



THE  
**AVENUES**  
OF  
HIGHFIELDS



Design Guidelines

## **Designers and Building Certifiers**

Please note that all house designs are subject to these Design Guidelines pursuant  
Toowoomba Regional Council Development Approval MCUI/2015/2413/G.  
No building certification may be issued without the expressed approval of the plans by  
The Avenues of Highfields Design Review Panel.



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## 1.1 Overview

The Avenues at Highfields is a new residential community developed by the same developer who built the Highfields Shopping Centre and the Highfields Village estate.

The developer intends to turn The Avenues of Highfields into an iconic address with an enviable environment and was inspired by East Toowoomba which has a timeless character and retains the highest property value in the city.

The Avenues will have a blend of deciduous and evergreen street trees leading to the Sandy Brennan Memorial Park with its rotunda and flower beds. These are important symbols of all established regional cities and are the major elements that will form the urban character, quality and enduring image of The Avenues at Highfields.

To encourage high standards of house design covenants and design guidelines will apply to all development on the property.

This has helped maintain residents' expectations of what the immediate surroundings will look like and provided guidance on common issues concerning the interface between properties.

Environmental sustainability and house designs which are appropriate to a sub-tropical highland climate also form part of the guidelines.

To maintain those standards in The Avenues of Highfields each house must be constructed in accordance with the **The Avenues of Highfields Design Guidelines (AHDG)**.

There is no requirement to commence construction within any timeframe, however once construction commences the Building must be completed within twelve (12) months.

As an incentive to complete the house construction in accordance with the design guidelines a cash rebate will be paid to the owner upon satisfactory completion of the works.

**A Design Review Panel (DRP)** will manage the compliance process.

## 1.2 The Design Objectives

Whereas all houses must be designed in accordance with the applicable building regulations, all houses must also comply with these The Avenues of Highfields Design Guidelines (AHDG).

The AHDG have been formulated to produce the following outcomes:

- An attractive residential environment in which the houses express individuality and harmonious built form and compatible scale.
- Interesting streetscapes with houses set in attractive landscaping not dominated by garages.
- Housing which is liveable, comfortable and respects its sub-tropical highland location.
- Housing which promotes public safety and a sense of community consistent with the overall concept of The Avenues of Highfields.
- Promotion of environmentally sustainable design addressing energy efficiency, water conservation and waste minimisation.
- Housing which achieves all these outcomes principally by good design through common sense and innovation rather than undue extra expense.

### Where this document applies:

The AHDG applies to all houses in this subdivision.

### Who will get the most out of this document?

This document will be invaluable to the building designer or prospective builder in setting the design parameters for house design and siting and should be issued to the building designer or builder at the earliest stage of consideration of what can be built on your property.

### What you have to comply with:

1. The Avenues of Highfields Design Guidelines (AHDG).
2. The Avenues Development Code (ADC).
3. The Queensland Development Code (QDC) MP 1.1 – Design and Siting Standard for Single Detached Housing – on Lots Under 450m<sup>2</sup>.
4. The Building Code of Australia (BCA).

Please note that The Queensland Development Code MP1.1 – Design and Siting Standard for Single Detached Housing – On Lots Under 450m<sup>2</sup> as it is referred to in the ADC as the applicable criteria for siting requirements in accordance with the planning approval.

### How do you get the cash rebate?

When you have completed the works generally in accordance with the endorsed plans you can submit the compliance checklist to the DRP who will inspect the works and issue the cash rebate to you.

## 1.3 The Approval Process

All house designs need to go through the normal process of building certification prior to construction.

In addition all house designs must be submitted to the Design Review Panel (DRP) for compliance with the AHDG prior to building certification.

An initial site and floorplan should be submitted to the DRP to ensure the building design suits the lot.

It is intended that the AHDG will provide design criteria for the building designer as well as background information for the Buyer and future residents.

The DRP may allow and grant dispensations or relaxations where a proposal satisfies the objectives but not necessarily the acceptable solutions.

### What you need to do:

1. Submit concept plans to the DRP for preliminary comment to clarify any siting issues.
2. Provide full working drawings and checklist to the DRP for approval and endorsement.
3. Submit DRP-endorsed plans to building certifier or council for building certification.
4. Once you have building certification you can commence construction.
5. At completion of building show compliance with building, landscaping, driveway, colour schedule and fences.

### Application of Planning Instruments, Policies and Design Guidelines:

Where there is a conflict of design criteria between codes, policies and planning instruments the following rules shall apply:

1. Where the criteria in The Avenues of Highfields Design Guidelines exceeds the criteria in other codes, policies and planning instruments the AHDG shall prevail.
2. Siting criteria in the ADC prevails over the AHDG and QDC

## 2. Quality Standards

All residents of The Avenues of Highfields can expect a minimum standard of construction to provide some predictability that the houses in the immediate vicinity are of a certain standard and constructed within a realistic timetable and in a clean and tidy manner.

These standards are not intended to limit design or innovative materials.

A major cause of disharmony in a streetscape occurs when neighbouring houses have discordant colour schemes. Some simple rules can prevent this happening and provide a measure of control, predictability and expectation.

The DRP will review the façade treatment to prevent repetitious or similar facades or colour schemes.

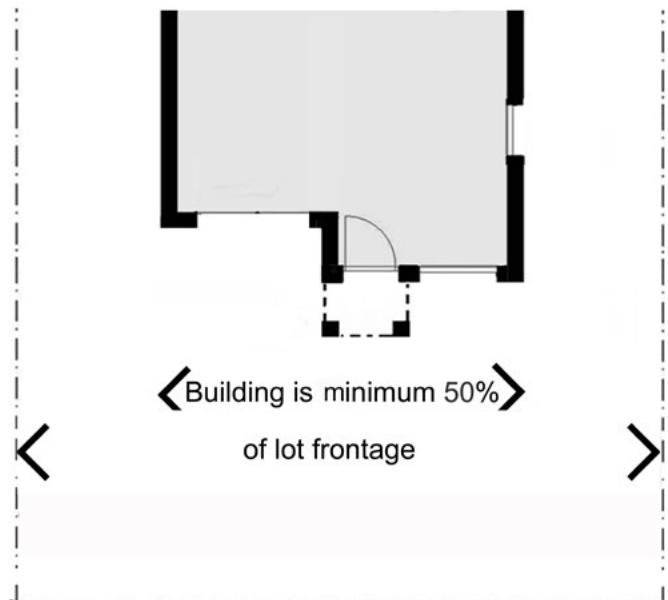


Figure 1: Appropriate scale of house (2.4)



Figure 2: Limited use of strong colours permitted (2.5)

## Design Objectives

1. To ensure the incorporation of materials appropriate to resident's expectations of new housing.
2. To ensure a compatibility of housing scale appropriate to the lot size.
3. To ensure that colours are compatible and do not aesthetically 'scream' at their neighbours.
4. To ensure that visually prominent facades have visual interest and are not dominated by any one material.
5. To ensure that similar facades or colour schemes are not seen together and that the front facade is compatible with all other facades visible from the street.
6. To ensure adequate on-site undercover parking.
7. To ensure that construction proceeds expeditiously and to minimise impact on neighbouring properties.



Figure 3: Face brickwork permitted however must be used in a combination with other materials such as painted render (2.6)

## Acceptable Solutions

- 2.1 Non-standard materials must be submitted to the DRP for approval.
- 2.2 Recycled materials or components must be submitted to the DRP for approval.
- 2.3 A minimum of 2 covered car spaces is to be provided per dwelling. Parking spaces may be provided in tandem.
- 2.4 To ensure a compatible scale of house a single dwelling facing the street should represent a minimum 50% of the width of the principal frontage. (Figure 1)
- 2.5 Vibrant colours are not preferred but may be used as features as long as they are limited to 25% of the external façade on any face. (Figure 2)
- 2.6 Face brickwork of approved colours is permitted up to a maximum of 25% of total façade area and provided it is combined with other materials such as painted cement render. (Figure 3)
- 2.7 Facades which are visually-prominent from the street (including sides) should not have more than 90% of wall area comprised of one material or colour.
- 2.8 Fascia boards, trim and exposed metalwork must be colour coordinated with the balance of the building.
- 2.9 Unpainted metalwork is not permitted
- 2.10 Fences (where painted), storage facilities and retaining walls must be colour coordinated with the building and not painted in vibrant colours.
- 2.11 Highly visually reflective glazing treatments are not permitted.
- 2.12 Galvanised steel and similar reflective roofs are not permitted.
- 2.13 Identical house designs are not permitted side-by-side or opposite one another ie immediately recognisable from a point of view.
- 2.14 Facades or colour schemes which are seen together are to demonstrate individuality.
- 2.15 Facade treatments should be continued around the sides and rear to present a consistent aesthetic when viewed from the street.

### 3. Siteworks

Excessive siteworks can detract from a streetscape and can impact on the quality of a streetscape and can cause lots of problems on side and rear boundaries.

A great rise or drop from the street frontage resulting in a high retaining wall or embankment can not only be unsightly but also be very expensive if not done properly. It can also complicate car access.

It is in everyone's interest to match finished levels as much as possible with natural ground levels.

Big level changes on side or rear boundaries can also result in high retaining walls compounded with high fences causing added cost as well as overlooking and overshadowing problems. They might also block out views.

Excessive siteworks can also cause drainage problems as existing overland flow paths are forced into new directions potentially causing flooding of yards or even houses.

In the interests of better design and maintaining amenity there needs to be reasonable limits on modification of existing site levels and consideration of interference to existing drainage paths and services in the ground.

Supporting a fence on a retaining wall can place extra stress on the retaining wall in high winds and can result in damage to the wall.

The developer may have constructed retaining walls as part of the streetscaping or to make the sites more usable and to standardise the method of construction and materials used. The Design Guidelines will be applied to assess further modifications or the need for extra retaining walls.

Criteria has have been set for driveway construction to ensure standards and timely completion.

It is advisable to check with the DRP design consultant as to special site conditions such as drainage, swales, trees, retaining walls and services.

### Design Objectives

1. To ensure that siteworks do not visually impact on the streetscape.
2. To contain modification of site levels to acceptable standards of residential amenity.
3. To ensure that driveways are of a consistent standard and are constructed in conjunction with the house.
4. To minimise footpath crossings.

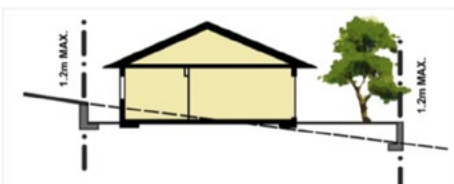


Figure 4: Cut and fill shall be limited to 1.2m above or below natural ground level (3.1)

### Acceptable Solutions

- 3.1 Cut and fill shall be limited to 1.2m above or below natural ground level. (Figure 4)
- 3.2 Adequate provision must be made to intercept overland flow affected by siteworks to prevent damage and nuisance to adjoining or downstream properties. Such provisions must be indicated on the plans submitted for DRP approval.
- 3.3 Provide drains at the foot of each embankment or retaining wall and discharge all surface water to the street, gully or drain provided and not onto adjacent land. All retaining walls must have subsoil drainage.
- 3.4 Retaining walls over 1 metre in height must be designed and supervised by a structural engineer in accordance with Council's Code and a certificate of structural adequacy provided prior to occupation.
- 3.5 Retaining walls are generally not permitted on principal street boundaries and may be permitted on a secondary frontage on a corner lot.
- 3.6 Where fences are constructed in conjunction with retaining walls they must be either independently supported or the wall must be designed for the addition of a fence structure and certified for stability by a structural engineer.
- 3.7 Only one driveway permitted per street frontage.
- 3.8 Driveways are to have a maximum setback of 0.5m from the side boundary.
- 3.9 Driveways shall be constructed in concrete. Acceptable finishes include red oxide tinting, exposed aggregate, stencil concrete, pavers and other decorative finishes approved by the DRP.
- 3.10 Driveways must be completed prior to habitation or completion of the building whichever is the sooner. Driveway is to include the verge driveway between the kerb and the lot boundary, as well as the on-lot component. Where relevant the verge driveway will be bisected by the public footpath.
- 3.11 Alternative solutions will be considered based on merit.
- 3.12 Note that certain retaining walls may be built by the Seller in creating the lots and that these walls may not comply with the acceptable solutions and are not to be used as a precedent.

## 4. Streetscape and Siting

Although the residents of The Avenues of Highfields are mainly concerned about the liveability and amenity of the interior of the house it is the façade and the streetscape which embodies the identity of the house.

It is also important that house designs are compatible with one another and although it is not expected that all designs are the same, it is possible to set design guidelines to avoid unacceptable and undesirable outcomes.

There are two potentially undesirable streetscape issues to be addressed:

- A single front setback can produce unattractive 'gun-barrel' streetscapes.
- In some designs, the garage tends to disproportionately dominate the façade of the house.

To ensure that the façade and the streetscape are enhanced by the design of the house these guidelines outline the desirable design parameters.

Retaining walls within public view must contribute to the quality of the streetscape.

The visual amenity of the streetscape can also be tarnished by the parking of things such as caravans and boats in public view, and unsightly advertising or signage.



Figure 5: Translucent elements such as porches and verandahs forward of the garage are encouraged (4.4)

## Design Objectives

1. To encourage varied front setbacks resulting in an interesting articulated façade and streetscape.
2. To downplay the visual dominance of the garage door and its impact on the streetscape.
3. To ensure that visitor parking in front of a garage door can be contained within the boundaries of the site.
4. To ensure that the houses frame the street to emphasise its width and that fencing does not dominate the streetscape.
5. Retaining walls within public view must be constructed of approved materials.
6. To eliminate disturbance of the streetscape's visual amenity.

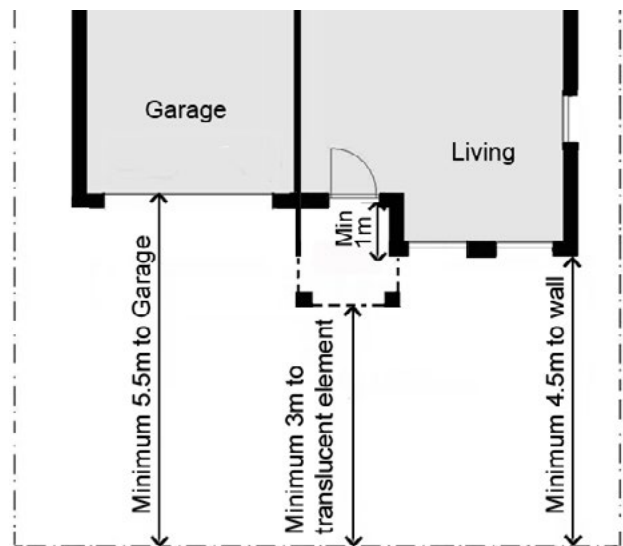


Figure 6: Front Setback as applied to Access Streets.

Note: Minimum setback to translucent element to Collector Streets (Cronin Rd, Barracks Rd & Fairweather Blvd.) must be minimum 4m.

## Acceptable Solutions

- 4.1 Front setbacks shall comply with Figure 6.
- 4.2 The guidelines encourage a varied front setback thus articulating the façade and breaking up the building line in the perception of the streetscape. The garage shall be setback a minimum of 1m from the front facade wall. (Figure 6)
- 4.3 The increased setback for the garage ensures that a car parked on the driveway can be fully contained within the boundaries of the site. (Figure 6)
- 4.4 Translucent elements such as porches and verandahs soften the perception of the façade and are encouraged. (Figure 5)
- 4.5 Porches and verandahs and pergolas which are open on three sides may extend within this setback. (Figure 6)
- 4.6 Relaxation of the garage setback provision is not permitted.
- 4.7 Retaining walls within public view are not encouraged. Such walls must be constructed of rendered masonry and colour coordinated with the building to the approval of the DRP. Concrete sleeper walls are acceptable.
- 4.8 Retaining walls constructed from timber sleepers are not acceptable where visible from the street.
- 4.9 Built-to-boundary walls may be permitted in accordance with the QDC.

## 5. Built Form

As previously mentioned control of the the built form is an important factor in encouraging an attractive streetscape.

Some of the elements which can enhance a façade and streetscape are as follows:

- Varied front setbacks
- Translucent elements such as porches, verandahs and pergolas
- Roof profiles
- Eaves, sunhoods, screens and blades
- Deep window recesses
- Colour scheme
- Landscaping

Architectural articulation and elements which produce shadows such as porches and verandahs and filter elements such as screens all enhance the appearance of a house and add to an attractive streetscape.

A diversity of built form is encouraged and conversely houses which look the same or have the same colour schemes are discouraged where they can immediately be seen together.

Walls can be built-to-boundary where permitted by standard building regulations however the DRP will not permit built-to-boundary walls on adjoining properties.

It is advisable to check with the DRP representative to determine whether the adjoining home is either built or has approval for a wall built-to-boundary prior to commencing your house design.



Figure 7: Translucent elements such as porches and verandahs forward of the garage are encouraged (4.4)

## Design Objectives

1. To ensure interesting front facades the building design should incorporate a combination of plan articulation, colours, façade details and feature materials.
2. To encourage building designs that will enhance the streetscape.
3. To ensure that the garage door does not dominate the façade.
4. To encourage a compatibility of form and scale without constraining the designer's capacity to create individual house designs.
5. To encourage house designs which are appropriate to their region in terms of the sub-tropical highland climate.
6. To discourage repetitious or similar facades and colour schemes where they can be immediately seen together.
7. To avoid back-to-back built to boundary walls.

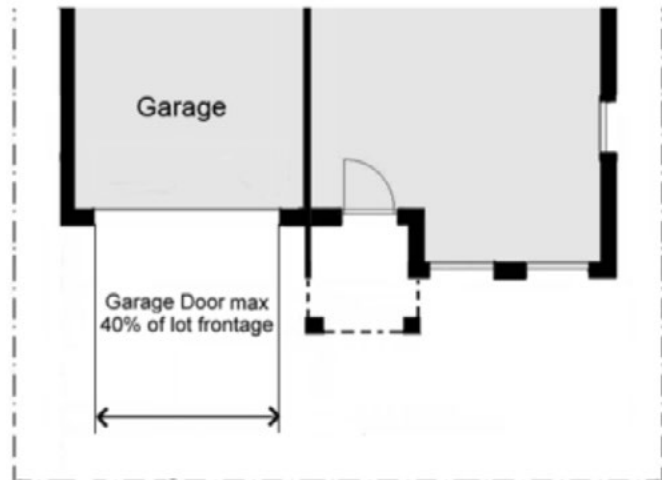


Figure 8: Limitation on garage door (5.3)

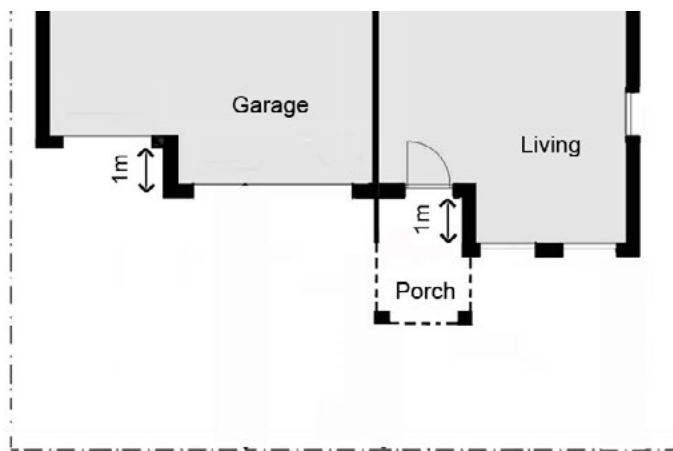


Figure 9: Third garage setback further 1m (5.3)

## Acceptable Solutions

- 5.1 Building designs shall have an Australian contemporary or country cottage style as opposed to historical European styles such as, Georgian, Italianate and Tudor.
- 5.2 The front facade shall incorporate a combination of at least two of the following components:
  - Plan profile stepped a minimum 1m.
  - Interesting details such as balconies, porches, pergolas, window margins, sunhoods and screens.
  - Two or more distinctly different but complementary wall materials and colours.
- 5.3 The garage door width must not exceed 40% of the length of a building frontage (Figure 8). Where the design incorporates a triple (or greater) garage the third garage door must be set back a further 1 metre to reduce visual dominance from the street. (Figure 19)
- 5.4 Roof pitches under 25 degrees, excluding verandahs, may be permitted if approved by the DRP.
  - A combination of 2 (max.) roof types and/or
  - Where a flat roof forms part of a façade such as over a garage it must be concealed behind a parapet.
- 5.5 Eaves or similar architectural shading devices are required to provide shading of walls and windows. (Figure 10)
- 5.6 Eaves must be minimum 450mm wide.
- 5.7 Unrendered concrete block walls are not permitted.
- 5.8 Design elements must be consistent with the style of the building.
- 5.9 The DRP at it's discretion may endorse a design that does not comply with these guidelines on the basis of architectural merit.



Figure 10: This design incorporates wide eaves (5.5), stone and timber elements (5.2), a translucent porch (5.2) and a third garage discreetly set back from the main garage door (5.3)

## Built Form (continued)

### Acceptable styles



### Unacceptable styles



Figure 11: Built form must conform to certain aesthetic character criteria (5.1).

## 6. Landscaping

The most effective element in creating great streetscapes is high quality landscaping.

Landscaping can also help soften the appearance of the Building especially when newly constructed.

To ensure that The Avenues of Highfields maintains its best appearance and value a time limit has been placed on front yard landscaping to ensure that it is completed as part of the construction process.

It can also define the boundaries of the allotment in the form of hedging and planting strips rather than fencing.

There are strict limitations on fencing forward of the building alignment. The desired effect is to encourage high quality landscaping as a method of defining the property and as a foreground to the built form.

In an environment in which water is becoming a scarce and expensive resource we encourage water-sensitive species to minimise demand for irrigation and to give the landscaping more chance of succeeding during water restrictions.

To assist you, a list of recommended plant species is in the Guide to Landscaping Principles (Appendix B).



Figure 12: Landscaping helps soften the appearance of the Building especially when newly constructed

## Design Objectives

1. To ensure that landscaping softens the appearance of the house and adds to the streetscape.
2. To encourage water conservation.
3. To encourage planting that improves the comfort of the house and the yard by consideration of shading and solar access.
4. To allow for mature trees.
5. To ensure that services are not affected by the landscaping works and will not be damaged once planting has reached maturity.
6. To ensure that landscaping is completed in a timely manner.

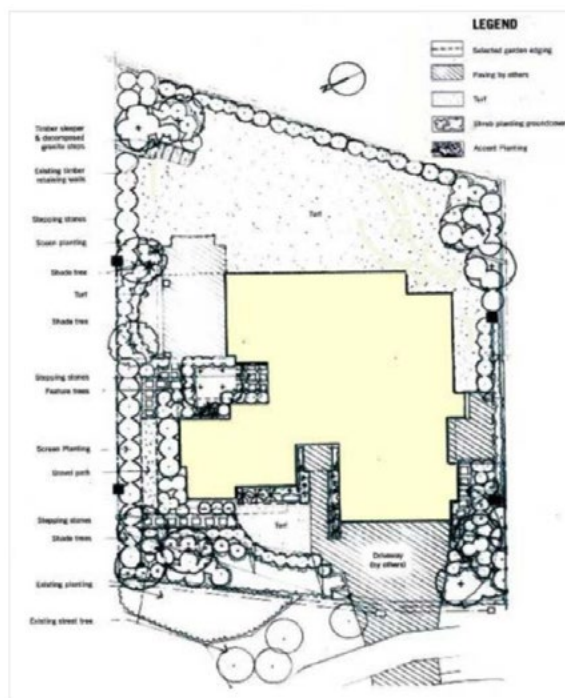


Figure 13: Example of landscaping plan which must be lodged for DRP approval (6.2)

## Acceptable Solutions

- 6.1 House designs shall incorporate a minimum of one tree (minimum size 45lt) in the front yard (Appendix B Guide to Landscaping principles).
- 6.2 Trees, shrubs, ground covers and hedges to define the property and adorn the front yard. A landscape plan must be lodged with the DRP for approval prior to commencement of landscaping works. An example of landscaping plan is shown in Figure 13.
- 6.3 Landscaping should incorporate predominantly water-sensitive species to minimise demand for irrigation. Local plant species are recommended. For your information refer to the list of preferred landscaping species in Appendix B. (Figure 14)
- 6.4 Plant species should be selected to provide shade in summer but allow sun penetration in winter.
- 6.5 Trees should be located to avoid services and provide shade from the western sun.
- 6.6 Landscaping of the front yard and driveway must be completed prior to occupancy.



Figure 14: Water-sensitive landscaping minimises demand for irrigation and saves water (6.3)

## 7. Residential Amenity

As previously mentioned control of the the built form is an important factor in encouraging an attractive streetscape.

Common sense planning can enhance liveability and residential amenity.

Apart from sensible house design there are three attributes which can be optimised by good planning:

- Useable outdoor space
- Privacy
- Optimum solar access

It is important that one house does not overlook or overshadow a neighbour's private space or windows.

It is also desirable to get winter sun into living spaces and shade in summer.

It is important to set Acceptable Solutions to optimise privacy especially in the dedicated private open space areas. Indoor-outdoor living is an essential component of living in Queensland.

The Acceptable Solutions set out a framework to encourage and protect these valuable attributes.

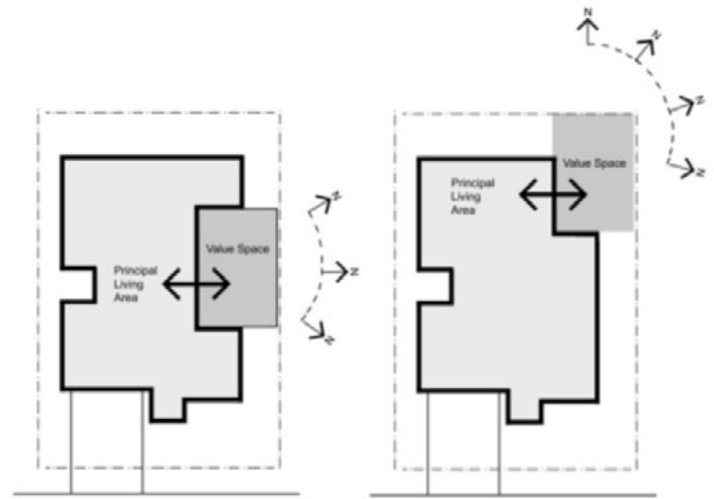


Figure 15: These diagrams show how the value space can be located as part of a yard space or to create a private courtyard according to the orientation of the lot (7.3)

## Design Objectives

1. To ensure a minimum area of private open space (value space) is connected to a principal living space.
2. To ensure that the principal living space and the value space have optimal solar access.



Figure 16: For optimum solar access and comfort the covered outdoor space and value space should be orientated to the north and/or east (7.3)

## Acceptable Solutions

- 7.1 House designs shall incorporate a value space with a minimum area of 16sq.m and has no dimension less than 3.0m metres located contiguous with a principal living area. May be open or covered with a roof or pergola. (Figure 16)
- 7.2 Covered outdoor spaces with a minimum area of 12sqm shall be incorporated into the design of the building in terms of materials and finishes. Flimsy lightweight verandahs are not permitted. (Figure 18)
- 7.3 The principal living area, covered outdoor space and value space shall be oriented north and/or east and have windows to allow sunlight to penetrate the room. (Figure 16)



Figure 17: Design shall incorporate a value space minimum area of 16 square metres and a dimension of no less than 3 metres and may be open or covered with a roof or pergola (7.1)

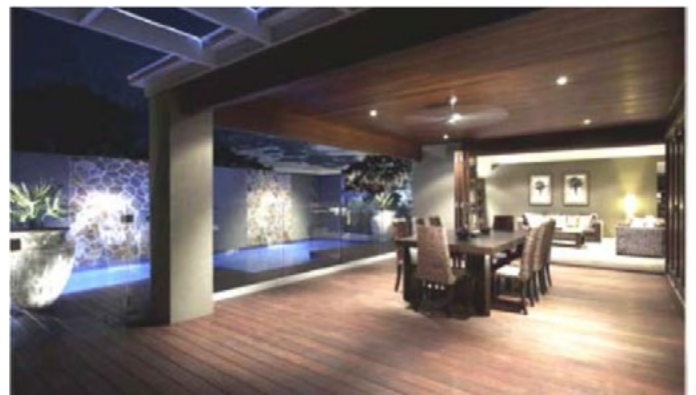


Figure 18: Covered outdoor spaces min 12sqm shall be incorporated into the design of the building in terms of materials and finishes (7.2)

## 8. Fencing, Privacy & Public Safety

Fencing defines property boundaries and can effect privacy between lots.

In front of the building line it can have a negative effect if not controlled and one bad fence can destroy a whole streetscape.

It is also important that fences do not get in the way of public safety. It is a good planning principle to ensure that public places such as streets, parks and walkways can be overlooked from the houses to provide passive surveillance.

They balance privacy against public safety and give strong emphasis on maintaining an open looking streetscape in which any fencing is a minor element.

Where transparent fencing (such as metal picket) prefabricated powder coated fence is mandated in the AHDG it is for situations where the fence should not be a dominant visual element yet may be required for securing pets or defining the boundary. It should always be accompanied with landscaping such as hedges either inside or outside the property.

Translucent (minimum 15% openings) fences are permitted where privacy should be created because the outdoor open space faces north to a street and cannot be planned any other way. It is still important to retain some degree of passive surveillance of the street. (Figure 20)

The trade-off between privacy and public safety is embodied in the acceptable solutions for various situations.



Figure 19: Example of translucent fencing (min. 15% openings). (8.1)

## Design Objectives

1. To permit securing of the property boundaries where desired.
2. To create privacy where required.
3. To maintain reasonable levels of passive surveillance of public places in the interests of public safety.



Figure 20: Standard lot front side and rear fencing

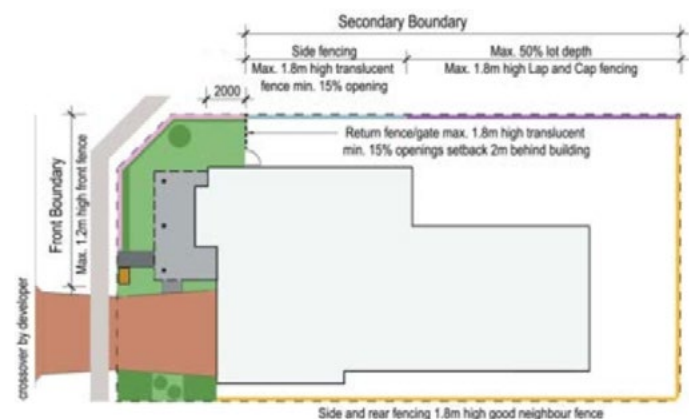


Figure 21: Corner boundary fencing is permitted to the secondary frontage and may extend to 2m behind the front building line of the dwelling (8.6 and 8.7)

## Design Objectives

### Front

- 8.1 Fencing forward of the principal building must be maximum 1.2m high with a limit of 600mm high solid elements, the remainder of the front fence must be constructed using translucent metal or timber slat fencing with a minimum 15% openings solid elements shall be painted rendered masonry or other materials approved by the DRP. (Figure 19)
- 8.2 Front fence shall incorporate a pedestrian entry gate. (Figure 20)
- 8.3 Link fence shall be setback 1m from the front of the building and shall be translucent and painted or stained in a dark colour. (Figure 20)
- 8.4 The side boundary fence forward of the link fence to the front fence shall be translucent/transparent or a hedge maximum 1.2m high constructed using translucent metal or timber slat fencing with a minimum 15% opening. (Figure 20)

### Side and Rear

- 8.5 Side and rear boundary fencing behind the link fence shall be timber or PVC 'good neighbour' fencing with a maximum height of 1.8 metres and a minimum height of 1.2 metres. (Figure 20 and 21)

### Corners

- 8.6 Fencing to a secondary street boundary must be setback a minimum 2m behind the building to a minimum of 1.2 metres and a maximum of 1.8m and be translucent with a minimum of 15% openings. (Figure 21)
- 8.7 The remainder of fencing to a secondary street boundary may be solid up to a maximum of 1.8m and a minimum of 1.2 metres in height and 50% maximum of the secondary street boundary length. Solid fences shall be lap and cap construction or similar detail as approved by the DRP. (Figure 21)

### Materials

- 8.8 Timber fencing is to be CCA treated pine/hardwood.
- 8.9 Translucent metal or timber fencing: Must have minimum 15% openings. (Figure 19)
- 8.10 No prefabricated solid coloured metal fencing will be accepted

### Public Safety

- 8.11 There must be at least one habitable room facing the street.

## Fencing, Privacy & Public Safety (continued)

### Acceptable fencing forward of the building



Contemporary Metal and Stone Picket



Max 25% Solid Elements



Boundary defined by landscaping



Timber picket

### Acceptable fencing to the rear of the building



Good neighbour (side & rear)



Translucent side fencing (corner blocks)



Lapped and Capped (corner blocks)

### Unacceptable Fencing (not permitted)



Colourbond fencing



High hedge and retaining wall



Solid fencing forward of building



Solid fencing forward of building

## 9. Attachments and Services

Add-ons to the building can be unsightly, especially to your neighbours.

They can also have a detrimental effect on the streetscape.

Some attachments and outside structures are either necessary or add to residential amenity and should be permitted.

The AADG provide acceptable limits to attachments and outbuildings.

## Design Objectives

1. To minimise the visual impact of attached elements.
2. To place reasonable limits on the size and visual impact of outbuildings.
3. To minimise visual impact of satellite dishes.
4. To especially control the appearance from the street.
5. To ensure that future extensions maintain the standards and aesthetic integrity of the original house design.



*Rainwater tanks visible*



*Airconditioning unit on show*



*Lightweight add-on verandahs*



*Satellite dish above roof*



*Solar heating visible from street*



*Verandah construction matches house*

## Acceptable Solutions

- 9.1 The following attached elements shall be located 9.6 in accordance with the prescribed criteria:
- Antennae: Not highly visible from street.
  - Satellite Dish: Below lower storey roofline and colour coordinated with adjacent surfaces and not highly visible from street.
  - Solar Panels & Heaters: Integrated with roof and not highly visible from street. Locate in rear half of roof or minimum 4m from rear if backing onto public space.
  - Clothes Line: Screened from view from public areas.
- 9.2 Air-conditioners, pool filters, rainwater pumps, mechanical equipment: Preferably located well below eaves and concealed from view from public areas and neighbouring houses. All equipment shall be compliant with local noise regulations.
- 9.3 Letterbox shall compliment the materials of the house. High quality proprietary manufactured letterboxes are acceptable with DRP approval.
- 9.4 The design, appearance and external colours and building materials of all outbuildings (such as lock-up garages, garden sheds and pergolas, gazebos, etc) rainwater tanks and letterboxes, shall be integrated with and compliment the design of the house.
- 9.5 Garden sheds shall satisfy the following requirements:
- Maximum height of 2.4 metres and maximum area of 9 sq.m.
  - Sheds with a floor area less than 9 sq.m may be colorbond and a recessive colour.
  - Sheds shall not be highly visible from any public road or public open space which abuts the property nor be located forward of the building alignment.
- 9.6 The position of any attachment shall be indicated on both site plan and landscaping plan. If not known at the time of lodgement then a plan showing location shall be submitted prior to installation.
- 9.7 Extensions and add-on structures such as verandahs should use similar materials and colours of the main structure and give the appearance of being built at the same time. Flimsy lightweight verandahs are not permitted.
- 9.8 Sheds with a height greater than 2.4 meters and/or greater than 9sqm in area are deemed to be secondary buildings and must satisfy all setback criteria.
- 9.9 Secondary buildings must be sited so as not to be highly visible from all street frontages and should be set back behind the main house or screened by a fence. Colours and materials should be selected to be visually recessive.
- 9.10 All secondary buildings must be submitted to the DRP for endorsement prior to installation.

## Attachments and Services Sheds (continued)

### Acceptable styles



Colour coordinated



Set behind house recessive colour



Garages and sheds on lanes have coordinated materials.



Matching materials hardly visible



Sharded driveway hardly visible



Colour coordinated hardly visible

### Acceptable styles



Highly visible



Double driveway and highly visible



Highly visible, massive scale



Highly visible



Highly visible, massive scale



Massive scale, highly visible, double driveway

## 10. Environmental Standards

Environmentally responsible house design is largely a matter of common sense and can result in a house which is more liveable, comfortable and more economical to run.

A well-designed house can be made intrinsically comfortable in terms of the climate just by sensible design. This is not to say that fans and air-conditioners won't be necessary but there will be less dependence on them for basic comfort and health.

Factors to consider in climatically-responsible design are as follows:

- Orientation of rooms and windows
- Shading of windows and walls
- Higher ceilings
- Exhausting hot air at high level
- Catching breezes
- Crossflow ventilation
- Covered open space

Attending to these factors usually costs nothing extra and is just a matter of intelligent design choices.

On the other hand, there are also choices to be made in terms of building services which support best-practice environmental sustainability. These decisions will help conserve energy, water and materials which will not only save you money but also protect the environment.

The guidelines in this section include both mandatory and discretionary guidelines to give you and the designer some simple guidance towards a sustainable 'green' house design.

Certain mandatory statutory requirements are stipulated in state and local government legislation and may vary from time to time.

The requirements in this document may be over-riden or exceeded by such legislation.

### Design Objectives

1. To encourage environmentally sustainable housing which conserves energy, water and materials.
2. To encourage houses which are naturally comfortable through climatically-responsible design and less reliant on air-conditioning. (Figure 22)
3. To comply with current environmental legislation and conditions of planning approval.

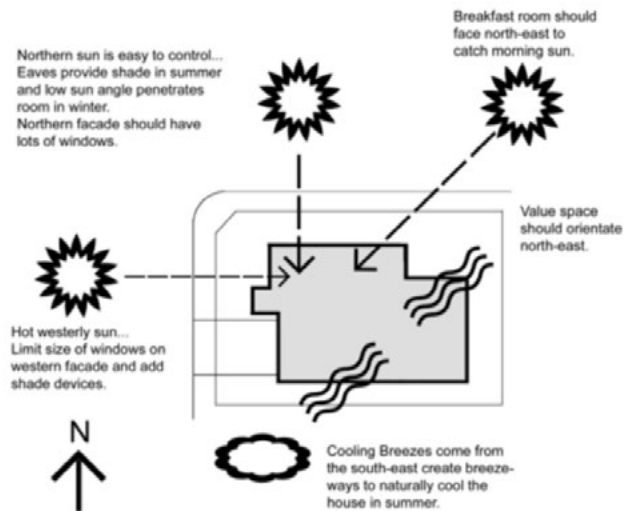


Figure 22: Climatically responsive design principles

### Acceptable Solutions

- 10.1 To promote energy efficiency all airconditioning units must have PeakSmart signal receivers installed. For further information visit [www.ergon.com.au/network/manage-your-energy/reward-programs/peaksmart-air-conditioning](http://www.ergon.com.au/network/manage-your-energy/reward-programs/peaksmart-air-conditioning).
- 10.2 Principal living areas should orientate to a northerly and/or easterly aspect. (Figure 22)
- 10.3 Large windows on the western façade should be avoided to minimise excessive heat gain. (Figure 22)
- 10.4 Roofs shall have eaves to shade walls and windows (including ground floor). (Figure 22)
- 10.5 House design should encourage crossflow ventilation to take advantage of summer breezes to cool house in summer. (Figure 22)
- 10.6 House design must incorporate a covered outdoor living space (minimum 12sqm).
- 10.7 Internal rooms should incorporate natural lighting devices such as Solartube.
- 10.8 Comply with current environmental legislation and energy rating standards.
- 10.9 Dark roof colours are discouraged
- 10.10 You are required to achieve a NatHERS energy rating of 6.5 or greater. A certificate/assessment must be supplied when lodging your application to the DRP. Further information is available at [www.nathers.gov.au](http://www.nathers.gov.au)

## 11. Common Problems

In some cases it can cost you money in terms of having to do something twice because it didn't comply with the AHDG in the first place.

More often than not, it causes delays in approvals which also costs time and money but can also cause unnecessary frustration.

The most common problem is where a builder quotes on a house design which is incompatible with the site and the AHDG and refuses to modify the design without asking for a variation.

And the second-most common problem is where the Buyer doesn't pass on the AHDG to the building designer, builder or contractors.

A builder or building designer cannot fairly present concepts or prices without first being aware of the AHDG and working within them.

Here is a summary to help you to avoid these unnecessary problems and to make your house procurement process an enjoyable and constructive one.

We have a representative to help you with site selection and house designs if needed.

### Problem

### Solution

The AHDG are not passed on to builder and/or building designer causing miscommunication on design requirements and unnecessary variations to the building contract

Make sure that builder and building designer are aware of these guidelines and have included everything in the price

Garage door setback is a site-specific standard set by us

Make sure that the garage door is set back at least 5.5m from the front boundary and 1m from the front facade wall

North point missing on plans (on site plan only) and elevations not named

Check for north point on all plans and identify all elevations with their orientation

Outdoor living area gets insufficient sun

Position outdoor living area on north and/or east side of house

Windows not shaded, especially on ground floor

Incorporate eaves or shading devices over large exposed openings

Plan is not conducive to cross ventilation

Plan for breezeways to cool house

Insufficient natural light to hallways and internal kitchens and bathrooms

Install Solartube to introduce natural light where necessary

Cooktops internally vented and horizontal vents cause nuisance odours for neighbours

All cooktops must be vented to outside through ceiling or roof

Roof material is reflective

Reflective (galvanised) roofs are prohibited

Fences not indicated on plans and therefore holds up approval process

Indicate all fence details including height and retaining walls on plans

Landscaping concept and program not submitted prior to landscape works commencing.

Concept and program must be submitted prior to commencement of landscape works.

Retaining wall causes drainage problems on adjoining site.

Show retaining wall drainage on plans.

External colour scheme and materials not submitted and therefore holds up approval process

Colour scheme and material selection must be submitted with plans for approval

## 12. Definitions

<b>Phrase</b>	<b>Definition</b>
ADC	The Avenues Development Code
AHDG	The Avenues of Highfields Design Guidelines
Building	Dwelling house, garages, garden sheds, pergolas, gazebos, swimming pools and outbuildings proposed to be constructed on your property.
Building Covenants	This document titled The Avenues of Highfields Design Guidelines being an agreement between the Seller and Buyer whereby the Buyer agrees to adhere to its terms, in particular the Acceptable Solutions.
Building Plans	Those plans and specifications detailed in paragraph 14.2 of Section 14 of the AHDG.
Buyer	The person listed as Buyer in the Schedule and also as defined in the Contract of Sale.
Checklist	The checklist contained in the AHDG.
Contract of Sale	The Contract between the Seller and Buyer in respect of your property.
Council	Toowoomba Regional Council
Design Guidelines	A set of minimum guidelines with which all house designs must comply with.
Design Review Panel	Person/s selected by us to review and approve all Building Plans in accordance with the Design Guidelines.
DRP	Design Review Panel
OMP	Outermost projection...in terms of boundary setbacks...usually the fascia on an eave
Seller	The Avenues Highfields Pty Ltd ACN 602 513 762 and also as defined in the Contract of Sale
Sketch Plans	Preliminary concept drawings for the Building
Value Space	Refers to a useable open space area for recreation purposes
We or Us / we or us	The Seller
Works	Any building operation
You or Your / you or your	The Buyer
Your property	That land identified in the Schedule

## 13. The Approval Process

You need to obtain the Seller's approval of Building Plans prior to Council approval.

Prior to submitting Building Plans to Council or a private certifier for approval you may submit your Sketch Plans to the Design Review Panel for preliminary approval (if you need to clarify any issues) followed by your Building Plans prior to commencing construction.

### 13.1 Preliminary Application

13.1.1 Concept sketches, floorplans and elevations indicative of the Building including an indication of setbacks, façade treatments, colours and building materials may be submitted for preliminary approval to clarify any primary design issues prior to an application for endorsement

13.1.2 The purpose of this preliminary approval phase is to ensure that you understand and have incorporated AHDG into your Building before proceeding to working drawings.

### 13.2 Building Plans

Once your Sketch Plans have been approved your designer and/or builder will prepare working drawings of the Building and submit these to the Design Review Panel for approval. The Building Plans must include the following:

- 13.2.1 Plans and specifications including finishes and colour schedules for the Building (including site plan showing retaining walls, fences, water tanks, sheds, attachments, driveways, drainage/overland flow solutions does it also show approved/built neighbouring properties) to be constructed on your property.
- 3.2.2 Colour, material, heights and design details of all fences.
- 13.2.3 Floorplans (minimum scale 1:100) including:
- Internal layouts
  - Floor area calculations
  - Proposed floor levels
  - Location of hot water system
- 13.2.4 Elevations (minimum scale 1:100) including:
- Finished ground levels
  - Material for external walls and roofing
  - Directional aspect identified on all elevations
  - Heights of all retaining walls
  - Roof pitch
  - Eave width
- 13.2.5 Cross section (minimum scale 1:100) including:
- Existing ground levels
  - Proposed finished ground levels
- 13.2.6 Excavation, fill and finished ground levels.
- 13.2.7 Drainage of your property demonstrating that entrapped stormwater will not detrimentally affect adjoining properties.

13.2.8 Swimming pool or proposed location including pool pump room.

13.2.9 Rainwater tank: location, type and size.

13.2.10 The designers checklist with responses to all items.

### 13.3 Delivery and the Process

The Preliminary Application, the Building Plans and Checklist must be forwarded to the Design Review Panel in pdf (electronic) format at the following address:

Electronic Delivery:

The Avenues of Highfields Design Review Panel mail@mps.net.au  
The DRP will assess the Building plans and will (in writing) approve or reject such plans, with or without conditions, within 14 days of receipt.

No approval or consent of the Building Plans by the Design Review Panel shall constitute any agreement or representation as to the adequacy, suitability or fitness of such plans and you acknowledge that no reliance shall be placed on such approval or consent.

Additions and extensions to the Building including new verandahs, pergolas, sheds, swimming pools and garden structures are subject to the AHDG and application for approval must be made to the Design Review Panel in the same manner as the original application.

### 13.4 Council Approval

You need Council approval of Buildings Plans following DRP approval.

The AHDG establish a minimum standard when undertaking construction of a building. It is your responsibility and risk to do the following:

1. Identify all of the Council's or other statutory authorities building requirements for inclusion on the Building Plans.
2. Seek and obtain the Council's approval to the Building Plans which have been approved by the DRP as well as complying with any other statutory requirements.

### 13.4 Compliance Rebate

See contract of sale.



## 14. Designer's Checklist

The Avenues of Highfields Lot Number:				Buyer:			Date:
Designer/Builder:				Designer/Builder:			Witness:
Item	Page	Clause		Yes	No	N/A	
1	3	2.1	Do you intend to use non-standard materials?				
2	3	2.2	Do you intend to use second-hand materials?				
4	3	2.3	Do you have 2 covered car spaces?				
3	3	2.4	Is your house width less than 50% of lot frontage?				
4	3	2.5	Are vibrant colours limited to 25% of facade?				
5	3	2.6	Are you using facebook combined with other materials?				
6	3	2.7	Are you using a combination of materials on facades visually-prominent from the street (including sides)?				
7	3	2.8	Are fascias and metalwork colour coordinated with building?				
8	3	2.9	Are you proposing unpainted or galvanized metalwork?				
9	3	2.1	Are fences, storage facilities and retaining walls colour coordinated?				
10	3	2.11	Are you using reflective glazing?				
11	3	2.12	Do you propose to use galvanized steel and reflective roof finishes?				
12	3	2.13-2.14	Does your façade demonstrate individuality from neighbouring properties?				
13	3	2.15	Do your facade treatments continue around the sides of the building?				
14	4	3.1	Is cut and fill limited to 1.2m above or below natural ground?				
15	4	3.2	Are overland flow solutions shown on site plan?				
16	4	3.3	Have you provided drains at the foot of each embankment and or retaining wall?				
17	4	3.4	Are there any retaining walls over 1m in height? Such walls must be designed by structural engineer.				
18	4	3.5	Are there retaining walls on street boundaries?				
19	4	3.6	Are fences on top of retaining walls?				
20	4	3.7-3.11	Do driveway setbacks and materials comply and are colours provided?				
21	6	4.1	Have you complied with the front setbacks?				
22	6	4.2	Have you complied with the front setback for your garage?				
23	6	4.3-4.4	Is there a translucent element (porch or verandah) and if so does it comply with the setbacks?				
24	6	4.6-4.8	Are there retaining walls on view from the street and if so they comply in terms of construction and finishes?				
25	6	4.9	Are any external walls built-to-boundary and if so are they on the southern or western boundaries?				
26	6	5.1	Does the design have an Australian contemporary or country cottage aesthetic?				

## 14. Designer's Checklist

The Avenues of Highfields Lot Number:				Buyer:			Date:
Designer/Builder:				Designer/Builder:			Witness:
Item	Page	Clause		Yes	No	N/A	
27	7	5.2	Does the front façade incorporate at least 2 special treatments?				
28	7	5.3	Is the garage door limited to maximum 40% of the length of the frontage?				
29	7	5.3	Do you have a triple garage and if so does it comply with the setbacks?				
30	7	5.4	Is the roof pitch less than 25 degrees?				
31	7	5.5	Does the design have eaves and shading devices?				
32	7	5.6	Are eaves a minimum 450mm wide?				
33	7	5.7	Do you have unrendered concrete block walls?				
34	10	6.1	Does the landscape plan have at least one tree in the front yard?				
35	10	6.2	Is a landscape plan included in DRP application?				
36	10	6.3	Does the landscape plan include water-sensitive landscape species?				
37	10	6.5	Are trees located to avoid services?				
38	11	7.1	Does the value space comply in terms of size and location?				
39	11	7.2	Do you have a covered outdoor space?				
40	13	8.1	Is there any solid fencing forward of building alignment?				
41	13	8.2	Does the front fence incorporate a pedestrian gate?				
42	13	8.3	Is the link fence setback 1m from the front of the building, translucent and painted or stained in a dark colour?				
43	13	8.4	Do you have a side boundary fence forward of the link fence?				
44	13	8.5	Is the side and rear fencing behind the link fence "good-neighbour" fencing with a height between 1.2m-1.8m?				
45	13	8.6	Is this a corner lot and if so does fencing on the secondary frontage finish 2m behind the building, translucent with minimum 15% openings?				
46	13	8.7	Are fences on top of retaining walls?				
47	13	8.8	Do you have timber fencing if so is it CCA treated pine/hardwood?				
48	13	8.9	If translucent fencing is proposed does it have min. 15% opening?				
49	13	8.10	Do you have any prefabricated solid metal fencing?				
50	13	8.11	Does the house have at least one habitable room facing the street?				
51	16	9.1	Are any attachments such as antenna, satellite, dish, solar panels, clothes line, air-conditioner visible from the street or do not comply with acceptable solutions?				
52	16	9.2	Do you have any mechanical equipment such as air-conditioners, pool filters and rainwater pumps?				
53	16	9.3	Is your letterbox constructed of metal, timber or masonry?				

## 14. Designer's Checklist








The Avenues of Highfields Lot Number:				Buyer:			Date:
Designer/Builder:				Designer/Builder:			Witness:
Item	Page	Clause		Yes	No	N/A	
54	16	9.4	Do outbuildings, rainwater tanks, pergolas, gazebos etc complement the design of the house?				
55	16	9.5	Do garden sheds comply with max. height of 2.4m and max. area of 9sqm?				
56	16	9.6	Have you shown the position of all attachments on both the site and landscape plans?				
57	16	9.7	Do you have any add-on structures are they constructed of similar materials and colours of the main structure?				
58	16	9.8	Do you have any secondary buildings and do they comply with the setback criteria?				
59	16	9.9	Do you have any secondary buildings are they sited so as not to be highly visible from the street.				
60	16	9.10	Do you have any secondary buildings?				
61	18	10.1	Have you installed a peak smart switch?				
62	18	10.2	Do principal living areas orientate to north and/or east aspect?				
63	18	10.3	Are windows on westerly facades limited in size?				
64	18	10.4	Are openings protected by eaves and/or shade devices?				
65	18	10.5	Is the building designed for crossflow ventilation?				
66	18	10.6	Does the design incorporate covered outdoor space?				
67	18	10.7	Internal rooms have natural light devices?				
68	18	10.8	Are water heaters and cooking appliances to be connected to mains gas?				
69	18	10.9	Dark roof colours are discouraged.				
70	18/19	10.10	Have you provided your NatHERS certificate/assessment?				
71	21	13.2.1	Do the building plans (min. 1:100) include a site plan showing retaining walls, fences, water tanks, sheds, attachments, driveways, drainage/overland flow solutions to be constructed on your property and approved/built neighbouring properties?				
72	21	13.2.2	Are colour, heights and design details of all fences specified?				
73	21	13.2.3	Are there floorplans (min 1:100) with calculations, proposed levels and location of hot water system.				
74	21	13.2.4	Are there elevations (min. 1:100) showing finished ground levels, material of walls and roofing and directional aspect on all elevations?				
75	21	13.2.5	Is there at least one cross section (min. 1:100) showing existing and proposed finished ground levels?				
76	21	13.2.6	Are details of excavation, fill and ground levels included?				
76	21	13.2.7	Are details of stormwater drainage included?				
76	21	13.2.8	Is proposed location of swimming pool indicated?				
77	21	13.2.9	Have you shown the location and size of the rainwater tank?				

## Appendix A: Special Site Conditions

Subject	Reference	Special Condition	Special Condition
	•	•	
	•	•	
	•	•	








## Appendix B: Guide to Landscaping Principles

### Recommended Plant Species

Botanical Name	Common Name	Description
Adiantum hispidulum 	Rough Maidenhair Fern	Glossy green fan shaped fronds emerge from dark brown stems to 30cm high forming a tuft. New foliage is pink. This fern prefers a moist situation and protection from full sun for best results.
Brachyscome multifida and cultivars 	Cut Leaf Daisy	These delightful Australian perennials come in a range of colours such as yellow, pink, mauve, pale and deep blue and appear from late winter to autumn. With their delicate flowers and soft feathery foliage, cut leaf daisies are surprisingly hardy and are an excellent feature in a water-wise garden. They thrive in full-sun and will tolerate frost.
Hardenbegia violacea cultivars 	Native Sarsaparilla	A popular and generally hardy groundcover plant. Violet- Lilac pea shaped flowers cover the plant in winter and spring. Many new cultivars have been developed with white and pink flowers as well as different growth habits, some forming neat, rounded, low growing bushes.
Iberis 'Fairy Dwarf Mixed' 	Candytuft	An extremely showy plant which forms a neat clump 20cm to 30cm. Mid-green foliage is hardly noticeable under a mass of either white, pink or red flowers in clusters. The flowers appear in spectacular abundance during spring.
Xerochrysum bracteatum 	Golden Everlasting Daisy	This Australian annual or short lived perennial, varies in habit from prostrate to a shrubby plant of about 1 m in height. The leaves are grey-green in colour and the deep golden flower heads are borne from spring through to late winter. The individual flowers are formed into a large cluster surrounded by large papery bracts.
Hemerocallis species and hybrids 	Day Lilies	Showy strap leaved perennial forming dense clumps, with the most dazzling array of flower colours. Whilst flowers are short lived their prolific production ensures a constant cover of cream, yellow, pink, orange, red and even burgundy blooms. There are many new cultivars to choose from, bearing single or double flowers.
Limonium perezii 	Perennial Statice	An attractive perennial shrub that forms a clump to 60cm. The leaves are glossy and the plant produces leafless flower stalks to 60cm in late spring and summer. The flowers are small and white and surrounded by the mauve to purple calyces that the plant is known for. The stems are often used for cut flowers as the purple calyces last a considerable time.



## GROUND COVERS cont.

### Recommended Plant Species








Botanical Name	Common Name	Description
<p>Anemone hupehensis</p> 	Japanese Windflower	A low growing perennial with tufts of mid green basal foliage divided in palmate fashion. The showy flowers rise above the foliage in autumn and appear in shades of mauve, white and pink. There are many new hybrids, seek sound horticultural knowledge on the most suitable local performers.
<p>Pandorea pandorana</p> 	Wonga Wonga Vine	Vigorous Australian native twining or scrambling plant. Flowers are tubular and creamy-white with purple or brownish markings and appear in spring and summer. Several new cultivars have been developed including 'Snowbells' with pure white flowers and 'Golden Showers' with yellow-bronze flowers.
<p>Myoporum parvifolium</p> 	Creeping Boobialla	This evergreen, hardy Australian native forms a dense, weed suppressing ground cover that will easily cover one square metre. This species thrives if grown in freely-drained soil and full-sun. The flowers are white or pink and occur from winter to summer. Sweet fleshy fruits provide food for native birds.
<p>Zieria 'Carpet Star'</p> 	Carpet Star	This endangered Australian native groundcover forms a neat spreading mat to 75cm. It has dark green aromatic trifoliolate foliage. In spring, prolific pink star shaped flowers are borne all over the plant making quite a contrast. Appreciates full sun and will tolerate winds and some frost.
<p>Convolvulus sabatius</p> 	Blue Saucer Flower	An attractive evergreen perennial with a spreading prostrate habit. Blue to violet funnel form flowers appear in late spring to autumn. This species is suitable as a ground cover or spill-over plant in rockeries and is also ideal for large containers or hanging baskets. Reaching a height of about 20cm, it will spread to 2m wide. Prefers a moist well- drained site and is frost tolerant.
<p>Hardenbergia violacea cultivars</p> 	Native Sarsaparillas	A popular and generally hardy groundcover plant. Violet- Lilac pea shaped flowers cover the plant in winter and spring. Many new cultivars have been developed with white and pink flowers as well as different growth habits, some forming neat, rounded, low growing bushes.
<p>Lomandra longifolia and cultivars</p> 	Mat Rushes	This widely used accent plant has thick arching green foliage that emerges from a central crown. Suitable near water's edge or boggy areas but able to tolerate dry conditions as well, this is a most versatile alternative. Many new cultivars are now available with a range of foliage colours and growth habits.

## GROUND COVERS cont.








### Recommended Plant Species

Botanical Name	Common Name	Description
Themeda australis 	Kangaroo Grass	An Australian native grass that has glaucous blue grey leaves and forms a dense mat like tuft. During warmer months the leaves turn maroon adding an interesting contrast. In summer, wiry flower spikes laden with seed often lay down on top of the foliage. This plant is effective as a weed suppressant or for erosion control.
Dianella species 	Flax Lilies	An excellent Australian native selection with mid-dark green arching foliage and sprays of blue flowers followed by bright blue berries. There has been a proliferation of Dianella cultivars with a wide range of foliage colours and growth habits in recent years. Ask your retailer for the most reliable local selections.






## SHRUBS (0.5-3M)

Botanical Name	Common Name	Description
<p>Helichrysum angustifolium Syn. Helichrysum litoreum</p> 	Curry Plant	Attractive silver foliated perennial forming a neat clump to 60cm. This small shrub has downy silver grey leaves that have a distinct curry-like aroma. This plant makes a fantastic addition to the garden with its vivid contrasting foliage. The tender new leaves have been used to flavour a range of foods including salads.
<p>Murraya paniculata</p> 	Mock Orange	Professional nursery growers and retailers now promote the use of a superior cutting grown selection which produces few or no berries. The growth habit is more naturally compact than the inferior and invasive seedling form.
<p>Syzygium australe cultivars</p> 	Lilly Pillies	This superb Australian native rainforest plant has glossy green foliage, a profusion of fluffy white flowers and small colourful berries. There are many different cultivars of this plant with a wide range of growth habits, foliage types and berry colours. Many make highly desirable hedges and screens. 'Elite', 'Bush Christmas' and 'Hinterland Gold' are three of many suitable selections.
<p>Nandina 'Gulf Stream'</p> 	Japanese Bamboo	This is a very hardy bamboo like plant that grows approximately 1.2m in height. It has several branches growing from the base with colourful green and red tinged foliage throughout most of the year, which turns bright red during the coldest months. It has small white flowers followed by reddish berries. This is a compact grower and is quite hardy once established.
<p>Abelia grandiflora</p> 	Glossy Abelia	Evergreen shrub with arching branches to 2 m high. Shiny, dark green glossy foliage with mauve-pink tubular flowers. Suitable as a screening or specimen plant, this hardy, water wise and non-invasive shrub thrives in full-sun to part- shade. Ask your local garden centre for this and other recommended cultivars.
<p>Camellia sasanqua</p> 	Sasanqua Camellia	This fantastic plant should be more widely used in the Sub- Tropics. There are many and varied flower colours, ranging from white through to pink and red. Most will tolerate full sun with growth habits to suit every situation. Many cultivars can be pruned into effective hedges.
<p>Pittosporum tobira 'Miss Muffett'</p> 	Dwarf Pittosporum	Delightful small rounded shrub growing to 1m in height. The oblong glossy green leaves appear in whorls around the stems, new flushes are lime green. Bearing small fragrant white star shaped flowers in late Spring this plant makes an effective low hedge or can be planted in clumps for mass appeal.








## SHRUBS (0.5-3M) cont.

Botanical Name	Common Name	Description
Melaleuca bracteata 'Revolution Gold'	Revolution Gold	This is a beautiful, golden-foliaged, Australian native shrub to 4 m by 2 m wide. Its golden foliage provides year round colour in gardens. An ideal screening shrub or feature specimen. In spring the creamy-yellow brushes are bird attracting. It requires little attention and will grow in a wide range of soils and garden conditions. Prefers an open sunny position and regular pruning to maintain shape and to encourage new growth.
		
Grevillea 'Honey Gem'	Honey Gem	This hardy Australian native is an all-time favourite. It can grow above 4m in height but is more often seen as a 2-3m specimen. It has lovely ferny foliage and is covered in masses of orange brushes laden with nectar for most of the year. It is a fantastic addition to any garden and will attract a wide array of nectar feeding birdlife.
		
Pandorea jasminoides	Bower of Beauty	Vigorous climber to spreading shrub with dark green glossy pinnate leaves. Flowers are borne in terminal clusters in the warmer months and are pink with a dark carmine throat. There are several cultivars including 'Lady Di' that has cream flowers.
		
Melaleuca incana	Grey Honey Myrtle	This is a beautiful Australian native shrub growing to 3m in height. It has slender arching branches that hold hairy grey green leaves. It bears creamy yellow flower spikes in late spring to early summer and will tolerate a wide range of soil types. It can also be clipped into a neat hedge.
		
Hovea acutifolia	Purple Pea Plant	This is an attractive Australian native shrub that reaches 1.5m in height. It has long leaves to 8cm and is usually an open woody shrub up to 1m in width. It has masses of beautiful purple pea flowers in late winter through spring. It performs best with some protection from extreme heat and must have excellent drainage.
		
Hymenocallis littoralis	Spider Lily	Fleshy strap like leaves emerge from underground bulbs to form thick clumps. Spectacular white scented flowers emerge in clusters from 75cm high flower stalks. The flowers have six spider like petals that surround a white inner corona. This plant is particularly showy and can spot flower several times in the warmer months.
		
Zamia furfuracea	Cardboard Palm	A small to medium sized Cycad forming a neat ornamental clump. It has broad, hairy rigid leaflets which are fairly crowded on the 1m long leaf stem. It has broad architectural appeal and is suitable for dry situations and actually resents poor drainage or too much shade.
		

## SHRUBS (0.5-3M) cont.

Botanical Name	Common Name	Description
Doryanthes excels 	Gynea Lily	Australian native perennial lily with rosettes of large sword-shaped 1 to 2 m long mid-green leaves. In spring and summer they have spectacular large, compact heads of nectar-filled, blood-red flowers atop tall, thick stems to 5 m high. A very hardy garden plant for most climates. Grows best in full-sun to part shade. The flowers and leaves are both highly sought after for flower arranging.
Strelitzia reginae 	Bird of Paradise	Glossy grey green paddle shaped foliage forming a dense clump 1.5m x 1.5m. Spectacular orange and blue flowers shaped like a birds head form on erect stems in warmer months. It is worth trying to obtain Strelitzia juncea for its rush like cylindrical foliage emerging without a leaf blade.
Botanical Name	Common Name	Description
Grevillea 'Honey Gem' 	Honey Gem	This hardy Australian native is an all-time favourite. It can grow above 4m in height but is more often seen as a 2-3m specimen. It has lovely ferny foliage and is covered in masses of orange brushes laden with nectar for most of the year. It is a fantastic addition to any garden and will attract a wide array of nectar feeding birdlife.
Pandorea jasminoides 	Bower of Beauty	Vigorous climber to spreading shrub with dark green glossy pinnate leaves. Flowers are borne in terminal clusters in the warmer months and are pink with a dark carmine throat. There are several cultivars including 'Lady Di' that has cream flowers.
Melaleuca incana 	Grey Honey Myrtle	This is a beautiful Australian native shrub growing to 3m in height. It has slender arching branches that hold hairy grey green leaves. It bears creamy yellow flower spikes in late spring to early summer and will tolerate a wide range of soil types. It can also be clipped into a neat hedge.





## TREES

Botanical Name	Common Name	Description
<p>Acer palmatum</p> 	Purple Japanese Maple	A small dense tree with excellent year-round colour. Magnificent bronze-purple foliage is combined with a good shape and useful size to make an attractive specimen tree for a protected area in the landscape. 3.5 x 3 metres.
<p>Acer palmatum</p> 	Japanese Maple	An excellent choice when a small autumn colour tree is required. This robustly branched tree has a beautiful golden-orange and red autumn foliage display. Ideal as a feature tree for small gardens and parks where space is limited. 4 x 3 metres.
<p>Callistemon</p> 	Bottlebrush	Excellent showy display of colourful red brushes in spring. A good choice for small landscapes where space is restricted. Effective when planted in masses or in parks. 4 x 4 metres.
<p>Cercis chinensis</p> 	Chinese Redbud	A tough, small tree with an eye-catching early spring display of rose-purple flowers borne along its bare branches. Suitable for small gardens and parks. Effective when planted in lawns with other broad leaved trees. 3 x 2 metres.
<p>Cornus florida</p> 	Dogwood	Highly floriferous form of Dogwood with showy white petal-like whorls surrounding the central flower. Excellent, showy, white-flowered small tree or large shrub with very good autumn colour of burgundy to purple-red. 4 x 4 metres.
<p>Corymbia citriodora</p> 	Lemon-Scented Gum	A striking grafted selection of Corymbia with an upright growth habit, lemon-scented foliage and smooth greyish-white bark. Especially suitable as a street tree or in medium-sized gardens where its combined attributes add to the landscape. 6 x 5 metres.
<p>Banksia integrifolia</p> 	Coast Banksia	Bears pale lemon-yellow inflorescences in showy cylindrical spikes. Attractive, dark grey woody cones follow flowering eventually losing all parts of the flower. 8 x 10 metres.

## TREES cont.

Botanical Name	Common Name	Description
Betula populifolia x 	Purple Leaf Birch	An excellent cultivator for providing a dark foliage in the landscape, where it provides soft filtered shade. Has superior apical dominance and vigour in comparison with other purple leafed birch. Ideal for planting as a specimen or in a cluster or copse, particularly when used against complimentary foliage colours and surfaces. 10 x 5 meters.
Eucalyptus leucoxylon 	Dwarf Yellow Gum	Seedling grown and therefore can have some variation. Its small size makes it useful for streetscapes, small gardens and landscape areas where space is restricted and a flowering shade tree is required. 8 x 5 metres.
Lagerstroemia indica x L. fauriei 'Yuma' 	Crepe Myrtle	Adaptable, highly ornamental and long flowering. An excellent choice as a small specimen tree for parks and gardens, around buildings, carparks and shopping areas. Bred and selected for its resistance to powdery mildew. 4 x 3 metres.
Magnolia grandiflora 'Alta' 	Southern Magnolia	An outstanding, elegant, upright form of Magnolia grandiflora. Ideal for group plantings, screens, hedges in gardens and courtyards, as well as in streets and parks. Overseas reports indicate the vigorous nature of this cultivar allows for faster establishment. 9 x 4 metres.
Malus tschonoskii 	Crab Apple	One of the best crab apples for autumn foliage colour. This strong, narrow growing, upright tree is ideal for planting in areas where lateral space is restricted. An adaptable, tough small tree with excellent upright, narrow form and stunning autumn colour. 7 x 4 metres.
Nyssa sylvatica 	Black Tupelo	A relatively slow growing species that displays good form, highly ornamental bark and attractive autumn foliage. The Black Tupelo is popular as a specimen tree for larger parks and gardens. 11 x 6 metres.
Olea europaea 'Tolley's Upright' 	Olive	Used as an evergreen ornamental tree as it appears to be upright growing and produces very little fruit. Makes an excellent screen, hedge or a street tree that requires little to no maintenance. Can be pruned and kept as a hedge if desired. 7 x 4 metres.

## TREES cont.

Botanical Name	Common Name	Description
<p>Parrotia persica</p> 	<p>Persian Parrotia</p>	<p>A stately, medium sized deciduous tree that makes an excellent specimen tree. Shows some heat tolerance and is valued for its rich autumn colour and attractive flaking bark. A wide spreading tree which offers decorative features year-round. 7 x 5 metres.</p>
<p>Prunus x blireana</p> 	<p>Flowering Plum</p>	<p>A proven robust small flowering plum for a wide range of situations with an excellent massed display of double pink flowers followed by bronzy-purple foliage. Attractive as a single specimen or in massed planting for long driveways and avenues. 4 x 4 metres.</p>
<p>Pyrus salicifolia 'Pendula'</p> 	<p>Willow-Leaf Pear</p>	<p>A well-known older cultivar that can be used to great effect as a screening tree. An interesting and adaptable semi-weeping pear with distinctive silvery-grey foliage. Pyrus salicifolia 'Pendula' is useful for smaller gardens or parks in which foliage and form contrast is desired. 4 x 4 metres.</p>
<p>Syzygium smithii</p> 	<p>Lilly-Pilly</p>	<p>An adaptable, medium sized attractive evergreen tree with dense glossy foliage. The pink flushes on the new growth add to its showy ornamental value. Useful as a hedge for screening or as a low windbreak.</p>

## Appendix C: Schedule & Execution Page

### Buyer Acknowledgment

We acknowledge we have read and understand and agree to comply with the Building Covenants titled "The Avenues of Highfields Design Guidelines"

Your Property: Lot No:

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Buyer's Name:

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Address:

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Signed:

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Dated:

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Buyer's Name:

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Address:

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Signed:

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Dated:

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THE  
**AVENUES**  
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HIGHFIELDS

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