 15 degree pitch
Eaves Side/Rear	Min 600mm overhang except on zero lot line walls
Fencing	Fencing to frontage of lots to be max of 1.2m height; or Fencing to frontage of lots to be max 1.5m height and min 50% transparent Fencing adjacent to park to be min 100% transparent.
Public Space interface	Promote the use of balconies (min 2m depth) or living room windows overlooking primary active frontage
Site Coverage	Max 50%
Eaves Front	1m
Building Setbacks Front	Min 6m 3 rd storey min 6m to OMP
Side	Min 1.5m 3 storey - Min 2.0m to OMP (up to 7.5m in height) plus additional 0.5m for every 3.0m or part thereof when height exceeds 7.5m
Rear	Min 6m 3 storey - Min 6.0 to OMP (up to 7.5m in height) plus additional 0.5m for every 3.0m or part thereof when height exceeds 7.5m
Materials	Glass cannot exceed max reflection of 20% for light Glass must have heat transmission of not less than 20% Glass must be limited to 60% of any one external wall.
Acoustic	Use of appropriate insulation/glazing/or other measure to ameliorate noise from road corridors.

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Walls on ZLL	Walls must not exceed 3.5m in height; except if Wall is constructed simultaneously with adjoining walls, or Abut a side or rear lane where height can be 5.5m. Boundary walls should not exceed 15m in length, or match the existing wall if one in place
Windows	Habitable room window must not directly face or be within 3m of an access lane or within 10m of another habitable room; or Habitable room window is within 3m from access lane or within 10m of another habitable room, it is to have a sill height of 1.7m or obscured glass below 1.7m or is screened by a 1.8m high structure which is screened to min 50% transparency; or Habitable room window can be seen from open space area the open space window is to be screened to min 50% transparency.
Private Open Space(POS)	Min 25m ² area with min dimension of 3m and have 3 hours of sun on 21 June. POS to be accessible by the living room. Min grade for POS is 1 in 10

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