



Assistant & Commission

# 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

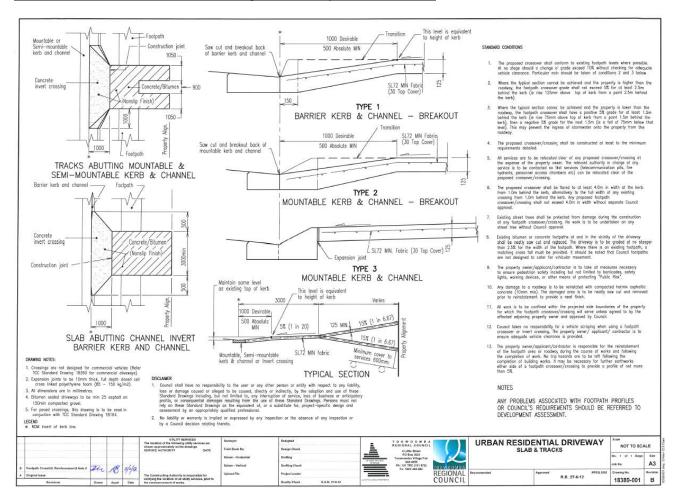
#### **Rainwater Tank**

- 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.

#### <u>Toowoomba Council – Standard drawing for driveways and crossovers.</u>



## **Fencing Examples**





