

# Hampton

G R O V E

BUILDING DESIGN GUIDELINES







# Hampton

G R O V E

## INTRODUCTION

These Building Design Guidelines are to assist with maintaining a high standard of housing and finishes within Hampton Grove, the location of your new home.

The aim of these guidelines are to provide comfort to you that your greatest investment (your new home) will be protected.

The Building Design Guidelines form part of your Contract of Sale for your block of land and are your guide to designing and building your new home within Hampton Grove.

It is important that your building designer/builder understands these guidelines and incorporates into the design of your new home.

## VISION

Hampton Grove is a unique and exclusive community and the design of your home should reinforce the Hampton style of living which reflects our relaxed North Queensland lifestyle.

Hampton style means inviting open front porches and vestibules, high pitched roofs, large open outdoor living areas, swimming pools, BBQ's, cubby houses, room for the kids birthday parties and backyard cricket, light filled rooms with large windows to invite the cooling breezes.

All complemented by the Hampton colour scheme of cool whites, delightful taupes, highlighted with royal blues, marine blacks and charcoals as feature colours

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# HOW TO HAVE YOUR BUILDING PLANS APPROVED

...and ready for you to start building your new home.

Housing designs are to be approved by the developer prior to commencement of construction.

The process is quite simple:

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## STEP ONE

Have your building designer/builder read and understand the Building Design Guidelines and Covenants before commencing design on your home.

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## STEP TWO

Submit your plans along with the Application and Checklist attached as Appendix 'A' to these guidelines. Application, plans and checklist should be submitted to [building@hamptongrove.com.au](mailto:building@hamptongrove.com.au)

Generally all plans will be assessed within 5 Business days, once submitted and reviewed, you will receive in writing one of the following responses,

1. Approval to start construction of your home;
2. Approval to start construction pending further information provided before construction commencement
3. Request for further information.

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## STEP THREE

Start building!

The Approval given by the developer is not in lieu of your Local Government Authority or a registered building certifier which will be required in addition to this approval process.

## USE OF YOUR LAND

The land can only be used to build one residential home per block of land (single unit houses) that meets the criteria set out in this Building Design Guidelines document.

It is important that all homes within Hampton Grove are constructed in a consistent and good tradesman like manner. The following types of development are not permitted –

- Temporary or prefabricated structures, caravans or temporary houses
- Relocated homes or structures

## DESIGNING YOUR NEW HOME

The following information is a guideline to help you with the design and construction process of building your new home in Hampton Grove.

The key points to consider when working with your building designer/builder it is important to consider –

- Building positions (setbacks)
- Orientation in relation to sun and prevailing breezes
- Best use of private open space and outdoor areas

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### UNDERSTANDING BUILDING ENVELOPE & SETBACKS

This document is provided to you as a purchaser of land within Hampton Grove. You will also find a copy included in your land contract at time of purchasing. This document will clearly show the approved building setbacks for you to build your home and any ancillary structures like garden sheds.

When designing your home you should consider maximising natural breezes and elevation and views from desired areas within your home. Your house designer should take advantage of the large lot and protect both your privacy and that of your neighbours.

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### BUILDING HEIGHT

Townsville City Council Planning Scheme states that the height of homes should not exceed 8.5m (from natural ground to the top of the roof line) which generally allows for a two storey home. Blocks that incorporate slopes and elevated flat areas (site benching) will be assessed on individual merit. If approved by the developer you may have to make an additional building application with Townsville City Council through your builder and/or building certifier.

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## **BUILDING SIZE**

In keeping with the Hampton Grove Lifestyle, homes should be a minimum of 200m<sup>2</sup> living area.

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## **EXTERNAL WALLS**

The external walls of your home must be constructed of aesthetically appealing materials with particular attention to your front façade (the front face of your home). The front façade like your landscaping is what makes your house unique and different to your neighbours and should reflect the style of your overall home.

The developer will consider all designs with architectural merit and will approve homes that incorporate the use of mixed materials with no more than 70% of one material.

Your front façade should not be a continuous building line facing the street. The front façade should be articulated with the use of the front entry porch and recessed garage.

Examples of materials include –

- Rendered masonry block with paint finish
- Face brick
- Fibre cement sheeting with texture coat/render finish and painted
- Cladding products such as ‘Scyon’
- Stone features

Note: Unrendered masonry block or fibre cement sheeting will not be approved.

Materials other than those stated may be accepted where they are integral or beneficial to the design concept.

All external finishes and materials are subject to approval of the Hampton Grove developer in its sole discretion so as to maintain the high standards of finish for all residents.

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## **EXTERNAL COLOURS**

It is important that when selecting the external colours of your home that extra care is taken to compliment the Hampton style. Colours provide depth and individuality to a streetscape and should not be attention creating. Colours should not detract from the value of property in the Hampton Grove Development. Colours should fit in with the Hampton style which includes predominantly white tones and lighter shades of greys or taupes. Darker feature colours such as blues and charcoals may be used as highlights.

Any external surfaces that require painting should be specified in the building design application and plans, and include colour sample chips. All external surfaces must be painted prior to occupation.

It is at the developer’s discretion to ensure that all homes complement the level that would be expected of this premium community.





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## **R O O F**

The roof of your home is an integral part of the design and must complement the style and other finishes selected. Acceptable products include –

- Colourbond ‘Custom orb’ in colours –
  - Surf mist
  - Shale Gray
  - Dune
- Terracotta Roof Tiles

The following materials will not be accepted –

- Zinalume or galvanised metal roof.

Roof pitch should be between 20 to 45 degrees. Skillion style roofs will have a minimum pitch of 15 degrees.

Any roof below 15 degrees must have a parapet so roof is not visible from the street.

Gables should include a feature. Unrendered fibre cement sheeting will not be accepted.

Eaves should be a minimum of 500mm in width.

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## **C A R A C C O M M O D A T I O N**

Covered double on site car accommodation is required for all homes in the Hampton Grove Development. The design and structure must be in keeping with the overall design of the house and compliment the property. The garage or car accommodation should not dominate the streetscape appeal of your property.

Garages should be set back a minimum of 2m from the main front façade.

Please note: No open car port shall be visible from the street. See Diagram 1 .

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## **V E R A N D A S A N D P A T I O S**

External living areas are an important feature of your home design and should be designed to take advantage of the cooling effects on your home and be complimentary to the design of the home and the surrounding estate.

The front entry should consist of a vestibule or front porch with a minimum area of 4m<sup>2</sup>. Front verandas are encouraged as they reinforce the Hampton Lifestyle.

In addition to the front porch, your home must also have an outdoor living space of a minimum 12m<sup>2</sup>.

Please note: Larger outdoor living areas are encouraged.

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## **DRIVEWAY, PARKING AND ACCESS**

The driveway to your home is a highly visual feature. Material and colours must be complimentary to the estate and surrounding properties. Finishes may include the following –

- Exposed Aggregate
- Stencil coloured concrete
- Stamped coloured concrete
- Pavers

All vehicles accommodated on the property shall be confined to the driveway.

Driveways will be one contiguous surface. Wheel strips are not acceptable. See Diagram 1 [3].

The existing roll over kerb is not to be cut, replaced, or damaged.

You are responsible for construction of your driveway from the kerb to your garage.

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## **LANDSCAPING**

Landscaping is a critical aesthetic element of the estate and the value of your home. It must be carefully planned to provide aesthetic quality, privacy enhancement and passive cooling.

The estate developer has planted trees and other landscaping on the footpath to the front of your property in order to enhance your community. You are responsible for preserving these trees and landscaping.

Suggested requirements for landscaping are as follows – See Diagram 1 [4]

- An attractive level of landscaping to the portion of your property from the kerb to the front of your house including a compliant driveway, fencing, garden beds, turfing and irrigation.
- Turf between the kerb line and the house must be laid prior to occupation including a fixed irrigation system.

An acceptable level of maintenance of all turf, gardens, and irrigated areas must be maintained at all times. This includes regular watering, turf control, and weed control.

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## **FENCING**

Side and rear boundaries must be fenced with 1.8m high CCA treated flat top timber palings or equivalent.

Front fence returns from side boundary to the house should be located 1m from the front building line and must be painted. See Diagram 1 [5].

Any side fencing on corner blocks, facing the street, must also be painted.

Feature front boundary fencing may be considered subject to approval. Front boundary fencing should be 1.2m maximum and should be generally open to provide a visual to the gardens and front of house.

Please note: Solid front fencing or CCA treated timber paling will not be permitted. See Diagram 3 - Fence examples.

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## **MAILBOX**

The mail box selected should reflect the design and character of your home. Generally the mailbox should be purpose built and reflect the colour, materials, and style of the house.

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## **GARDEN SHEDS/ LARGE ENCLOSED STRUCTURES/ MAN CAVES**

These separate structures from your main house must be constructed by qualified trades and be compliant with local authority and building code guidelines.

These should not be visible to the public from the street and should generally be located at the rear of your property. Structures should not exceed 55m<sup>2</sup> in floor area and 2.7m wall height.

Any structure at or under 36m<sup>2</sup> can be constructed out of colourbond in a colour matching to your home. Any structure over 36m<sup>2</sup> should be constructed of the same material, colour and design of your home..

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## **SWIMMING POOLS**

Swimming pools are to be constructed at the rear of the block behind the home and not visible from the street.

Swimming Pools must be constructed by qualified trades and be compliant with local authority and building code guidelines.

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## **CLOTHES LINE**

Clothes lines must be located so they are not visible from the street and should be sensitive to neighbours amenity in regards to design and location.

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## **RAINWATER TANK**

Rainwater tanks must be located to the rear or side of the house so they are not visible from the street. Rainwater tanks must not exceed 2.5m high.

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## **AIR - CONDITIONERS**

Air-conditioner condenser units must be located to the side or rear of the house and if located above ground level must be appropriately screened from view from the street and neighbours.

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## **RUBBISH BINS**

Townsville City Council approved waste bins and private green or other waste bins must be kept to the side or rear of the house, behind the front fence returns, and must not be visible by neighbours or from the street. Waste bins must be stored on a flat hard stand area. On nominated collection days bins must be placed on the kerb and brought back in on the day of collection. See Diagram 1 [\[7\]](#).

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## **SIGNAGE**

Advertising signage or hoardings are not permitted on your land, fence or home without approval of the estate developer and Townsville City Council.



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## **TV ANTENNAS AND SATELLITE DISHES**

Television antennas and satellite dishes will be placed to the side or rear of the house such that they are not visible from the street.

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## **SOLAR HOT WATER**

Solar hot water systems or photovoltaic panels should be placed to the side or rear of the house such that they are not visible from the street.

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## **EXCAVATION AND RETAINING**

Any excavation or retaining on individual blocks must be approved by Townsville City Council prior to any works commencing. Approval for excavation or retaining works must include a Civil and Structural engineers plan and Certificate of Compliance confirming engineering integrity of the proposed works.

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## **BUILDING TIME FRAMES**

Following settlement of the land, construction of your home must be commenced within 2 years of the settlement date of the land. You must not occupy your house until final Certificate of Classification has been issued by the building certifier.

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## **CONSTRUCTION PERIOD REQUIREMENTS**

It is important that your building site is maintained in a clean and presentable manner throughout the construction period. This is important to maintain the value of the estate as a whole and being a good neighbour.

When contracting with your builder for the construction of your home, you must ensure that during construction the site must have a daily general tidy up of any rubbish and removal of building material. Also the street in front of the construction site must be left clean each day before the builders leave the site.

A pre-construction meeting is required onsite with the developer's representative, you and your builder, to ensure clear communication of what is expected when building in Hampton Grove. This meeting will cover issues including -

- Site presentation
- The parking and co- ordination of workers vehicles on site
- Ensure all existing services and landscaping are not damaged during construction

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## **STORM WATER QUALITY MANAGEMENT**

Your builder must ensure that Townsville City Council requirements for sediment control and stormwater quality are adhered to in every instance.

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## **FIRE HAZARD MANAGEMENT**

Lots 13, 14, 25, 26, 27, 28 and 47 have specific fire hazard management requirements to be adhered to.

The attached Fire Hazard and Risk Report, October 2015, must be complied with by your designers and your builder.

# Hampton

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## APPENDIX 'A'

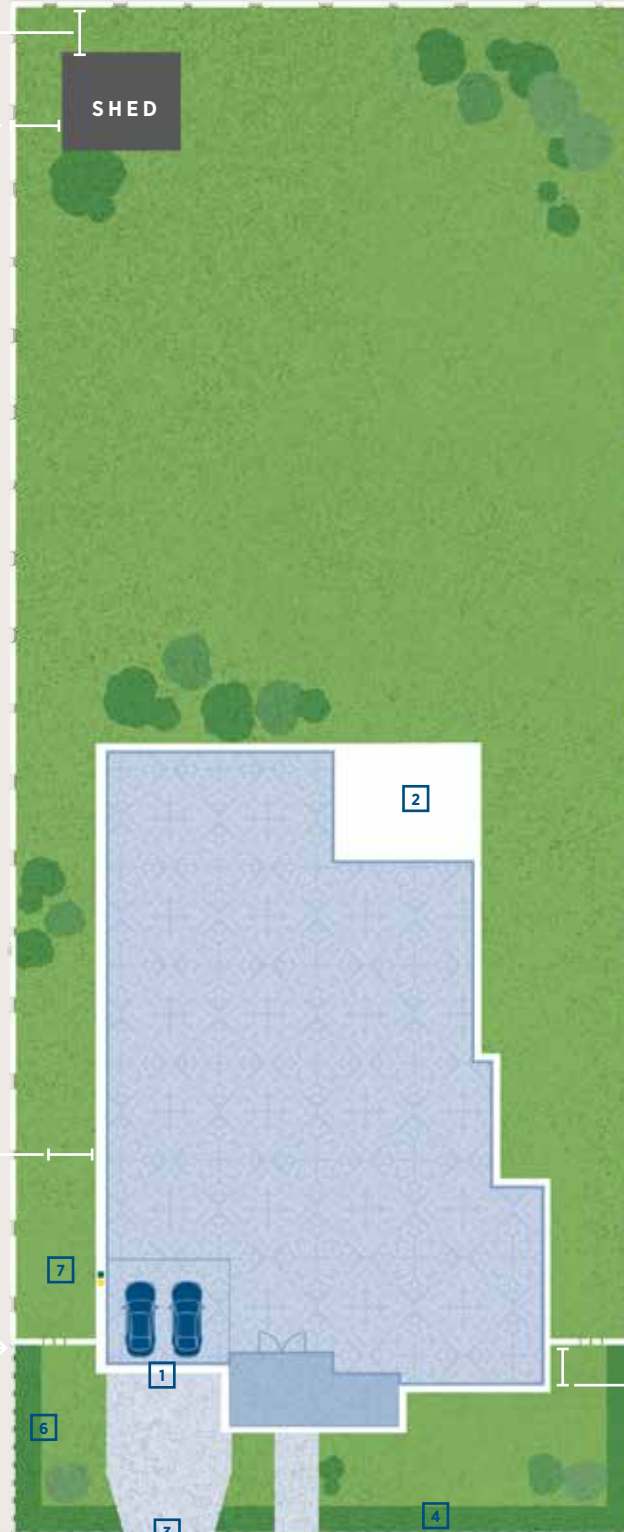
APPLICATION AND BUILDING  
DESIGN GUIDELINES CHECKLIST



# Premium

## ALLOTMENTS

**SHED**  
Min 1.5m  
setback  
  
Min 1.5m



**SIDE FENCE**  
Min 1.5m  
  
Fencing past  
this point is  
optional and  
must comply  
with front fence  
guidelines

**FRONT FENCE  
RETURN**  
Min 1m

STREET

### DIAGRAM 1

- 1** CAR ACCOMMODATION  
Min 2m from main facade
- 2** PATIOS  
Min 12m<sup>2</sup>

- 3** DRIVEWAY
- 4** SUGGESTED GARDEN BED ZONE

- 5** FRONT FENCE RETURN  
Min 1m
- 6** FRONT SETBACK  
Min 6m

- 7** BIN SUGGESTED LOCATION
- SIDE AND REAR FENCING



# Corner

ALLOTMENTS

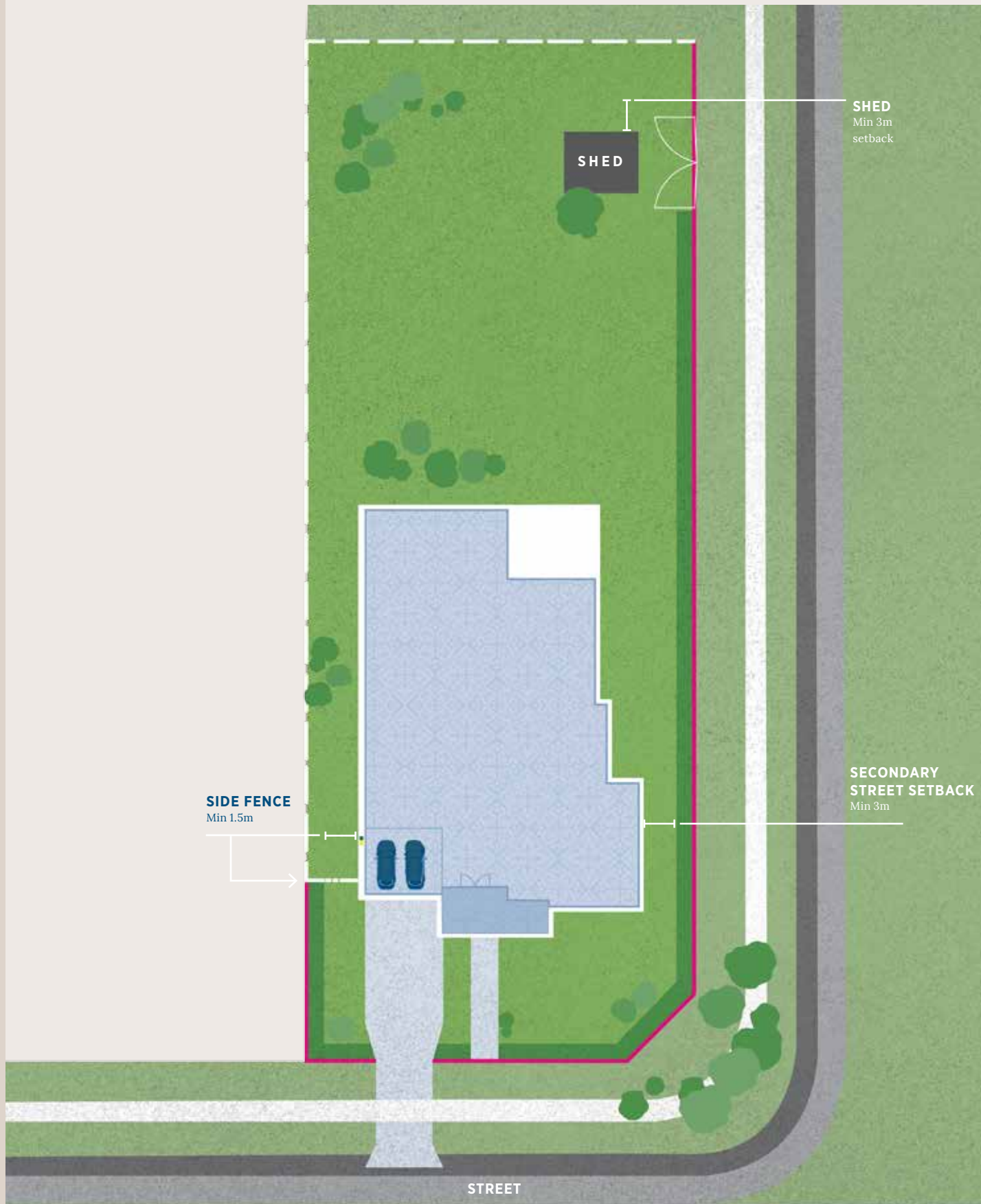


DIAGRAM 2

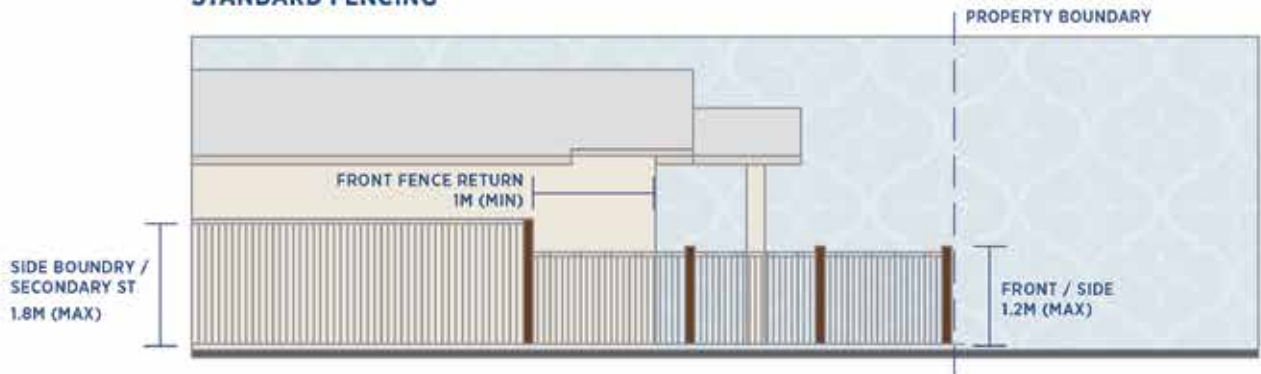
 SUGGESTED GARDEN BED AREA

 STREET FACING FENCE  
Max 1.2m

 SIDE AND REAR FENCING  
Min 1.5m / Max 1.8m

DIAGRAM 3

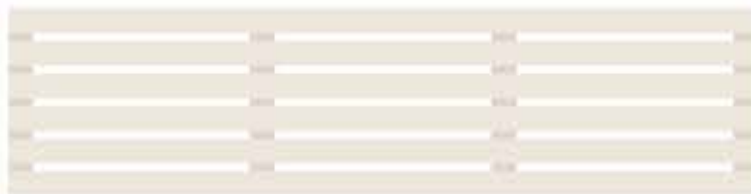
### STANDARD FENCING



### CORNER FENCING



### FENCE EXAMPLES



# BUILDING DESIGN GUIDELINES

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## APPLICATION

Please complete the application and checklist below in conjunction with your home designer to ensure the quickest possible approval time frame of Design Guidelines.

Block No. \_\_\_\_\_ Street Name: \_\_\_\_\_

Owners Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Builder: \_\_\_\_\_ Contact: \_\_\_\_\_

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## BUILDING DESIGN GUIDELINES

Do your plans comply with the Building Design Guideline :  Yes  No

If NO then please detail changes to design guidelines:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



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## CHECKLIST

### Design Plans Showing

- Compliance with Building Envelope  
– site plan required
- Orientation and prevailing breezes
- Building Height – external elevations
- Building area
- Verandas and patios
- Garden Shed size and location
- Swimming Pool Location
- Rainwater tank size and location
- TV Antenna or Dish size & location
- Solar Hot Water size and location

### Finishes Details

- External walls
- External Colours
- Roof
- Car Accommodation
- Driveway material and finish
- Mail Box detail

### Privacy Compliance

- Fence heights
- Overlooking
- Window Screening
- Clothes line location and type
- Air-con condenser location and screening

### Landscaping

- Landscape plans
- Planting type, species and numbers
- Irrigation plan
- Fencing details including height, material and finish colour
- Civil Engineering
- Excavation and retaining details
- Civil plan
- Civil Engineer certification

### Building Timeframe

- Confirm builders details and main contact person
- Confirm start date and potential end date.

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All applications to be sent to MBT Capital PTY Ltd

Post:

PO BOX 1777

Townsville, Qld 4810

or email:

building@hamptongrove.com.au

I/we certify that the attached plans, application, and checklist, represent the house intended to be constructed. We confirm that any changes to these plans will be resubmitted to the developer for compliance check against the guidelines and covenants, prior to any construction commencing.

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Signature of Owner(s)

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Date