



Montview

RIPLEY VALLEY

Design Guidelines



An introduction to your Design Guidelines

1. Welcome to Montview

These Design Guidelines have been carefully developed to ensure you have the flexibility to create your dream home while maintaining Montview's distinctive and cohesive architectural character.

APD is committed to creating community focused projects and housing products that reflect the unique culture and community of the region coupled with attractive and affordable options for residents.

We understand that your family home is one of the greatest personal investments that you will make in your life, therefore, these Design Guidelines have been designed for the following reasons:

- To enhance and protect the value of your home at Montview;
- To ensure the lots within Montview are properly maintained prior to the commencement of construction of a dwelling thereon;
- To ensure a high standard of design and construction of dwellings and improvements in Montview are maintained.

You acknowledge and agree that:

- The Land forms part of Montview which is a quality residential community;

- Unsold lots in Montview are a valuable asset of APD, the value of which depends, in part, on Montview continuing to be and being regarded as a quality residential community;
- APD has a legitimate business interest in ensuring that Montview remains a quality residential community;
- The value of other lots in Montview already sold to other owners depends, in part, on Montview continuing to be and being regarded as a quality residential community; and
- It is necessary and in the interest of all owners of land within Montview that APD exercises supervision and control to regulate the design and construction standard of dwellings, other improvements and landscaping, and completion of construction of dwellings, other improvements and landscaping within Montview and other matters generally.

It is important that you discuss these with your builder or architect during the early stages of planning the design of your home to confirm your house design complies, or can be altered to comply with the guidelines.

These Design Guidelines form a legal and binding part of the contract and should be read in conjunction with, not in lieu of, all relevant state or local government planning and building approval requirements.

2. Approval Process

The design of your new home must first be assessed and approved by the Montview Design Review Panel (DRP) (acting reasonably) before you can obtain your building approvals. The following drawing and documents are to be submitted in an electronic (PDF) format via email to drp@montviewripleyvalley.com.au

- Site Plan
- Floor Plans
- Elevation Plans
- Landscaping Plan
- Material and Colour Selections
- Completed Design Guideline Checklist
- Completed Application Form
- Structural Detail for Built to Boundary Walls

Once all required drawings and documents have been received, Montview DRP will thoroughly assess your house design to ensure it complies with the guidelines and will provide a response within 10 business days.

If the house design is deemed to not comply in the opinion of Montview DRP (acting reasonably), then Montview DRP will identify the issues which need to be addressed. The plans will then need to be modified accordingly and re-submitted for approval. Once approval has been granted by Montview DRP, you or your builder can proceed with obtaining the necessary building approvals.

In assessing your house design, Montview DRP will act reasonably and will have regard to:

- Your reasonable interests and any neighbouring property owners;
- The purpose and objective of the Housing Covenants as described in Special Condition 19 of the Contract (Building Covenants); and
- The extent that your proposed dwelling will materially and detrimentally affect you and/or the Seller and/or the Property and/or the Estate.

Montview DRP reserves the right to approve designs which may not strictly meet all requirements of the guidelines provided the dwelling is generally in accordance with the guideline's overall objectives, but will not withhold its approval unreasonably.

Notwithstanding the Seller's approval, you may require additional Approvals, including endorsement of the plans and specifications by the Local Government and any competent Authority. You acknowledge that no approval granted by the Seller will constitute any representation that the plans and specifications will be approved by the Local Government and any competent Authority.

If you are unsure whether your home design will meet the requirements of these guidelines or if you would like more information, please contact us at drp@montviewripleyvalley.com.au and we will be happy to assist.





3. Setbacks and Siting

Building setbacks need to comply with the approved Plan of Development (POD). Noncompliance with the above provisions may require a concurrence agency response from Ipswich City Council. In some respects, these Design Guidelines provide for a higher standard than that prescribed by the POD. Where they do so, the Buyer must comply with the higher standard in the Design Guidelines (in the reasonable opinion of the Montview DRP), provided that in doing so, the Buyer would not be taken to be falling below the standard prescribed by the POD. For the avoidance of doubt, if the POD prescribes a higher standard than these Design Guidelines, the Buyer must comply with the POD.

Built to boundary walls are to be located in accordance with the approved Plan of Development which identifies how and where development on your lot is to occur.

When built to boundary walls are to be constructed consideration is to be given to adjoining lots on the lower side to ensure the structural design extends below the adjacent pad level. Design details are to be provided as part of the design approval for potential coordination with future neighbouring lots (if required).

Design Requirements

4.1 Front Facade

Objective

- To promote contemporary, innovative, attractive, and practical dwelling designs that enable the built form to positively contribute to Montview's cohesive and high-quality streetscape.

Standard

- The front façade must include a minimum of two materials and two complementary colours (excluding windows, doors and garage doors) drawn from a neutral colour palette. No one material or colour can take up more than 60% of the front façade area.
- The façade treatment on two-storey dwellings must have a clearly identifiable transition between the ground floor and first floor.
- External finishes are to be a combination of rendered masonry, cladding, FC sheeting, galvanised steel and solid coloured face brick with white mortar. No painted brick, sandstock brick, exposed commons bricks or double height bricks will be permitted.
- Each dwelling must incorporate a prominent front entry feature such as a portico or porch under its own roofline with a minimum depth of 1.5 metres which complements Montview's contemporary architectural character and provides a clear entry for the dwelling.
- Front entry door to be minimum 820mm wide feature door i.e. incorporating glass inserts and/ or with a timber finish. Diamond grill security doors will not be permitted.
- All windows facing the street should complement the contemporary house style and be well-proportioned awning, fixed glass or louver windows. No sliding glass windows and no diamond grill security screens on the front façade will be permitted.
- Columns on the front façade to be either fully rendered or feature brick with no downpipes visible where possible.
- Front façade materials are to extend along the adjacent side walls for a minimum of 2 metres or a distance which ensures the change in materials is not easily visible from the street.
- Dwellings with identical facades are to be separated by at least 3 house lots in any direction including the other side of the street. If it is the opinion of Montview DRP (acting reasonably) that two dwellings are overly similar, then whichever application was lodged first will take precedence.
- Dwelling designs, material choices and colour schemes that do not strictly comply with the above stipulations may be considered on architectural merit however this is at the discretion of Montview DRP (acting reasonably).



4.2 Roofs

Objective

- To provide attractive, harmonious and energy efficient roof forms which complement the contemporary house designs and contribute to Montview's distinctive character.

Standard

- Roof materials are limited to contemporary coloured metal sheeting (e.g. Colorbond) and Slimline style roof tiles.
- Skillion roofs and parapet roofs are encouraged and will be permitted with no minimum angles.
- Hip and gable roofing must have a minimum pitch of 25 degrees which is consistent across the roof form. For lots with a frontage of 20 metres or more a pitch of 22.5 degrees will be accepted.
- Roof mounted items visible from the street or public spaces must be unobtrusive.

4.3 Corner Lots

Objective

- To ensure that dwellings on corner lots (including lots abutting a laneway) present attractively to both frontages by providing visual amenity and a continuous built form to all sides visible to the public.

Standard

- On corner lots the full length of the façade visible from the secondary street must be rendered and painted in colours that match or are similar to those on the front façade.



4.4 Garages and Driveways

Objective

- To ensure that garage doors contribute to the design quality of the front elevation while minimising their visual impact to the streetscape.
- To reduce the impact of driveways by having a consistency of material and ensuring there is landscape separation to minimise the visual impact of hard paved surfaces.

Standard

- The garage door must be of a contemporary style and colour which is complementary to the front facade.
- Garages to be set back at least 500mm behind the front porch.
- Concrete driveways and pathways to be finished using a contemporary coloured exposed aggregate.
- Plain concrete driveways will only be permitted for laneway access terrace lots.
- Driveways for double garages should taper to a maximum of 4.0 metres wide when crossing the verge to reduce its visual impact.
- Driveways must be offset at least 300mm from your side boundary with a landscaped garden bed provided.
- Where a footpath has been constructed in front of the lot the driveway is to cut through the footpath at the nearest construction joint and the footpath reinstated against the driveway.
- All driveways must be completed prior to occupation.

4.5 Fencing

Objective

- To provide consistent fencing around your home and those of your neighbours to contribute to the high-quality visual amenity at Montview.

Standard

- Side and rear fencing must be a 1.8 metre high butted timber paling fence.
- Side fencing along common property boundaries must stop a maximum of 1 metre in front of the building line with side returns to be located 1 metre behind the building line.
- Front fencing must be a maximum of 1.5 metres high with a minimum transparency of 50%. Front fencing must feature pillars or expressed posts and be painted in a colour which complements the colour of the dwelling.
- For corner lots any fencing with a street or public frontage (including lots abutting laneways) the fencing must include exposed posts with capping. Street facing fencing (not including laneways) must be painted a dark grey colour such as Dulux Domino or an equal equivalent, or stained.

4.6 Retaining Walls

- Details of any retaining walls must be submitted for approval by Montview's DRP, which approval must not be unreasonably withheld.
- Any walls constructed by the developer have not been designed for surcharge loading of any structures, therefore this will need to be considered as part of the dwelling's structural design.

4.7 Landscaping

Objective

- To encourage the use of distinctive, attractive and sustainable landscape elements, materials and spaces which complement both your homes contemporary architectural style and the overall visual quality of the street.

Standard

- Buyers must provide landscaping to the front of their property and are strongly encouraged to provide landscaping to the entire block.
- At least 25% of the front yard area (including hardstand areas) must be landscaped with well- planted garden beds using a variety of plants and be positioned towards the front of the block where possible. Garden beds which take up the majority of the front yard area are encouraged with any remaining area to be turfed.
- All garden beds are to be edged, mulched and finished level with the adjacent lawn. Timber is not to be used for garden edging.
- The species of plants chosen should take into consideration the local climate to reduce the need for watering and to ensure longevity.
- At least one advanced tree (75 litres minimum) to be planted within the front yard.
- Letterboxes to be brick look or rendered design in a colour which is complimentary to the front facade.
- All landscaping to the front of the property is to be completed within three months of handover from your builder.
- A detailed landscaping plan must be submitted along with the building designs and must be approved by Montview's DRP (acting reasonably) prior to obtaining building approvals.



Design Guidelines checklist

Requirements	Yes	No	N/A
1. Contemporary dwelling design			
The dwelling has been designed to reflect the contemporary architectural style which is in keeping with the character of the existing dwellings.			
2. Facade			
Front facade includes at least two complementary materials and two colours with no single material or colour taking up more than 60% of the front facade area.			
Dwelling incorporates prominent front entry portico or porch with a minimum depth of 1.5 metres.			
All windows facing street are well-proportioned awning, fixed glass or louver windows.			
Front facade materials extend along adjacent side walls at least two metres or a distance which ensures the change in materials is not easily visible from the street.			
3. Roofs			
Roof materials limited to contemporary coloured metal sheeting.			
Hip and gable roofing to have a minimum pitch of 25 degrees (if applicable).			
Roof mounted items visible from the street or public spaces are unobtrusive.			
4. Corner lots			
The full length of facade visible from the secondary street to be rendered.			
5. Garages and driveways			
Garage Door to be a contemporary style and colour which is complimentary to the front facade.			
Garages set back at least 4.9 metres from front boundary and at least 500mm behind porch.			
Driveways for double garages taper to 4 metres when crossing verge.			
Driveways and pathways finished using contemporary coloured exposed aggregate.			
Driveway offset is a minimum 300mm from side boundary with associated landscaping.			
Driveways are located in accordance with the approved Plan of Development.			
6. Fencing			
Any fencing with a street or public frontage (including side returns) to be painted dark grey or stained.			
7. Landscaping			
At least one advanced tree (75 litres minimum) to be planted in front yard.			
Letterboxes to be brick look or rendered design in a colour which is complementary to the front facade.			
8. General			
Setbacks in accordance with approved Plan of Development.			
Construction of home to commence within twelve months from settlement.			

Design Guidelines Checklist

This form and attachments are to be completed, signed and returned by email to drp@montviewripleyvalley.com.au

Owner/Applicant Name

Street Address

Lot and Survey Plan Number

Settlement Date

Contact Details

Mobile

Email

Builder Details

Anticipated Building Dates

Start:

Finish:

Signed

Dated

Requirement please attach

Completed Design Guidelines Checklist

Site Plan

Floor Plans

Elevation Plan

Landscaping Plan

Material and Colour Selections

Landscaping Plan

Structural Detail for Built to Boundary Walls





Montview

RIPLEY VALLEY



PETER CAMERON
MARKETING & SALES

Important notice - Please read carefully

These Design Guidelines set out standards and specifications for dwellings and other buildings constructed at Montview Ripley Valley. Different Design Guidelines may be developed for other stages. These Design Guidelines will be binding on persons who purchase land in Montview. Such persons should review the terms of the contract and associated documentation carefully and seek and rely on their own legal and other advice. Neither the Developer or any of its employees or agents gives any warranty or makes any representations that any particular type of development or design will be approved by it or by Council or any other relevant authority. Interested persons should review the contract terms carefully and seek and rely on their own legal, planning and design advice. The Developer may change, relax or elect not to enforce any of the Design Guidelines in its sole discretion without notice. All illustrations are indicative only and final product may differ from that depicted here.