



Eagle Heights Estate Builders Package – House and Land

Congratulations on securing land at Eagle Heights Estate to provide a new dream home for your client. The following controls are required to be incorporated into the design of the property.

All dwellings are to comply with the Residential Building Design Guidelines contained in the sales contract. Further design considerations for each lot are as follows:

Building Line Setback

- The building setback is in compliance with the Queensland Development Code, specified as 6m from all road boundaries and 1.5m from side boundaries.
- We recommend a building line setback for the property to be at least 15m to provide some uniformity with the surrounding dwellings. This may be amended to suit existing features on the lot with reference to the suitability of the dwelling siting.

Driveway

- The driveway to the dwelling is to be constructed of concrete, in accordance with the TRC Standard drawing 18389-001/B (Attached).
- The crossover is detailed on the TRC standard drawing nominated above.
- The crossover and driveway are to be all weather accessways, constructed by the builder during dwelling construction.
- Where a double garage is situated with the dwelling, and space permits, a 6m long apron in front of the garage or dwelling is recommended.

Perimeter Fencing

- If a fence is installed by the Owners, it is required to be timber, concrete or square painted steel posts with mesh screening, as detailed in the pictures below
- For pet protection, we recommend the use of chain mesh infills fixed to the rails. There is to be no colourbond metal fence panels or "star pickets".
- The fencing on a shared boundary is to be agreed by both neighbours and the cost divided equally between each owner.

Turf

- All dwellings look amazing when the new owners enter the front yard already turfed.
- We recommend the installation of at least 6m of turf surrounding the whole dwelling.
- The balance of the land, where the building works impact the lot, are to be turf seeded in a similar product to the turf species.

Garage/Carport/Rural Shed

- TRC require all dwellings to be provided with 2 car parking spaces.
- We recommend the provision of a double garage, with minimum size of 6m long x 5.7m wide internally.

- Carports are to be designed and constructed so that they are situated at least behind the boundary setback and preferably aligned with the dwelling.
- Carports are to be designed to provide aesthetic connectivity with the dwelling.
- Rural sheds, greater than 10m², are to be Council approved and sited to comply with building setback.
- Sheds are to be built from new materials that are non-reflective and located away from the dwelling to ensure fire safety.
- Sheds and carports are to be screened by landscaping, from the street view as much as possible.

On Site Sewer Management System (OSSM)

- New dwellings are to have the sewer connected to OSSM. When sizing the tank required for the dwelling, you will be required to arrange a sewer design to be completed. Tank sizes are determined by the number of bedrooms in a dwelling.
- On site sewer management systems provide benefits such as irrigating the grassed and landscaped areas of the lot, saving potable water for that purpose, as well as flushing toilets and washing machine operation.
- We can recommend a Taylex in ground concrete ABS (Advanced Blower System) treatment plant for houses with up to 8 bedrooms.
- The system can be sourced from Toowoomba Clearwater on (07) 4613 0997.
- The approximate cost for design, supply and installation of the treatment plant, with power connected to the house and irrigation sprinklers installed to the garden area, will vary dependant on size.
- An application to Toowoomba Council for connection is required and this can be handled by Toowoomba Clearwater.
- Information about the treatment plant can be found at the following link:
<https://www.taylex.com.au/concreteabs.html>

Rainwater Tank

- All dwellings require a rainwater tank to be installed, in accordance with TRC regulation.
- Minimum size tank for TRC is 5000 litre, however we recommend a tank of at least 20,000 litres for this region.
- The rainwater tank is to service the toilets, washing machine and at least one external tap.
- The approval for a rainwater tank is granted with the plumbing approval for the dwelling.

Secondary Dwelling

- When the homeowner is keen to progress to the second stage of their development, adding value to the property, the ability to build a secondary dwelling on the lot is available under Council's current planning scheme.
- The secondary dwelling is to be within 30m of the main dwelling.
- The secondary dwelling is to be of a smaller floor area than the main dwelling.
- Both dwellings must be occupied by the same household.

Toowoomba Council – Standard drawing for driveways and crossovers.

TRACKS ABUTTING MOUNTABLE & SEMI-MOUNTABLE KERB & CHANNEL

SLAB ABUTTING CHANNEL INVERT BARRIER KERB AND CHANNEL

TYPE 1 BARRIER KERB & CHANNEL – BREAKOUT

TYPE 2 MOUNTABLE KERB & CHANNEL – BREAKOUT

TYPE 3 MOUNTABLE KERB & CHANNEL

TYPICAL SECTION

STANDARD CONDITIONS

- The proposed crossover shall conform to existing footpath levels where possible. At no stage should a change of grade exceed 10% without checking for adequate vehicle clearance. Particular note should be taken of conditions 2 and 3 below.
- Where the typical section cannot be achieved and the property is higher than the roadway, the footpath crossover grade shall not exceed 5% for at least 2.5m behind the kerb (ie rise 125mm above top of kerb from a point 2.5m behind the kerb).
- Where the typical section cannot be achieved and the property is lower than the roadway, the footpath crossover shall have a positive 5% grade for at least 1.5m behind the kerb (ie rise 75mm above top of kerb from a point 1.5m behind the kerb), then a negative 5% grade for the next 1.5m (ie a fall of 75mm below that level). This may prevent the ingress of stormwater onto the property from the roadway.
- The proposed crossover/crossing shall be constructed at least to the minimum requirements detailed.
- All services are to be relocated clear of any proposed crossover/crossing at the expense of the property owner. The relevant authority in charge of any service is to be contacted so that services (telecommunication, gas, fire hydrants, personnel access chambers etc) can be relocated clear of the proposed crossover/crossing.
- The proposed crossover shall be floored to at least 4.0m in width at the kerb from 1.0m behind the kerb, alternatively to the full width of any existing crossing from 1.0m behind the kerb. Any proposed footpath crossover/crossing shall not exceed 4.0m in width without separate Council approval.
- Existing street trees shall be protected from damage during the construction of any footpath crossover/crossing. No work is to be undertaken on any street tree without Council approval.
- Existing bitumen or concrete footpaths at and in the vicinity of the driveway shall be neatly saw cut and respaced. The driveway is to be graded to no steeper than 2.5% for the width of the footpath. Where there is an existing footpath, a matching cross fall must be provided. It should be noted that Council footpaths are not designed to cater for vehicular movement.
- The property owner/applicant/contractor is to take all measures necessary to ensure pedestrian safety including but not limited to barricades, safety lights, warning devices, or other means of protecting 'Public Risk'.
- Any damage to a roadway is to be reinstated with compacted hotmix asphaltic concrete (10mm min). The damaged area is to be neatly saw cut and removed prior to reinstatement to provide a neat finish.
- All work is to be confined within the projected side boundaries of the property for which the footpath crossover/crossing will serve unless agreed to by the affected adjoining property owner and approved by Council.
- Council takes no responsibility for a vehicle scraping when using a footpath crossover or invert crossing. The property owner/applicant/contractor is to ensure adequate vehicle clearance is provided.
- The property owner/applicant/contractor is responsible for the reinstatement of the footpath area or roadway during the course of works and following the completion of work. No trip hazards are to be left following the completion of building works. It may be necessary for further earthworks either side of a footpath crossover/crossing to provide a profile of not more than 5%.

NOTES

ANY PROBLEMS ASSOCIATED WITH FOOTPATH PROFILES OR COUNCIL'S REQUIREMENTS SHOULD BE REFERRED TO DEVELOPMENT ASSISTANT.

DRAWING NOTES:

- Crossings are not designed for commercial vehicles (Refer TCC Standard Drawing 18350 for commercial driveways).
- Expansion joints to be 10mm thick, full depth closed cell cross linked polyethylene foam (50 - 150 kg/m³).
- All dimensions are in millimetres.
- Bitumen sealed driveways to be min 25 asphalt on 150mm compacted gravel.
- For paved crossings, this drawing is to be read in conjunction with TCC Standard Drawing 18164.

LEGEND:

* NOM Invert of kerb line.

DISCLAIMER

- Council shall have no responsibility to the user or any other person or entity with respect to any liability, loss or damage caused or alleged to be caused, directly or indirectly, by the adoption and use of these Standard Drawings including, but not limited to, any interruption of service, loss of business or anticipatory profits, or consequential damage resulting from the use of these Standard Drawings. Persons must not rely on these Standard Drawings as the equivalent of, or a substitute for, project-specific design and assessment by an appropriately qualified professional.
- No liability or warranty is implied or expressed by any inspection or the absence of any inspection or by a Council decision relating thereto.

<p>UTILITY SERVICES</p> <p>The location of the following utility services are shown approximately on this drawing. DATE: _____</p>				<p>Surveyor</p> <p>Field Book No.</p> <p>Datum - Horizontal</p> <p>Datum - Vertical</p> <p>Applied File</p>	<p>Designer</p> <p>Design Check</p> <p>Drafting</p> <p>Drafting Check</p> <p>Project Leader</p> <p>Quality Check</p> <p>G.A.R. 27-6-12</p>	<p>TOOWOOMBA REGIONAL COUNCIL</p> <p>4 Lundy Street</p> <p>PO Box 2024</p> <p>Toowoomba, QLD 4330</p> <p>Ph: 07 3361 1111</p> <p>Fx: 1800 488 882</p>	<p>URBAN RESIDENTIAL DRIVEWAY SLAB & TRACKS</p> <p>Recommended</p> <p>Approved</p> <p>R.B. 27-6-12</p> <p>SPQC 0282</p>	<p>Scale: NOT TO SCALE</p> <p>No. 1 of 1 Sheet</p> <p>Job No.</p> <p>Sheet No. A3</p> <p>Drawing No. 18389-001</p> <p>Revision B</p>
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Fencing Examples

