

# Plantation Palms Design Guidelines

The design of the main building and outbuildings, and use of materials and colours are subject to the Design Guidelines and are subject to approval by Plantation Palms Review Team (PPRT).

## Setbacks and Privacy

### Front Setbacks

In general, the minimum setback is 4.5m for all lots and verandah, patio, etc may have minimum setback of 3m.

### Side Setbacks

- Lots that are 15m wide and over:

Depending on dwelling height, side setbacks range from 1.5m to 2.5m. Zero setbacks are permitted if they achieve certain requirements, as outlined in Design Guidelines for Owners.

- Lots that are 15m wide and under

Depending on dwelling height and frontage, side setbacks range from 0.75m to 1.9m. Zero setbacks are permitted if they achieve certain requirements, as outlined in Design Guidelines for Owners.

### Rear Setbacks

- Is dependant on size of lot but generally 1.5m to 2m.

- No setback is required for lots with rear lane access.

### Privacy

- Bedroom and bathroom windows along side boundaries must maintain privacy. Use obscure / highlight glazing, screens, internal shutters or the like.

- Carports, paved areas and courtyards may be located within setback areas.

- No side boundary windows are to be aligned with your neighbours.

## Building Forms

To avoid repetition, no two buildings, either adjacent or on opposite sides of the street within a three lot zone, is to have the same façade. Variations in façade will be permitted depending how they are seen and whether they meet the objectives of PPRT.

## Building Height

Buildings are to be a maximum two storeys in height. There must be a maximum of 8.5m to the roof pitch.

### Articulation

Façade and side walls are to be articulated to create visual interest and avoid long straight walls. Walls are to articulate at least every 12m. External elements, such as verandahs, on side and rear walls are encouraged.

### Undercrofts

If undercroft areas need to be used on a two storey home they should not be visible from the street. They should be screened by timber slats that are suitably spaced for ventilation. An area of 2.7m at the front may be left partially open for parking. If closed, a matching timber gate must be incorporated

## Roof Form

Compositions of simple roof plane should reflect internal layout. They must be comprised primarily of pitches, skillions and gables.

- Pitched roofs generally need to have gabled ends.
- Skillion roof forms should be angled at 7.5° and above.
- Flat roofs with parapets are permitted for garages and car spaces or other recessive locations only

### Eaves

- A minimum of 600mm overhang is required for all eaves and soffits.

- When built to the zero lot line on smaller lots, dwellings should have a forward projecting gable or roofed element which allows eaves to be visible from the street on that side.

## Windows & Doors

- Windows fronting the street should have a 1.5:1 or greater vertical proportion. Variations to this may be approved based on merit.

- Window frames, particularly mullions, should contrast with the walls. White, light coloured frames and/or finished timber are to be used.

## Outdoor Rooms

- A front ground level verandah, porch, pergola or upper level balcony is required for all dwellings.

- Front porches and verandahs should be designed to be habitable space not just an entry way. The use of such spaces encourages a more friendly neighbourhood.

- A minimum porch depth is 1.5m and a minimum width is 1.5m.

## Floor Area

There is no minimum floor area, however each dwelling is required to include an outdoor living area (courtyard) integrated with the dwelling with direct access to living area with the minimum dimensions;

- A minimum 4 x 4m courtyard is required for lots below 10m wide.

- A minimum 4 x 6m courtyard is required for lots 10m wide or bigger.

## Materials

An exciting mixture of materials, colours and finishes is encouraged for every home. The use of external masonry is limited to 50% of the street façade and face brick or unfinished block work is not permitted.

### External Colours

External paint colours have been carefully selected, with the inspiration drawn for the local environment and habitat. Please refer to Design Guidelines for Owners for suggested colours.

### Roofing

Roof materials should be preferably Colorbond or metal. Flat shingle style tiles are permitted. All roofs require matt finishes. Please refer to Design Guidelines for Owners for suggested colours.

### Garages

- For front loading dwellings, the garage must be set back from the main building façade by a minimum of 1m.

- Lots with rear lane access must have the garages as close as possible to the rear boundary.

- Triple garages are not permitted.

### Driveways

- Driveways are to finish at the kerb.

- Driveway width for single garages is 3m wide. Double garage driveway width is 3.5m wide.

- Stamped or spray on patterns are not permitted.

Please refer to Design Guidelines for Owners for suggested colours.

## Fencing

### Front Fencing

- Front fences are mandatory in prominent streets, and are required to have a maximum height of 1100mm.

- Front fences are to include masonry piers or timber posts, with timber paling in fill panels.

- Colours must match the built form.

### Side Fencing

- Side fences are to be made from natural timber palings with a maximum height of 1.8m.

- Side fences are an extension of wrapped around front fence in terms of style and materials.

- Fence framing must face internal to lot.

- No colourbond fencing is permitted.

## Pathways

- Paths should be a minimum of 1200mm wide.

- Materials in entry paths should be consistent with the driveway.

## Landscaping

Refer to the approved species list in the Design Guidelines for the selection of species.

### Trees

- Traditional Lots (15 - 20m frontage)

minimum 2 x 45L trees

- Courtyard Lots (10 - 15m frontage)

minimum 2 x 45L trees

- Cottage Lots (10 - 15m frontage) minimum 2 x 45L trees

- Terrace (Laneway) Lots (less than 10m frontage) minimum 1 x 45L trees

## Corner Buildings

Corner buildings are important landmarks and must address both street frontages using either;

- A corner feature.

- Gable facing both streets.

- Additional height.

- A 'wraparound' verandah.

- Or a combination of these.

## Introduction

Plantation Palms is a development with a difference. Our aim is to create a sustainable, comfortable and appealing development that is sympathetic to Mackay's tropical environment. Community spirit is also important to us. Our unique development incorporates designs of houses, landscapes, streets and public spaces that together instil a sense of neighbourhood and encourage a more balanced lifestyle.

## Plantation Palms Review Team (PPRT)

To achieve the vision of Plantation Palms, the Plantation Palms Review Team (PPRT) has been appointed to review house and garden designs ensuring that they incorporate the guidelines.

## Approval process

### Step 1

Read the design guidelines.

### Step 2

Read the council requirements.

### Step 3

Research and consider your lifestyle and needs.

### Step 4

Appoint designers and builders to design your home and garden for your site.

### Step 5

Submit plans to PPRT for preliminary design review.  
Email: [pprt@plantationpalms.com.au](mailto:pprt@plantationpalms.com.au)

### Step 6

Respond to feedback.

### Step 7

Submit official plans and completed application form to PPRT for final approval.

### Step 8

Obtain approval from PPRT to Application.

### Step 9

Submit your proposed plans for your new home and garden, the PPRT approval letter and the necessary fees to a building certifier for building plan approval. Obtain approvals from the building certifier.

## Layout of development.

There are five types of land parcels from which to choose;

Manor	over 21m frontage
Traditional	16 to 20m frontage
Cottage	10 to 15m frontage
Courtyard	10 to 15m with rear lane access
Terrace	Less than 10m with rear lane access

The land shall only be used as a single unit private dwelling

## Approval to Completion

### Completion

- Construction is required to commence within 12 months of the settlement date. Any damage occurring to the footpath, kerb, nature strips (including street trees) or adjoining land during construction must be rectified prior to completion.
- Front garden landscaping is to be completed at a suitable time when house is near to completion.
- Should these requirements not be met, then Plantation Palms Properties reserves its rights as per the Contract for Houses and Land.

### Signage

Plantation Palms aims to maintain a high standard of visual signage, restrictions are as follows:

- Maximum of two signs permitted at any time on each individual allotment.
- Maximum of one sign advertising real estate for sale with a maximum size of 600mm x 900mm
- Maximum one building / contractors sign permitted on each allotment, maximum dimensions of 600mm x 900mm.

## Contact

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*Disclaimer: Whilst all care has been taken to ensure the accuracy of the information in this document, no responsibility is taken to any errors or omissions. The details in this document are subject to change and council approvals at any time without notice. Printed March 2009.*

# Design Guidelines Summary