

Corella | Brought to you by Tierra

# Design *Guidelines*

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# 1.0 Welcome

These Design Guidelines have been prepared to assist Coreella purchasers and their builders/designers to create sustainable, well-designed, high-quality homes. This will help create a premium community that is consistent in its vision and welcoming to its residents.



A great design will help you add value to your home, increase sustainability, improve your quality of life, and foster a high standard of presentation to be enjoyed by all members of the Coreella community. These guidelines are not intended to limit design but help ensure that Coreella presents with harmonious streetscapes and creates a community that all residents can be proud of.

The key design elements that purchasers and home builders should address include:

- Siting and orientation
- Architectural style and built form
- Fencing and landscaping
- Sustainability

By purchasing an allotment at Coreella, you are making a promise to your neighbours and the community that you will uphold this vision by complying with these design standards. By signing a contract of sale for your allotment, you commit to complying with these standards during and after the construction of your house.

It is important that you discuss these Design Guidelines with your builder, architect, or home designer before commencing your home design to ensure compliance. This collaboration will help you create a home that not only meets your personal needs and preferences but also enhances the collective character and appeal of Coreella.

Additionally, these guidelines are designed to streamline the approval process, making your journey to building your dream home smoother and more efficient. Embrace the opportunity to be part of a thoughtfully-planned community that prioritises sustainability, safety, and aesthetic excellence.

## 2.0 Developer Approvals



All homes built at Corella must be approved by the Design Assessment Panel (DAP) prior to lodging for any Building Permit or commencing any construction of works. The DAP is appointed by The Developer to oversee and implement the objectives of the Design Guidelines.

### 2.1 Developer Approval Process

The following steps detail the design approval process at Corella.

#### STEP 1 Design your home

Your architect, builder and/or designer will work with you to design your home to comply with the Corella Design Guidelines. You should also ensure that you have complied with any applicable building codes, council by-laws and other local authority requirements.

#### STEP 2 Prepare your application

Prepare your Design Application - include our Design Approval checklist to be sure you've supplied all the correct information for your home to be assessed.

#### STEP 3 Submit your plans for approval

When you are ready to make your submission for Developer Approval, you can lodge it on the Developer Approval Portal at [www.ngdd.com.au](http://www.ngdd.com.au)

#### STEP 4 Assessment

Generally, we will review and respond to you within 10 working days of your submission, but this time may vary depending on the nature and completeness of your submission.

Complying submissions will be approved and can move on to the next step.

Non-complying submissions will receive detailed feedback of the issues that need to be addressed to achieve compliance and must be re-submitted once these issues have been amended.

#### STEP 5 Building permit application by your builder

Once you've received your design approval, a Building Permit must be obtained from a Building Certifier and any plumbing or drainage approvals from Lockyer Valley Regional Council.

If any further design modifications are made, you will be required to resubmit plans to the DAP for reassessment.

#### STEP 6 Construction

Once received, a Building Permit allows you to commence construction.

## 2.0 Developer Approvals



Avoid unnecessary delays by ensuring ALL information has been submitted, including the information required to fill out the application form on the portal.

Incomplete submissions are the single greatest cause of delays in obtaining a Developer's Approval. Check that your submission includes all the required information before lodging it. Complete and thorough submissions take the least time to process, review and approve.

### 2.2 Submission Checklist

#### All submissions must include:

#### 1 Application Form

- The lot number and street address;
- The contact details (name, email and phone) for the:
  - Lot owner; and
  - Applicant (whomever is making the Developer Approval application); and
  - Builder.

#### 2 Site Plan (A3, 1:200 Scale)

- Lot boundaries, lot dimensions, lot area.
- Dimensions of the proposed dwelling.
- Dimensions of setbacks from dwelling to boundaries.
- Secluded Private Open Space dimensions and hatched area.
- Original and proposed finished ground levels, including changes in level.
- Driveway and all hard services (concrete, paving and tiling, etc).
- Location of services equipment (meter box, hot-water system, rainwater tank, bin area, etc).
- Location and details of boundary fencing and any return fences.

#### 3 Floor Plans (A3, 1:100 Scale)

- Internal layout including rooms, balconies, veranda, decks, windows, openings and dimensions.
- Location of services equipment (meter box, hot-water system, rainwater tank, bin area, etc).

#### 4 Roof Plan (A3, 1:100 Scale)

- Roof form, including eaves, and pitch detail.

#### 5 Elevations (A3, 1:100 Scale)

- Elevations showing extent of materials & finishes and proposed building height.
- Location of services equipment (photovoltaic cells, heating and cooling units, satellite dishes, antennae, etc).

#### 6 Landscape Plan (A3, 1:200 Scale)

- Lot boundaries, lot dimensions, lot area.
- Extent of all hardscape and softscape in the front garden.
- Planting schedule that lists all proposed species referenced on landscape plan.

#### 7 External Materials, Colour and Finishes

- Printed samples or images (swatches, colour photos, paint chips etc.) of all proposed external materials and colour selections for external walls, roof, driveways and fencing.

## 2.0 Developer Approvals



### 2.3 Re-Submissions

Should a re-submission be required, please ensure that any alterations or changes are suitably highlighted on the plans or in any accompanying communication. This will help to speed up the processing and assessment.

### 2.4 Excessive Submissions

Allowance has been made for two submissions for each Developer Approval application. Each additional submission may incur an administration fee, at the sole discretion of the DAP. New submissions for a lot that has already had an application approved may also incur an administration fee.

### 2.5 Design Guidelines Updates

The Design Guidelines may be changed from time to time at the DAP's discretion. Applications will be assessed against the current version of the Design Guidelines.

Interpretation and application of these Design Guidelines is at the sole discretion of the DAP. The DAP's decisions are final. No claims shall be made to the Developer, DAP or their representatives with respect to the decisions made.

### 2.6 Alternative Design Solutions

Alternative design solutions may therefore be presented to the DAP and will be assessed on individual architectural merit.

You can contact the Design Assessment Panel at any time via email at [info@ngdd.com.au](mailto:info@ngdd.com.au)

### 2.7 Other Approvals

The requirements detailed in this document are in addition to, and not in lieu of, any other legal requirements. Approval by the DAP does not exempt the plans from any building or statutory regulations, nor infer compliance with the building regulations or other applicable statutory legislation.

Separate approval must be obtained from the relevant authorities. It is the responsibility of the owner to ensure any other approvals, authorisation permits or other requirements are obtained and satisfied.

# 3.0 Lot Planning



With careful and appropriate consideration of how your house sits and fits on your lot, you can improve the value and quality of your home.

## 3.1 Dwelling Density

3.1.1 Only one dwelling is permitted per lot, unless written approval for a dispensation from this requirement is obtained from the Developer via the DAP.

## 3.2 Setbacks

3.2.1 All houses must be designed in accordance with the following setback requirements unless otherwise approved by the DAP. Building exclusion areas are due to easements. No dwelling or structures can be constructed within easement land. Refer to your Disclosure Plan or the Draft Survey Plan for further information.

Front Setback	Side and Rear Setback
10m	4m

3.2.2 In addition to the setback requirements, all proposals must comply with the setback requirements outlined in the [Queensland Plumbing and Wastewater Code V1:2024](#). Please refer to the section on Wastewater Treatment (3.3) below and Appendix A.

3.2.3 **Note - Front Boundary**  
The front boundary (primary street frontage) is deemed to be that part of the lot with the street frontage being the smallest dimension.

## 3.3 Wastewater Treatment

Corella is not serviced with sewer reticulation. Council has mandated that domestic wastewater be treated and disposed of by way of an onsite Household Sewerage Treatment.

3.3.1 The lot owner must ensure that their on-site wastewater disposal system attains a secondary treatment standard (or better) and is designed in accordance with the [Queensland Plumbing and Wastewater Code](#) and AS/NZS1547:2012.

3.3.2 It is the owner's responsibility to ensure its on-site wastewater disposal system is designed, installed, operated and maintained. It is highly recommended that you speak with your Builder about the on-site waste disposal systems.

3.3.3 Any above ground septic systems must be behind the building and not visible from public realm.

3.3.4 Details of the onsite Household Sewerage Treatment for your lot must be included in your submission for Developer Approval.

## 3.4 Pools

3.4.1 All swimming pools must be located outside of any easements and behind the house, such that they are not readily visible from the public realm.

## 3.5 Relocated Homes

3.5.1 The Developer encourages the construction of new dwellings within the community. No relocatable or factory-built dwellings are permitted. No homes that have been previously erected, or attached to other land are to be erected, relocated or placed on land within the community.

## 3.6 Mobile Homes/Caravans

3.6.1 No caravan or mobile home shall be used on the Land for residential purposes whether or not the dwelling house is constructed on the Land.



## 4.0 Home Design



### 4.1 Façade Variety

**4.1.1** Dwellings that are the same or of similar appearance are separated by at least two (2) dwellings/façades that are distinctly different from one another on both sides of the street on which the Dwelling is located.

As a minimum, at least 3 of the following 4 elements must be distinctly different, to the satisfaction of the DAP, in order for this requirement to be fulfilled:

- Roof Colour;
- Façade colours and finishes;
- Extent of façade colours and finishes;
- Garage door colour.

### 4.2 Façade Design

**4.2.1** Dwellings must have a feature front entry point that provides a strong sense of entry to the front (primary) façade and is readily identifiable from the street.

The mandatory feature front entry point must be sympathetic to the overall dwelling design.

**4.2.2** The dwelling must also have at least one habitable room window that addresses the primary street frontage. A habitable room is a living room or a bedroom.

**4.2.3** The front façade must also incorporate articulation through design features including:

- Porches or verandahs;
- Stepped/recessed walls and/or windows;
- Multi plane roof lines;
- Materials/finishes/colours;
- Balconies.



## 4.0 Home Design



**4.2.4** Uninterrupted lengths of wall greater than 8m are not permitted on the front façade. Articulation of the wall through the use of windows, change in materials, and/or stepping in the wall will be required.

**4.2.5** Obscure glazing is not permitted to the primary façade.

### 4.3 Dwelling Height

**4.3.1** All Dwellings must be a maximum of two storeys and 8.5 metres to the highest point above the natural ground level prior to any excavation or filling.

### 4.4 Corner Lots

**4.4.1** Dwellings on corner lots and/or with secondary frontages to public open space must:

- a. Continue the material/finish at the intersection of the primary and secondary façades for a minimum of 3m along the secondary façade; and
- b. Provide at least one window on the secondary façade that is forward of the return fence and has a matching head height to the closest primary façade window.

**4.4.2** Uninterrupted lengths of wall greater than 8m are not permitted on the front façade. Articulation of the wall through the use of windows, change in materials, and/or stepping in the wall will be required.

**4.4.3** Secondary frontages must be articulated through the use of:

- Feature windows; and/or
- Wrap around balconies; and/or
- Varied wall materials; and/or
- Recessed and protruding elements in the built form; and/or
- Articulated roof forms.

### 4.5 External Materials, Finishes

An appropriate mix of textures and tones on the elevations of your home will give character and form to the dwelling and provide visual interest to the street.

**4.5.1** As long as the articulation requirements detailed in 4.2.3 & 4.4.3 have been met (to the sole satisfaction of the DAP), there is no restriction on the maximum or minimum amount of one colour/finish/material that may be used.

**4.5.2** Allowable materials and finishes include:

- Rendered brick;
- Rendered block work;
- Face brickwork;
- Stone;
- Lightweight cladding;
- Painted timber.

## 4.0 Home Design



- 4.5.3** "Queenslander" Style and "Hamptons" Style homes of timber or timber look construction or architecturally designed homes of lightweight type construction are also acceptable as long as they achieve the articulation requirements in 4.2.3 & 4.4.3.
- 4.5.4** Unacceptable materials and finishes include:
- Imitation finishes, such as vinyl brick sheeting;
  - Bagged and painted brickwork/blockwork;
  - Double or 1.5 height face brick;
  - Raw zincalume or hand painted garage doors;
  - Untreated galvanised/zinc finished tray deck and fibre cement roof materials will not be approved due to reflection issues.
- 4.5.5** Materials used on the front façade must extend to the side elevation for a minimum of 1m.
- 4.5.6** Roofing materials must complement the design and style of the proposed dwelling.
- 4.5.7** Roof sheeting must be non-reflective.

### Colour Palette

- 4.5.8** Muted colours and finishes are to be used to blend with the natural setting of Corella. Natural colours that blend with the greater landscape and that enhance the architecture are highly encouraged.

- Extremely light/dark or high black/white contrast colour schemes will not be supported.
- Bright colours and highly reflective surfaces will not be supported.

Examples of acceptable façade colours include:

LIGHT	MEDIUM	DARK
 Lexicon Quarter	 Grand Piano Half	 Wallaby
 Dover White	 Southerly	 Basalt
 Surfmist	 Shale Grey	 Monument

## 4.0 Home Design



### 4.5.9 Roof colours

Roof colours should incorporate colour choices with a high Solar Reflective Index (SRI) to assist in reducing urban heat island effect and cooling energy demand. Roof colours must comply with the following SRI values:

Roof Pitch	3 year SRI minimum	Only where the three-year Solar Reflectance Index (SRI) for products are not available, the following initial SRI minimums apply:
<15°	64	82
>15°	34	39

## 4.6 Roof Form

**4.6.1** Gable and hipped roofs must be pitched between 22.5 and 40 degrees.

**4.6.2** Skillion Roofs should be pitched between 10 and 15 degrees.

**4.6.3** All roofs must have minimum eaves width of 450mm around the entire perimeter of the home, unless the DAP considers a proposal has met the overall objectives of the guidelines in other ways (e.g. providing verandahs around the façades of the dwelling).  
This applies to single and double storey homes.

## 4.7 Garages and Car Accommodation

**4.7.1** It is preferred but not mandatory that garages are located under the same roof line as the dwelling and that they present to the primary street frontage.

**4.7.2** Garages located on the primary street frontage must be located a minimum of 0.5 metres behind whichever is the greater of the main façade of the dwelling or the closest front wall of the dwelling,

**4.7.3** Detached garages may be allowed if they are located to minimise their impact from the primary street frontage, to the satisfaction of the DAP.

**4.7.4** All garages must match or complement the home in respect to materials, roof pitch, design, colour, external appearance and quality of construction.

**4.7.5** Garage doors to any garage shall be a steel sectional type, e.g. Panelift, and in colours complementary to the Dwelling.

**4.7.6** Roller doors are not permitted unless the proposed roller door:

- Has the same appearance as a Panelift door;
- Is proposed to be constructed of the same materials as a Panelift door; and
- Has the same sectional profile as a Panelift door. 'Traditional' sectional profile and 'commercial type' roller doors are not permitted.

**4.7.7** Triple garages are supported, as long as they are made up of at least 2 doors and the 3rd space is recessed at least 1m behind the other two spaces.

**4.7.8** Car parking is only to be accommodated within a garage or on a driveway. Caravans, boats and trailers of any kind must not be parked in the front yard, driveway or verge.

# 5.0 Landscape Elements



## 5.1 Driveways

- 5.1.1** A maximum of one crossover is allowed per lot.  
This will be installed by the Developer to requirements of the Relevant Authority. Any additional crossover must be approved in writing by the Local Relevant Authority.
- 5.1.2** Driveways must taper to match the width of the street crossover at the property boundary.
- 5.1.3** All lots shall provide a driveway from the crossover to the garage.
- 5.1.4** As a minimum, the first 10m of a driveway from the front boundary must be constructed of:
- Concrete with exposed aggregate;
  - Coloured concrete;
  - Brick and/or concrete pavers;
  - Gravel or chip seal;
  - Or any other material approved by the DAP.
- 5.1.5** The first 10m of a driveway from the front boundary must NOT be constructed of compacted dirt.
- 5.1.6** Driveway material colours should consist of muted tones. Plain colour concrete driveways will not be permitted. A colour sample of the proposed driveway material must be provided with the application submission.
- 5.1.7** Driveways must be constructed prior to occupancy.

## 5.2 Front Garden

The front garden of your home includes the whole area between the front boundary and the dwelling/garage. This includes the area that abuts the secondary frontage on corner lots.

The overriding theme and consideration when design the front garden landscape at Corella should be a feeling of rural neatness.

It is made up of impermeable hardscape areas (driveway, entry path, entry portico etc.) and permeable softscape areas (garden beds, turf etc.).

### Landscape Plan

- 5.2.1** A landscape plan of the front garden must be submitted as part of the application, showing:
- The species of plants to be used;
  - Where they are to be planted;
  - Location of all non-permeable surfaces (driveway, entry path etc.);
  - Letterbox location.

### Plants

- 5.2.2** The front garden must incorporate a mix of
- Trees;
  - Shrubs/ hedging;
  - Ground covers.

## 5.0 Landscape Elements

- 5.2.3** All trees, shrubs and ground covers must be selected for their appropriateness according to their proposed location.
- 5.2.4** Planted gardens beds must be provided on the Primary Street Frontage.
- 5.2.5** Artificial turf is NOT permitted.

### Letterboxes

- 5.2.6** Letterboxes must complement the home façade by using matching materials and colours.
- 5.2.7** Letterboxes must be located on the front boundary, adjacent to the crossover.

## 5.3 Fencing

### Fencing Types

The type of fencing installed will be determined by the location of the lot and the type of dwelling it can accommodate.

### Front Fences

- 5.3.1** Front fences are encouraged within the development however they are not mandatory.
- 5.3.2** Fence styles that will be considered are:
  - County style, chunky timber fencing;
  - Vertical Timber Slat Fencing;
  - Post & Wire.



Country style timber fencing



Post & Wire

- 5.3.3** Where used, the front fence:
  - Must not exceed 1.2 metres in height, except for posts which may extend to 1.35 metres;
  - Must be a minimum of 50% transparent (i.e. not a solid mass).
- 5.3.4** Front fences should continue along both side boundaries and connect with the side post and wire boundary fence.
- 5.3.5** All front fence styles must be submitted to the DAP for consideration.

### Fences between lots

- 5.3.6** Fences between adjoining lots must be treated pine post and star picket fences not exceeding 1.2 metres in height with 8.90.15 stiff stay mesh and two top wires (or equivalent).
- 5.3.7** Adjoining owners are jointly responsible for the construction and maintenance or replacement of fencing between adjoining lots.
- 5.3.8** No Colorbond or timber paling fencing will be considered.



## 5.0 Landscape Elements



### 5.4 Retaining Walls

Where slope is experienced on a lot, due consideration is to be given to achieving a minimal cut and designing the dwelling to follow the slope of the land; for example; a split level dwelling.

Additional design consideration must be given to ensure the proposed earth works, driveway gradient, retaining wall/s, mass and height of the dwelling are sensitive to the site topography and integrates well onto the site.

Retaining wall construction should be limited; consider battering and other landscape treatments. Due consideration should be given to the treatment of the retaining walls as part of the overall landscape design for the lot. Ideally, a soft battering to a site cut with landscape elements such as shrubs and groundcover makes for an attractive and useful garden space.

Landscape elements such as shrubs and groundcover should be used to screen and reduce visual impact of cuts and retaining walls.

- 5.4.1** Materials selected for the construction of the retaining walls are to be sympathetic to the overall design of the dwelling including:
- Natural Stone;
  - Stained or painted smooth sawn sleepers;
  - Architectural block work with a bagged and painted, rendered finish, or stone clad that complements both the garden and dwelling;
  - Coloured and textured concrete sleepers with galvanised support columns.

**5.4.2** The maximum height of any retaining wall must not exceed 1m.

**5.4.3** If a higher wall is required, more than one wall must be used in conjunction with a minimum 1000mm terrace between walls.

**5.4.4** The terrace between walls must be planted with appropriate shrubs/plants to soften the appearance of the change in levels.

**5.4.5** The design for any retaining walls must be submitted to the DAP for approval at the same time as the building plans. The drawings must include details of the location, height and materials to be used in construction of the walls.

#### General

Retaining walls must be certified by a Registered Professional Engineer and must meet the Local Authorities requirements.



## 6.0 Ancillary Items



### 6.1 Water Tanks

Corella is not serviced with town water. It is recommended that you discuss with your builder about appropriate capacities for your household. Each lot owner must make provision for this.

- 6.1.1** Each Allotment must have a minimum capacity of 22,500 litres.
- 6.1.2** It is recommended that each allotment:
  - a.** Set aside a minimum capacity of 5,000 litres for fire fighting purposes; and
  - b.** That tanks should be fitted with attachments suitable for Rural Fire Services hoses.
- 6.1.3** As an alternative to 6.1.2 above, larger tanks may be installed with foot valve to ensure a minimum 5,000 litres storage at any given time.
- 6.1.4** Water tanks are positioned to minimise visual impact from public realm, preferably behind the front building line of the dwelling.

### 6.2 Screening Service Equipment

So as not to clutter the appearance of the dwelling and detract from the streetscape, service equipment and the like must be screened or located so that they are not readily visible from the public realm.

- 6.2.1** Switchboards and meter boxes must be located to the side of the dwelling and finished to match the colour of the wall where they are located.
- 6.2.2** Roof mounted service equipment must be located on below the ridge line and coloured to match the roof.
- 6.2.3** Notwithstanding the need for solar panels to be located to maximise their efficiency, they must integrate with the roof form.  
  
Storage tanks for solar hot water systems, rainwater tanks, wall mounted air conditioning units, clothes drying facilities and service yards must be located such that they are not readily visible from the public realm.
- 6.2.4** Rubbish bin storage areas must be located so that they are not in public view.
- 6.2.5** Pool equipment, clothes lines, air conditioning units and the like must not be readily visible from the public realm.

## 6.0 Ancillary Items



### 6.3 Screens

#### Security Screens

- 6.3.1** Security shutters or security blinds over windows are not permitted if visible from the public realm.

### 6.4 Sheds and Outbuildings

**6.4.1** Garden Sheds, Sheds and Outbuildings must be:

- a. Located behind the main dwelling and not easily visible from the Public Realm.
- b. Constructed of materials that are the same colour as the Dwelling.
- c. All roof water downpipes, electrical conduits, water piping and plumbing vent pipes must be finished in the same colour or painted in the same colour as the adjacent wall of the shed to which they are located.
- d. Constructed so roof water is discharged to a lawful point of discharge and discharged roofwater does not cause nuisance to adjoining land or neighbouring allotments.
- e. Constructed with all necessary statutory approvals and council approvals.
- f. No building work, including outbuildings, sheds, etc. are permitted within the easement. Please ensure you review your disclosure plan.
- g. Sheds and outbuildings may not be constructed prior to the construction of the house.

### 6.5 Livestock

- 6.5.1** Owners are permitted to keep 1 horse on the property. Other livestock is **NOT** permitted.

For clarification, cattle, sheep, pigs, llama, donkeys, etc. are not permitted.

- 6.5.2** Domestic pets are allowed.

# 7.0 General Requirements



## 7.1 Building Commencement

- 7.1.1** Construction is to commence within 24 months of settlement, with completion a further 12 months from commencement.

## 7.2 After Settlement/During Construction

- 7.2.1** Subject to other paragraphs of this annexure, the Buyer must ensure that the house or other improvements are not left without substantial work being carried out for a period longer than three (3) months at the time of construction.
- 7.2.2** The Buyer must not allow rubbish including site excavations and building materials to accumulate on the lot or on adjoining land. If this occurs, the Buyer is liable for the expense involved in the removal of that rubbish.
- 7.2.3** The Buyer must pay to the Developer on demand the reasonable costs of removal of rubbish incurred by the Developer if the Buyer breaches this requirement.
- 7.2.4** Builder's site bins are compulsory during any construction period.
- 7.2.5** The DAP must approve builder's plans demonstrating adherence to the Design Guidelines.
- 7.2.6** Builder's construction must be in line with the plans approved by the DAP.

- 7.2.7** The Builder is responsible for sediment/erosion control and preventing dirt from washing from site or being driven onto the road.

- 7.2.8** Owner/builder is responsible after settlement to ensure rubbish is not left on their lot.

- 7.2.9** Lots should be regularly mowed/weed controlled prior to commencement of construction. The site must be kept in a tidy condition at all times.

- 7.2.10** The Developer is not responsible for any costs associated with the maintenance of the lot or removal of rubbish after settlement.

- 7.2.11** Owner is responsible for maintenance of their front verge after settlement.

## 7.3 Further Conditions

- 7.3.1** If any damage is caused to the public realm (nature strips and planting) during the construction of your dwelling and landscape, the lot owner will be liable for the full cost of the rectification.

- 7.3.2** Any rectification works must be carried out by a contractor approved by The Developer. The Developer reserves the right to carry out the works itself and invoice the lot owner for the cost of the works.

- 7.3.3** If there is any inconsistency between the Design Guidelines and any other documentation, then the Design Guidelines prevail unless otherwise specifically notified in writing by The Developer.

## 8.0 Developer Rights



**8.1** The Developer has the right to vary, exclude or elect not to enforce any of these Design Guidelines in respect to any land within the community. The Buyer specifically absolves the Developer from any liability whatsoever for any action taken in varying, electing not to enforce or excluding any Design Guidelines.

**8.2** In exercising the right to vary the Design Guidelines, the Developer will have regard to:

- a.** The reasonable interests of the Buyer and any neighbouring property owners;
- b.** The purpose and objective of the Design Guidelines as described in the Contract; and
- c.** The extent that:
  - i.** The variation and/or modifications; or
  - ii.** The exclusion or non-enforcement of the Design Guidelines (or parts of them), will materially and detrimentally affect the Buyer and/or the Property and/or Corella.

**8.3** The Buyer acknowledges that the Developer undertakes no legal obligation to enforce these Design Guidelines against any other buyer of land at Corella.

**8.4** The Buyer agrees that he/she/they will not take legal action against the Developer in respect of any alleged breach of any Design Guideline that appears in this document by any other person who owns land at Corella.

**8.5** The Buyer acknowledges that these Design Guidelines are not intended to create any legal duty enforceable against the Developer or a third party pursuant to Section 55 of the Property Law Act 1974 (as amended).

**8.6** Unless first approved in writing by the Developer, an owner of a lot must comply with the Design Guidelines set out in relation to allotments within Corella.

**8.7** If the buyer does not comply with the building covenants, they will be responsible to meet the reasonable costs of any rectification works. If the breach of the Design Guidelines is not rectified within a reasonable time, the Buyer is given notice of the breach of the Design Guidelines.

## 9.0 Appendices



### 9.1 Appendix A - Queensland Plumbing and Wastewater Code - Setback requirements



Setback requirements detailed in the Queensland Plumbing and Wastewater Code V1:2024

Queensland Plumbing and Wastewater Code

Appendix – 1

Part 1 – Closed loop greywater treatment systems

Table T1 – End uses of greywater where a closed loop greywater treatment system is installed on premises.

End use	Parameter	Effluent compliance value
End uses in closed loop greywater treatment system with little or no human contact for use in a washing machine	Escherichia coli (max) *	10 cfu/100 mL in any single sample. Less than 1cfu/100 mL in any follow-up sample

- Note: Total dissolved solids, oil and grease and total suspended solids effluent compliance values for the operational functionality of the system may be conditioned as part of the approval.

Part 2 – Setback distances

Land Application Area – Subsurface irrigation

Table T2 – Setback distances for subsurface land application area for an on-site sewage treatment plant or a greywater treatment plant.

Feature	Horizontal separation distance* (m)		
	Up slope	Down slope	Level
Property boundaries, pedestrian paths, walkways, recreation areas, retaining wall, and footings for buildings and other structures.	2	4	2
Inground swimming pools	6	6	6
Inground potable water tank not exposed to primary effluent	6	6	6
Inground potable water tank exposed to primary effluent	15	15	15

\* Distances are given in metres and are measured from the edge of trench/bed excavation or subsurface irrigation distribution pipework to the nearest point of the feature.

Land Application Area – Surface irrigation

Table T3 –Setback distances for surface irrigated land application area for an on-site sewage treatment plant or a greywater treatment plant

Feature	Horizontal separation distance * (m)
Property boundaries, pedestrian paths, and walkways	2
Water edge of a swimming pool	6
Dwellings, recreation areas	10

\* Distances are given in metres and are measured from the edge of the irrigated wetted area to any point of the feature.

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Greywater diversion device

Table T4 – Setback distances from area affected by greywater diversion device

Feature	Setback distance * (m)
Property boundaries, pedestrian paths, and driveways	1.0
Footings of buildings	1.5
Retaining wall footing	1.0
In ground swimming pool surrounds	1.0
In ground potable water tank	6.0
Bore or a dam	50

\* Distances are given in metres and are measured from the edge of the irrigated wetted area to any point of the feature.

Setback distances for greywater use facilities – Protection of surface water and groundwater.

Table T5 – Setback distances for on-site sewerage facilities and greywater use facilities - Protection of surface water and groundwater

Feature	Separation distance * (m)		
	Advanced Secondary	Secondary	Primary**
For onsite sewerage facilities – see Table 2.1 in AS 1546.3			
For greywater treatment plants – see Schedule 1	High level exposure	Medium level exposure	Low level exposure
Top of bank of permanent water course	10	30	50
Top of bank of intermittent water course			
Top of bank of a lake, bay, or estuary			
Top water level of a surface water source used for agriculture, aquaculture, or stock purposes			
Open stormwater drainage channel or drain	0.3	0.6	1.2
Bore or a dam			
Unsaturated soil depth to a permanent water table (vertically)			

\* Distances are given in metres and are measured from,

- any part of the on-site sewerage facility (including pipes and fittings) and,
- the edge of irrigated wetted area of the Land Application Area to the feature as listed.

\*\* Note: Primary effluent typically has a (BOD<sub>5</sub>) (Biochemical Oxygen Demand) of between 120 – 240 mg/L and Total Suspended Solids of between 65 -180 mg/L.

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