



# Design Guidelines



Economic Development Queensland's (EDQ) vision is to create vibrant inclusive communities. Design Guidelines have been prepared for homes within the Woodlands community because we understand the importance of innovation, well designed built form, quality streetscapes and energy efficient homes that have been designed for modern living.

The Design Guidelines promote a consistent, high standard of design and construction. They form a part of your land sales contract and approval must be sought in addition to, and not in lieu of other statutory requirements. EDQ encourages individuality and innovation in design and may, with individual merit, approve designs which do not comply. Interpretation of the provisions of the Design Guidelines is at the absolute discretion of EDQ.

Building and/or landscaping work must be constructed/carried out in accordance with the Design Guidelines written approval, approved plans and any special conditions. EDQ reserves the right to request evidence from the buyer/builder demonstrating compliance with these guidelines.

# DESIGN REQUIREMENTS

## 4 Steps to Design Approval of your Home

### STEP 1. DESIGNING YOUR HOME

Your home design must comply with requirements of the Woodlands Design Guidelines. Home designers must also review and comply with other legally binding documentation such as:

- Woodlands Priority Development Area (PDA) Development Scheme
- Plan of Development relevant to the Development Approval for each subject lot
- Any codes or standard that may be relevant

All buyers should ensure that their builders/architects are familiar with the EDQ Residential 30 and Low Rise Buildings Guidelines available for download at [www.edq.qld.gov.au](http://www.edq.qld.gov.au)

We recommend that designers/architects contact the EDQ development team to discuss preliminary designs prior to preparing final drawings. This will enable purchasers to identify potential issues early. Preliminary designs should be emailed to [designs@woodlandsandergrove.com.au](mailto:designs@woodlandsandergrove.com.au)

### STEP 2. SUBMITTING YOUR DESIGN FOR APPROVAL

Before submitting your building design certification for plumbing and drainage approval and building certification, you must apply for *and* obtain Design Guidelines approval. Please ensure the following information is submitted with your application:

1. Site plan with minimum scale of 1:200, including:
  - building envelope with lot easements and setback dimensions marked;
  - location and details of proposed retaining walls including height and construction materials;
  - proposed fencing including location, height and type;
  - driveway details including gradient, finish, colour and crossover details;
  - bin and compost storage location;
  - outdoor structures/items (air conditioners, clothes line, rainwater tank).
2. Floor plans with a minimum scale of 1:100 including dwelling areas in m<sup>2</sup>.
3. Elevations with a minimum scale of 1:100, including:
  - natural ground line at each elevation face;
  - external material selections;
  - architectural features.
4. Electrical plan with a minimum scale of 1:100.

5. Landscaping plan with a minimum scale of 1:100, including:
  - hard landscaping areas including driveway dimensions, details and materials;
  - fencing details (location, type and height);
  - landscape drainage;
  - position of garden beds and ratio of front yard;
  - position and details of plants including size of plants that form a requirement of the Design Guidelines;
  - Letterbox location and detail including street numbering.
6. External colour scheme.
7. Building specification as included in the building contract.
8. NaHERS energy efficiency certificate including input data to comply with National Construction Code 2022 7-star rating.
9. Completed Design Guidelines Application form and checklist.

Applications should be emailed to [designs@woodlandsandergrove.com.au](mailto:designs@woodlandsandergrove.com.au) or posted to:

Economic Development Queensland  
Attn: Woodlands Development Team  
GPO Box 2202  
BRISBANE QLD 4001

## STEP 3. RECEIVING YOUR DESIGN APPROVAL

Assessment of your completed Design Guidelines Application will usually take around two weeks. If amendments are required to your design and/or further information is required to complete the assessment, this information will need to be submitted before approval can be given.

## STEP 4. CONSTRUCTING YOUR HOME

Prior to and during construction, the builder will be responsible for managing public safety around the construction site. Appropriate sediment control measures must be implemented at all times.

Lots should be kept clear of rubbish and excess builders waste. Lot owners must ensure that their builders adhere to these measures throughout the construction process.

Any damage to the kerb, footpath or verge during the course of construction must be rectified by the buyer.

# DESIGN GUIDELINES

The following guidelines apply to all individually titled dwellings. Multi-family dwelling lots may be subject to additional design criteria.

Infrastructure easements are not shown on Plans of Development and designers/architects should refer to registered survey plans or disclosure plans for the location of these easements.

# DWELLING DESIGN.

## BUILDING ENVELOPE, SETBACKS AND SITE COVERAGE

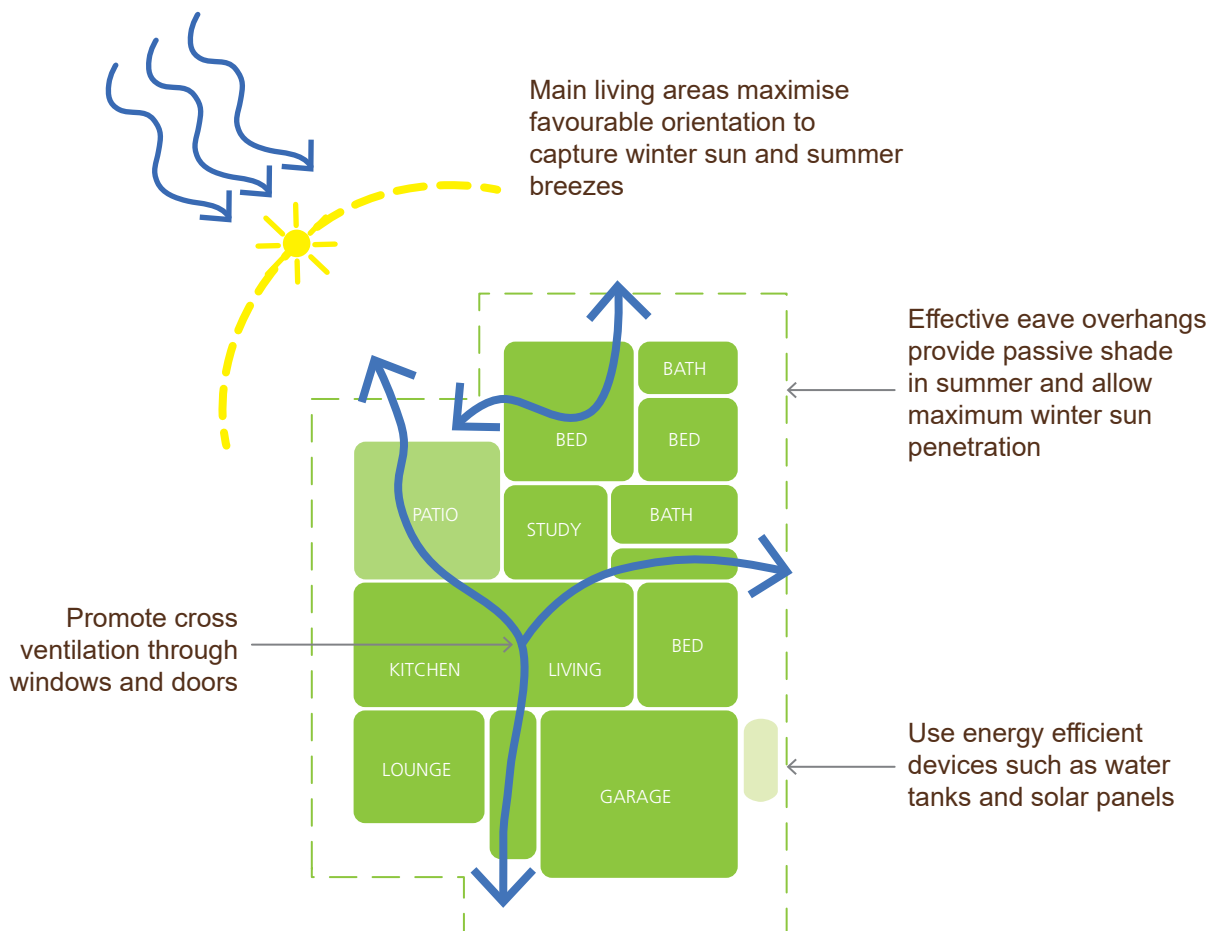
Dwellings must comply with the building setbacks and site coverage requirements outlined in the relevant approved Plan of Development. All setbacks are measured to the wall of the dwelling.

Built to boundary walls should be designed in accordance with the following requirements:

- A 'zero lot line' tolerance of 0.2m inside the boundary is permitted to facilitate a gutter overhang parallel to the wall. If this tolerance is used, no fencing to the boundary is permitted for that length of the wall.
- Built to boundary walls must be of a consistent standard to the remainder of the dwelling and no windows are permitted to the built to boundary wall.
- It is the buyer's responsibility to ensure the home design and the built to boundary wall complies with Building Code of Australia (BCA) requirements including fire separation requirements.

## BUILDING ORIENTATION AND EFFICIENT DESIGN

- Dwellings should be orientated to maximise the benefits of solar access and protection and provide good cross ventilation with well considered placement of windows to draw breezes through the house.
- Windows to the western elevation should be minimised, walls should be clad with light coloured materials with western facing rooms having appropriate uses (eg. garage, laundry).
- Roof space cooling by use of light coloured roofing and venting (active venting preferred). Solar absorption ratings as provided by manufacturers of roof materials are used to determine what is a light coloured roof (a rating lower than 0.5).
- Dwelling design should provide strong interaction with the public street front entrance door clearly visible from the street.
- Dwellings should support CPTED principles for passive surveillance – (for more details, see 'Privacy and Surveillance').



## PRIVACY AND SURVEILLANCE

- Habitable rooms, windows or balconies within 3m of an adjoining property that overlook the private open space of a neighbouring house are to have sill heights at least 1.7m above floor level, be screened or fixed with translucent glass. Opening windows are encouraged for cross ventilation and screens need to be included where this option is used.
- Dwellings should be designed to ensure passive street surveillance with habitable rooms overlooking the street to provide passive surveillance. Bedrooms (excluding master bedrooms) and designated “home theatre” rooms do not generally provide opportunities for passive surveillance supporting CPTED (Crime Prevention Through Environmental Design) principles.
- Landscaping near lot boundaries is encouraged to achieve additional privacy and shading.

## EAVES AND ROOF PITCH

Eaves of at least 450mm (to the fascia) are required on all pitched roofs except built to boundary walls. Where practical 600mm eaves should be considered to achieve a greater degree of shading to windows and for enhanced aesthetic appeal.

The following roof pitches are recommended by EDQ:

- Pitched roofs at a minimum of 22.5° (hip or gable);
- Skillion roofs with a primary roof pitch of 15° and secondary roof pitch of no less than 5°
- Homes with a roof pitch outside of these requirements will be considered on architectural merit. Where flat roofs are proposed, alternative shading devices are required.





## FACADE ARTICULATION

To create an interesting and high quality built form, dwelling facades should be articulated with a minimum of four external architectural features and a minimum combination of two cladding materials, to external walls. Materials should create contrasting textures and colours. Architectural features might include, but is not limited to:

- balconies & verandas
- feature entry doors
- full height windows
- gable and end treatments
- entry porches and porticos
- shade and screening devices



- EDQ recommends the primary cladding be rendered, bagged and painted brick, or face brick of standard height, free of burns, or blends. The secondary cladding should provide a contrast to the primary cladding. EDQ will assess all cladding materials on their merits.
- A covered entry should be provided to the home, and must be at least 1.5m deep and clearly visible from the street or rear lane where applicable.
- Sunscreens and awnings are encouraged and can be comprised of timber battens or metal frames. They shade and protect openings, particularly on the northern, eastern and western elevations.
- Elements of modern living including aerials, satellite dishes, water tanks and air conditioning units should not be visible from the street. Solar PV and hot water panels are exempt.

## HOMES WITH A VISIBLE SECONDARY FACADE

Homes that have a secondary street frontage or are located adjacent to parkland must be designed to address both frontages through the use of roof form, porches or feature windows to match the front facade.

## OUTDOOR LIVING AREAS

Private open space must be in accordance with the relevant approved Plan of Development and ensure privacy of occupants and overshadowing impacts on adjacent buildings and open space.

A clear relationship to the internal living areas of the dwelling should be achieved.

A focus should be on quality of the space in terms of orientation, size, shape and landscaping treatment. Planting to external balconies is encouraged.

EDQ encourages the supplementation of private open space through the inclusion of a covered alfresco area (accessed via the internal living area of the dwelling).

## OUTDOOR STRUCTURES

All outdoor structures visible from the street or public spaces must be suitably screened and located to minimise their visual impact, including but not limited to:

- Roof or wall mounted air conditioning units
- Satellite dishes
- Antennas
- Water tanks
- Clothes lines.

Solar panels and collectors for hot water units are exempt and should be orientated to maximise their efficiency.

Sheds are to be coloured in coordination with the dwelling (plain zincalume finish is not acceptable), located near garden areas, and are not to be visible from the street (either by appropriate siting, or with screen fencing or planting to hide).

## FIBRE TO THE HOME

The development will provide fibre to the home and builders must ensure house designs and wiring accommodate this service.

## CAR ACCOMMODATION

- Garages are required to be built and sited in accordance with the Plan of Development. The garage should be, set back a minimum of 1m from the front facade, and designed so that the entry and the house facade are the predominant features.
- The maximum width of a garage shall be no more than 40% of the lot frontage on any lot more than 12.5m wide.
- Double garages are not permitted on a single storey dwelling on allotments (not a laneway) less than 12.5m wide.  
This feature might be considered but approval must be sought at preliminary design approval stage from the EDQ development team.
- Allotments (not on a laneway) with a frontage less than 12.5m are to have 5.5m setback to the garage.
- Double garages may be permitted on two storey dwellings on lots 10m to 12.5m wide where the dwelling demonstrates:
  - vertical articulation of the building in front of the garage doors;
  - an upper level incorporating a balcony extending a minimum of 1.8m from the garage line;
  - the casual surveillance requirements are being met;
  - the garage is setback a minimum of 1m from the front facade, i.e. entry; defined articulation (i.e. staggering of single garage doors).

# EXTERNAL WORKS AND LANDSCAPING.

## ENVIRONMENTAL BENEFIT REBATE

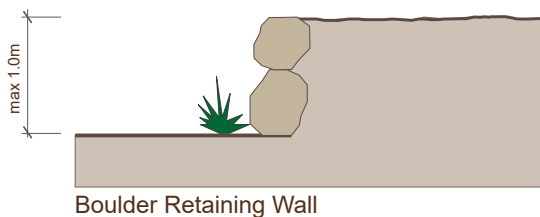
EDQ agrees to make a one-off rebate of \$3,000 to the buyer (defined as first transaction of sale between EDQ and purchaser and is not valid on subsequent transactions) on completion of the dwelling, driveways, fences, and landscape works constructed in accordance with these designs guidelines, approved plans and the contract. This payment is payable provided that the dwelling has not been occupied prior to completion of the driveway, the landscape works and fencing. All works must be completed within thirty (30) days of handover/practical completion.

## DRIVEWAYS

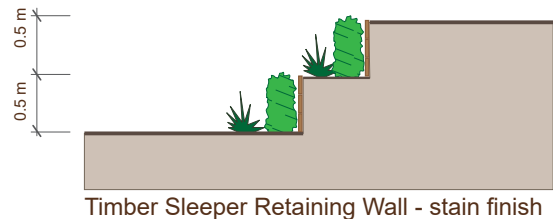
- Driveways must be completed prior to occupation of the home.
- One driveway is permitted per dwelling and must extend from the kerb edge to the garage/carport.
- Driveways are to be no more than 3m wide at the lot boundary where providing access to a single garage or carport.
- Driveways are to be no more than 4.8m wide at the lot boundary where providing access to a double garage or carport.
- Driveway surface materials and colours are to complement the dwelling and landscape, and may include:
  - concrete or clay pavers laid over reinforced concrete base
  - exposed aggregate
  - stencilled concrete (with design approved by EDQ)
- Dark coloured driveways are not encouraged as they store and generate greater amounts of heat.
- Driveways incorporating permeable pavement sections are encouraged.
- Driveways should have a cut down kerb crossover with a minimum distance of 0.5m from the edge of driveway to the property boundary.
- The developer will install a footpath in front of the lot boundary where shown on the site development plan. The driveway must abut level and not be built through the footpath.
- Any damage to the kerb, footpath or verge caused during the course of construction must be rectified by the buyer.
- The use of other products or materials must be approved. Uncoated grey, broom-finished concrete and car track driveways are NOT acceptable.

## RETAINING WALLS

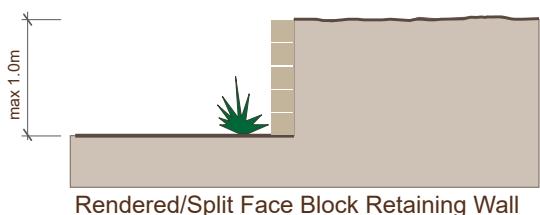
- Retaining walls visible from the street can be rendered or coloured split face block, rock boulder walls or other materials/finishes approved by EDQ.
- If retaining walls are not completed prior to occupation of the home an erosion and sediment control plan including reporting methods must be submitted and approved by EDQ.
- Unpainted masonry block walls are not permitted.
- Unscreened timber sleeper retaining walls are not permitted in areas visible from public roads or parks.
- Adjoining owners of sloping lots have to coordinate planting and retaining on both sides of the common boundary to ensure that retaining walls are stepped down to limit the height of each wall to less than 1.0 metre and integrated with planting for screening.



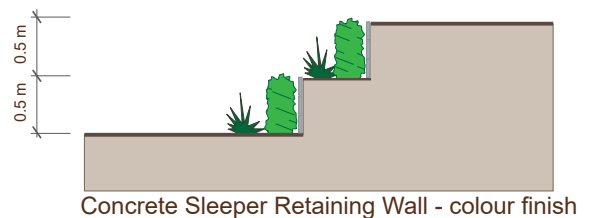
Boulder Retaining Wall



Timber Sleeper Retaining Wall - stain finish



Rendered/Split Face Block Retaining Wall



Concrete Sleeper Retaining Wall - colour finish

## FENCING

Front fencing is generally is not permitted except for approved special circumstances, such as:

- Privacy around outdoor living spaces when located in the front yard (or side yard in the case of corner lots);
- Privacy and safety around swimming pools when located inside of the yard in the case of corner lots;

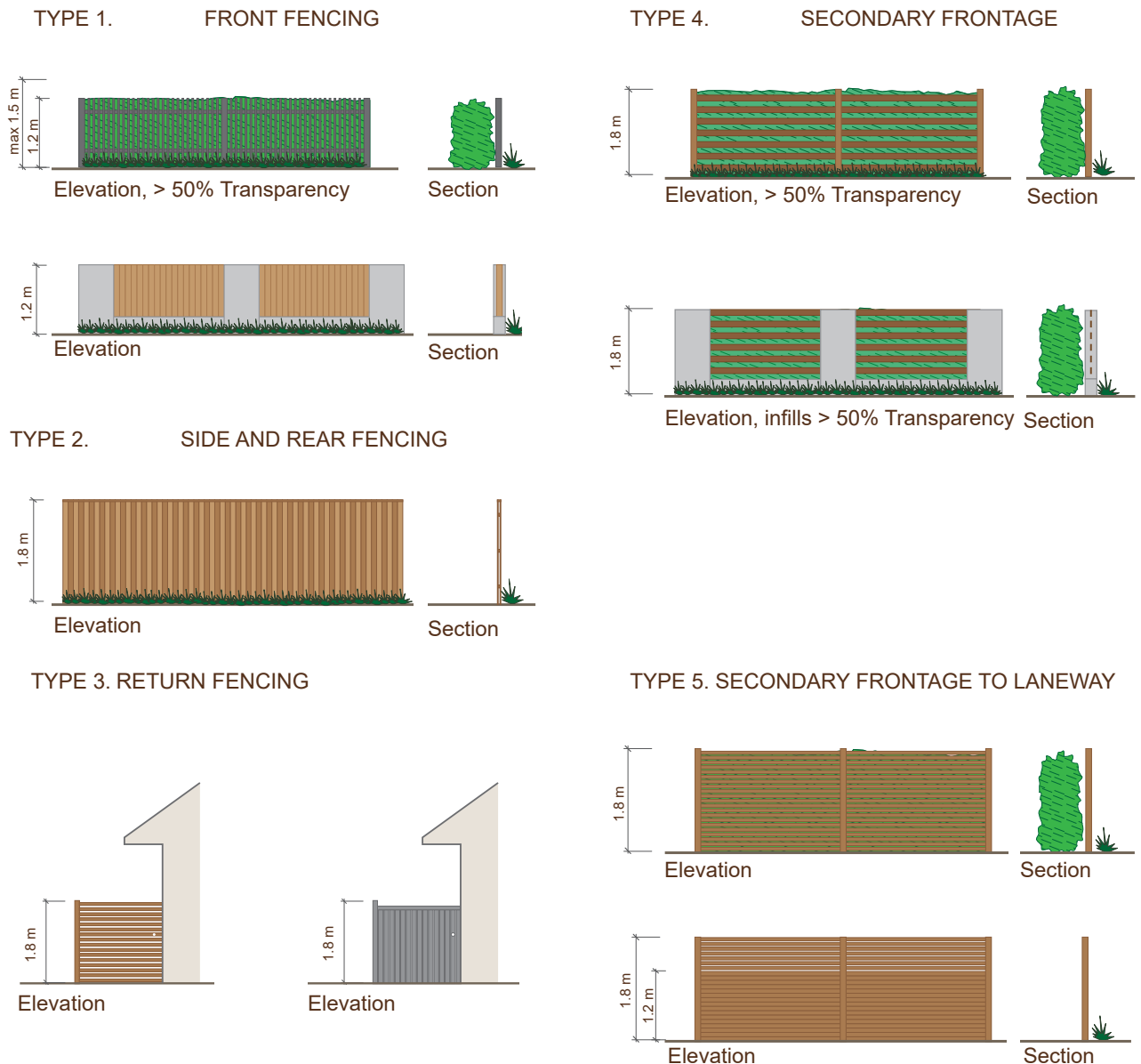
Side fencing between lots must be 1.8m in height and be constructed as good neighbour timber fencing with capping and return to the house a minimum of 1.0m behind the front building wall.

Return fencing from the side boundary to the dwelling must be of a decorative nature eg. painted or stained timber slats.

Side fencing to secondary street frontages (not a laneway) must be 50% transparent and not exceed 1.8m in height. Landscaping inside the fence line is encouraged to provide privacy.

Fencing directly facing a park or public area (not opposite or across the street from a park or public area) must comply with the relevant Plan of Development and be of decorative nature if solid.

All materials and designs, must be submitted as part of this application for approval. Fencing is to be entirely completed, including any applicable finishes, within thirty (30) days from handover of the home.



## HARD LANDSCAPING

- Hard landscape areas to drain towards planted areas to maximise stormwater infiltration and passive water sensitive urban design.
- Pedestrian access to the front door is to be clear and unambiguous from the street.
- A compost bin should be provided for all dwellings.

## SOFT LANDSCAPING

- A minimum of one x 2m tall (at planting) shade tree/plant and five x 1m tall (at planting) tree/plants are required in the front yard of all lots with a frontage of 12.5m or greater.
- A minimum of one x 2m tall (at planting) shade tree/plant and three x 1m tall (at planting) tree/plants are required to be planted to the front yard for all lots with a frontage of less than 12.5m.
- A minimum of 50% of the front yard is to be soft landscaping (ie. turf and landscaping), with a minimum of 40% planted.
- Garden beds should be covered with (a) 100mm of organic mulch, or (b) 50mm inorganic mulch with native ground covers filling unplanted areas of garden bed.
- Plants with similar water consumption should to be positioned together to minimise water consumption.
- A minimum of 50% of plants are to be native or endemic (see plant species list).
- An erosion and sediment control plan including reporting methods is required to be submitted to EDQ if landscaping works are not finished in their entirety prior to occupation of the home.
- The developer will install turf and street trees between the lot boundary and kerb, the owner must replace any turf or street trees damaged between the lot boundary and the kerb.
- Any damage to the kerb, footpath or verge caused during the course of construction must be rectified by the buyer.



- All landscaping is to be entirely completed, including any applicable finishes, within thirty (30) days from handover of the home.



## LETTERBOXES

- Letterboxes should be located in close relationship to the front entry.
- Numbers to be Century Gothic between 75mm and 175mm high. Material to be either brushed or polished stainless steel, anodised aluminium, bright or satin chrome.
- Letterbox must be installed in a retaining wall, free standing mail wall, free standing feature fence or as approved by EDQ.





# ENVIRONMENTALLY SUSTAINABLE DESIGN.

## INTENT

EDQ is committed to achieving superior environmental outcomes which result in lower ongoing running cost for our buyers. The Woodlands development is demonstrating the protection and enhancement of ecosystems, the reduction of waste, the encouragement of recycling and reduction of energy use.

In order to achieve these outcomes the following sustainable design features must be incorporated into all dwellings.

## ENERGY

EDQ is expecting a 20% reduction in greenhouse gas emissions.

- All dwellings are to achieve a minimum energy rating of 7 stars under NatHERS 2022. Energy assessor to be ABSA accredited and copy of certificate provided. (Curtains, blinds or similar must not be used in the NatHERS calculation and inputs are required to be submitted).
- Clotheslines to be installed on all dwellings during construction.
- 100% of internal lighting must be energy efficient lighting (fluorescent or LED).
- Heat pump or solar hot water system is preferred for hot water. Heat pump or solar hot water system boosters must be connected to Tariff 33 or 31. Any electric hot water heat pump system must be connected to Tariff 33 or 31. Smaller electric hot water systems (for 1–3 people) should be sized appropriately for the tariff.
- Kitchen rangehoods must be flued to the outside of the building (shown on plans).
- Ceiling fans must be provided to a minimum of all bedrooms and main living area (shown on electrical plans).
- Use of appliances which produce less greenhouse gas emissions. This should include at a minimum:
  - Dishwashers (where installed) with an energy consumption of <245kWh per annum; and
  - Air conditioning systems with a COP of >3.20 and EER of >3.00

## MATERIALS

Materials should be environmentally responsible. These can be made up from a combination of reused resources; recycled resources; renewable resources; low lifecycle energy materials; non-toxic materials; and other environmentally responsible materials.

- The use of low emission floor coverings on all indoor covered floors.
- Where carpets are used, they should be mechanically fixed.
- Low emission sealants and adhesives should be used.
- Water based low-VOC or no-VOC paint is required on >95% of all internal and external surfaces.
- Local manufacturers and suppliers have been considered and/or used.

## WATER

EDQ is expecting a 20% reduction in potable water demand.

- Taps to bathrooms, kitchen and laundry that use  $\leq 6$  litres per minute
- Low flow dual flush toilet rated 4-star WELS
- All shower heads to be minimum 3-star WELS rated that use  $\leq 6$  litres per minute
- Waterwise landscaping (refer to page 15)
- Where installed, a dishwasher with a water consumption of  $\leq 14$  litres per use.

## WASTE

- The use of skip bins rather than cages;
- Maintenance of waste records;
- Use of contractors who transport waste to a licensed recycling centre;
- Select materials and products which minimise and/or recycle packaging; and
- Design dwellings to maximise use of standard size of materials wherever possible.

## NON-CONFORMING DESIGN

Areas of non-compliance must be highlighted and detailed below for consideration. If not listed below the buyer and builder warrant that the design and construction of this dwelling fully complies with the Woodlands Design Guidelines.

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# PLANT SPECIES LIST.

## GENERAL

- Trees are to be planted in planting beds of minimum 1.5m width and minimum mulch / planting area of 6m<sup>2</sup>.
- Cultivars of species provided are acceptable.
- Other species to be approved by EDQ.
- Environmental weeds or declared pest species will not be permitted.

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
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### TREES AND PALMS

<i>Acmena hemilampra</i>	Broad-leaved lillypilly
<i>Alphitonia petriei</i>	Pink Ash
<i>Arytera divaricata</i>	Rose Tamarind
<i>Brachychiton acerifolius</i>	Illawarra Flame Tree
<i>Callistemon viminalis</i>	Weeping bottlebrush
<i>Cassia brewsteri var tomentella</i>	Velvet Bean
<i>Corymbia ptychocarpa</i>	Swamp bloodwood
<i>Corymbia tessellaris</i> # *	Moreton Bay Ash
<i>Cupaniopsis anacardioides</i>	Tuckeroo
<i>Eucalyptus tereticornis</i> # *	Qld Blue Gum
<i>Euroschinus falcatus</i>	Ribbonwood
<i>Ficus congesta</i>	Red-leaved fig
<i>Ficus virens</i> # *	White Fig
<i>Flindersia australis</i>	Crows Ash
<i>Livistona decora</i> #	Weeping Cabbage Palm
<i>Lophostemon suaveolens</i> # *	Swamp Box
<i>Melaleuca leucadendra</i> # *	Weeping Paperbark
<i>Olea paniculata</i>	Native Olive
<i>Paraserianthes toona</i>	Mackay Redcedar
<i>Pittosporum ferrugineum</i>	Rusty Pittosporum
<i>Pongamia Pinnata</i>	Native Wisteria
<i>Schefflera actinophylla</i>	Umbrella Tree
<i>Stenocarpus sinuatus</i>	Wheel of Fire
<i>Sterculia quadrifida</i>	Peanut Tree
<i>Waterhousia floribunda</i>	Weeping Lilly Pilly
<i>Xanthostemon chrysanthus</i>	Golden Penda

### SHRUBS

<i>Alpinea caerulea</i>	Native Ginger
<i>Alpinea excelsa</i>	Red Ash
<i>Atractocarpus fitzalanii</i>	Native Gardenia
<i>Cordyline cannifolia</i>	Palm Lily
<i>Cyrtostachys renda</i>	Lipstick Palm
<i>Gossia inophloia</i>	Blushing beauty
<i>Heliconia sp</i>	Heliconia
<i>Hibiscus heterophyllus</i>	Native Roasella
<i>Hibiscus sp</i>	Hibiscus
<i>Leea indica</i>	Bandicoot Berry
<i>Licuala ramsayi</i>	Australian Fan Palm
<i>Melaleuca "Little John"</i>	
<i>Melaleuca linariifolia "Claret Tops"</i>	Claret Tops
<i>Melaleuca linariifolia "Dwarf Snow"</i>	Dwarf Snow in Summer
<i>Murraya ovatifoliolata</i>	Native Mock Orange
<i>Musa basjoo 'Sakhalin'</i>	Japanese banana
<i>Rhapis excelsa</i>	Broadleaf Lady Palm
<i>Vitex trifolia "Purpurea"</i>	Purple Vitex
<i>Vitex trifolia purpurea</i>	Trifoliate Chastetree
<i>Xanthorrhoea johnsonii</i>	Grass tree
<i>Zamia furfuracea</i>	Cardboard palm

#### Note:

Trees should be planted a minimum 1.5m from all underground services.

N= Australian Native

E= Exotic

## BOTANICAL NAME

## COMMON NAME

### GROUNDCOVERS

<i>Babingtonia virgata</i> "Dwarf"	Minature Baeckea
<i>Baloskion pallens</i>	Didgery Sticks
<i>Brachyscome microcarpa</i>	Blue Daisy
<i>Bromeliad sp</i>	Bromeliad
<i>Crinum pedunculatum</i>	Swamp Lily
<i>Cycas revoluta</i>	Sago Palm
<i>Cymbopogon refractus</i>	Barbed Wire Grass
<i>Dendrobium kingianum</i>	Pink King Rock Orchid
<i>Dianella caerulea</i>	Flax Lily
<i>Dianella caerulea</i>	Flax lily
<i>Dianella Little Jess</i>	Blue Flax Lily
<i>Dianella 'Tas Red'</i>	Flax Lily
<i>Dietes bicolor</i>	Spanish Iris
<i>Dietes bicolor</i>	Yellow Iris
<i>Dietes grandiflora</i>	Yellow Iris
<i>Gahnia sieberiana</i>	Swamp Gahnia
<i>Hardenbergia violaceae</i>	Sarsaparilla Vine
<i>Hibbertia scandens</i>	Golden Guinea Vine
<i>Hymenocallis littoralis</i>	Spider Lily
<i>Hymenocallis littoralis Thai</i>	Variagated Spider Lily
<i>Spider</i>	Variable Sword Sedge
<i>Lepidosperma laterale</i>	Lily Turf
<i>Liriope muscari</i>	Creek Matt Rush
<i>Lomandra hystrix</i>	Mat Rush
<i>Lomandra longifolia</i>	Matrush
<i>Lomandra longifolia "Bunyip"</i>	Palm Lily
<i>Molinera capitulata</i>	Boobialla
<i>Myoporum ellipticum</i>	Swamp Foxtail
<i>Pennisetium 'Nafra'</i>	Swamp Foxtail
<i>Pennisetum alopecuroides</i>	Swamp Foxtail
<i>Pennisetum 'Red Lea'</i>	Snow Grass
<i>Poa siebriana</i>	Kangaroo Grass
<i>Themeda triandra</i>	

#### Note:

Trees should be planted a minimum 1.5m from all underground services.

N= Australian Native

E= Exotic

# ENVIRONMENTAL BENEFIT REBATE.

EDQ agrees to make a one-off rebate of \$3,000 to the buyer (defined as first transaction of sale between EDQ and purchaser and is not valid on subsequent transactions) on completion of the dwelling, driveways, fences, and landscape works constructed in accordance with these designs guidelines, approved plans and the contract. This payment is payable provided that the dwelling has not been occupied prior to completion of the driveway, the landscape works and fencing. All works must be completed within thirty (30) days of handover/practical completion.

Date: .....

Name of Applicant: .....

Street Address: ..... Lot No: .....

Contact No: ..... Fax No: .....

Email Address: .....

Date of handover: .....

Date landscaping was complete: .....

- I/we believe that we have satisfied all the requirements of the Design Guidelines and Sales Contract for the above mentioned lot. These requirements have been met within the timeframes specified in the Sales Contract.
- I/we now request payment of the Environmental Benefit Rebate of \$3,000.00.
- I have attached sufficient photographs of the front of the dwelling (showing landscaping, fencing, driveway and dwelling) as viewed from the street to demonstrate compliance of my completed work.
- I request an inspection of the property to be undertaken by EDQ.

EDQ will endeavour to respond within 21 days of the application being made.

Buyer Name: ..... Buyer Name: .....

Signature: ..... Signature: .....

Date: ..... Date: .....

Account details for EFT deposit:

Account Name: .....

Bank: .....

BSB: ..... Account Number: .....

## OFFICE USE ONLY

Constructed as per design guidelines and approved plans

Notified by builder for practical completion: Date: .....

Landscaping required to be completed by: Date: .....

Payment of Environmental Benefit Payment at settlement confirmed

Date this application was received: Date: .....

### Property Inspected

Application Approved Date: ..... Signature: .....

Application Declined Date: ..... Signature: .....

Submitted to EDQ Finance Date: ..... Signature: .....

# APPLICATION FORM.

Please complete this application form and checklist and submit with all relevant supporting documentation electronically (preferred) to [designs@woodlandsandergrove.com.au](mailto:designs@woodlandsandergrove.com.au) or post to:

Economic Development Queensland  
Attn: Woodlands Development Team  
GPO Box 2202  
BRISBANE QLD 4001

Lot Number: .....

Street Address: .....

Lot Width: .....

## BUILDERS DETAILS

Name: .....

Address: .....

Phone: .....

Email: .....

## BUYERS DETAILS

Name: .....

Address: .....

Phone: .....

Email: .....

## APPLICATION CHECKLIST

(ensure the following are attached to your application)

1. Site plan showing all required items at a minimum scale of 1:200.
2. Floor plan with a minimum scale of 1:100.
3. Elevations with a minimum scale of 1:100.
4. Electrical plan with a minimum scale of 1:100.
5. Landscaping plan with a minimum scale of 1:100.
6. External colour scheme.
7. Building specification as included in building contract.
8. NatHERS certificate including input data.
9. Completed and signed application form.





# SUBMISSION DETAILS

## EXTERNAL CLADDING MATERIAL

Primary Cladding: .....

Secondary Cladding: .....

## ARCHITECTURAL FEATURES

A minimum of four architectural features (please list):

1 .....

2 .....

3 .....

4 .....

## BUILDING DESIGN

Total Site Cover: ..... %

Private Outdoor Space: ..... m<sup>2</sup>

DESIGN	<input checked="" type="checkbox"/>
Design considers natural light and ventilation	<input type="checkbox"/>
Plans comply with setbacks	<input type="checkbox"/>
Garage setback 1m from front facade	<input type="checkbox"/>
Fibre to the home has been accommodated	<input type="checkbox"/>

EXTERNAL WORKS AND LANDSCAPING	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fencing fronting public space	<input type="checkbox"/>	<input type="checkbox"/>
Fencing details submitted	<input type="checkbox"/>	
Services are screened from the street	<input type="checkbox"/>	
Bin enclosures screened from the street	<input type="checkbox"/>	
Compost bin included in contract	<input type="checkbox"/>	
Letter box detail included	<input type="checkbox"/>	
Percentage of softscaping in front yard	.....	%
Size of garden beds (as a %)	.....	%

# ENVIRONMENTALLY SUSTAINABLE DESIGN CHECKLIST

ENERGY	<input checked="" type="checkbox"/>
NatHERS certificate with input data included with a minimum 7 stars as per NCC 2022.	<input type="checkbox"/>
Roof space cooling by use of light coloured roofing and venting (active venting preferred).	<input type="checkbox"/>
Clothesline to be installed during construction.	<input type="checkbox"/>
100% of internal lighting is energy efficient lighting.	<input type="checkbox"/>
Heatpump or solar hotwater system is preferred for hot water. Heatpump or solar hot water system boosters must be connected to Tariff 33 or 31. Any electric hot water system must be connected to Tariff 33 or 31. Indicate type of hot water system and booster if relevant.	<input type="checkbox"/>
Kitchen rangehoods must be flued to the outside of the building (shown on plans).	<input type="checkbox"/>
Ceiling fans are provided to a minimum of all bedrooms and main living area (shown on electrical plans).	<input type="checkbox"/>
Air conditioning units to be installed are Demand Control Enabled Peak Smart type units to living areas and Inverter type units to bedrooms.	<input type="checkbox"/>
Dishwashers (where installed) with an energy consumption of <245kWh per annum	<input type="checkbox"/>
Air conditioning systems with a COP of >3.20 and EER of >3.00	<input type="checkbox"/>
<hr/>	
MATERIALS	<input checked="" type="checkbox"/>
The use of low emission floor coverings on all indoor covered floors.	<input type="checkbox"/>
Where carpets are used, they are mechanically fixed.	<input type="checkbox"/>
Low emission sealants and adhesives used.	<input type="checkbox"/>
Water based low-VOC or no-VOC paints used on >95% of all internal and external surfaces.	<input type="checkbox"/>
Local manufacturers and suppliers have been used and considered.	<input type="checkbox"/>
<hr/>	
WATER	<input checked="" type="checkbox"/>
Taps to bathrooms, kitchen and laundry that use ≤6 litres per minute	<input type="checkbox"/>
Low flow dual flush toilet rated 4-star WELS	<input type="checkbox"/>
All shower heads to be minimum 3-star WELS rated that use ≤6 litres per minute	<input type="checkbox"/>
Waterwise landscaping (refer to page 21)	<input type="checkbox"/>
Where installed, a dishwasher with a water consumption of ≤14 litres per use.	<input type="checkbox"/>
Meet the landscaping requirements of these Design Guidelines.	<input type="checkbox"/>

WASTE



The use of skip bins rather than cages;



Maintenance of waste records;



Use of contractors who transport waste to a licensed recycling centre;



Select materials and products which minimise and/or recycle packaging; and



Design dwellings to maximise use of standard size of materials wherever possible.



PRIVACY STATEMENT

This information will be used to help EDQ process your application for approval under these Design Guidelines. Information of a personal nature will not be disclosed to any other third party, other than the aforementioned, without your consent, unless required by the law or for other authorised purposes described in the Information Privacy Act 2009.

BUILDERS

BUYERS

SIGNATURE .....

SIGNATURE .....

BUILDERS NAME .....

BUYERS NAME .....

DATE .....

DATE .....