



A QUALITY
McCLOY
GROUP
PROJECT

Eastwood DESIGN GUIDELINES

JULY 2019



eastwood
GOONELLABAH

THE PURPOSE

Eastwood is another quality McCloy Group residential community. We have developed these guidelines to help you create a home in a high quality residential neighbourhood, in turn adding value and contributing to the sense of community.

Many visual elements contribute to an increased sense of community, many of which will be provided by us such as entry features, public art, children's playgrounds, open space, and mature street trees, for example. However some will be provided by you and these design guidelines will assist you in designing your new home and landscaping to ensure all homes complement each other and contribute positively to the visually attractive streetscapes.

Compliance with these guidelines will help protect your investment by ensuring all homes are of a similar high quality.

Your home should be designed to take advantage of the best orientation, views and outlooks including those to the street. The presentation of the house to the street and other public areas contributes to the visual character, social interaction and passive surveillance of both your home and the neighbourhood.

All care has been taken to ensure that these design guidelines comply with council requirements and current building legislation, however, you are responsible for ensuring compliance with all statutory requirements.

These design guidelines are to be read in conjunction with your Land Sales Contract and the associated 88b instrument which sets out the easements, restrictions on use and positive covenants on land title.

DESIGN PROCESS

Select and purchase a homesite that best suits you



Choose a builder or designer of your choice to prepare your dwelling and landscape plans



Provide your builder with a copy of this design guideline and instruct them to comply with it



When you are satisfied with your design, lodge it with the Consent Authority for approval



2.0

DWELLING DESIGN GUIDELINES - IMAGES

The housing character of Eastwood is inspired by a contemporary, lifestyle in a convenient city fringe location.

Whilst encouraging a variety in housing design, the following guidelines promote desirable characteristics of form, scale and siting of your home.



ARTICULATION - the façade addressing the street is to provide visual relief by breaking down the façade into smaller sections. No single wall is to exceed 9 metres in length.



PORTICO - the façade addressing the street is to contain a covered portico which clearly defines the dwelling entry. The portico is to be a minimum of 25% of the width of the façade.



GARAGING - the garage door is not to be a dominant feature of the façade. The garage is to be a maximum of 50% of the width of the façade and is to be set-back a minimum of 1 meter from the main wall of the façade.



MATERIALS - a variety of building materials are encouraged with a minimum of 2 and a maximum of 3 different materials on the façade addressing the street. Feature stone elements are also encouraged.



COLOURS - the front façade should incorporate a neutral colour palette with 'tone on tone' colours to add variety.



ROOVES - gable or hipped rooves are to be a minimum of 22.5 degrees pitch and skillion rooves a minimum of 10 degrees pitch. Roof materials are to be concrete tiles (flat profile preferred) or metal Colorbond Custom Orb. Roof colour is to be of a natural earth tone with a preference for dark 'grey' tones.



FLAT ROOVES - single storey flat rooves are discouraged.



COLOURS - strong or bright colours are discouraged.



GARAGES - sectional or window feature doors are discouraged.

FRONT GARDEN

First 1.0m of the front garden to be substantially planted with native trees, shrubs and groundcovers. Select a diverse range of plants with different colours, heights, textures and forms to create a richly layered landscape. No more than 40% of the front garden is to be turf and any turf is to be 'couch' or 'buffalo'.

FRONT GARDEN BEDS

Dense mass planting and grouping of plants will heighten the effect that individual gardens have on the streetscape. Deciduous Tree to be planted to North/ West of building.

ANCILLARY STRUCTURES

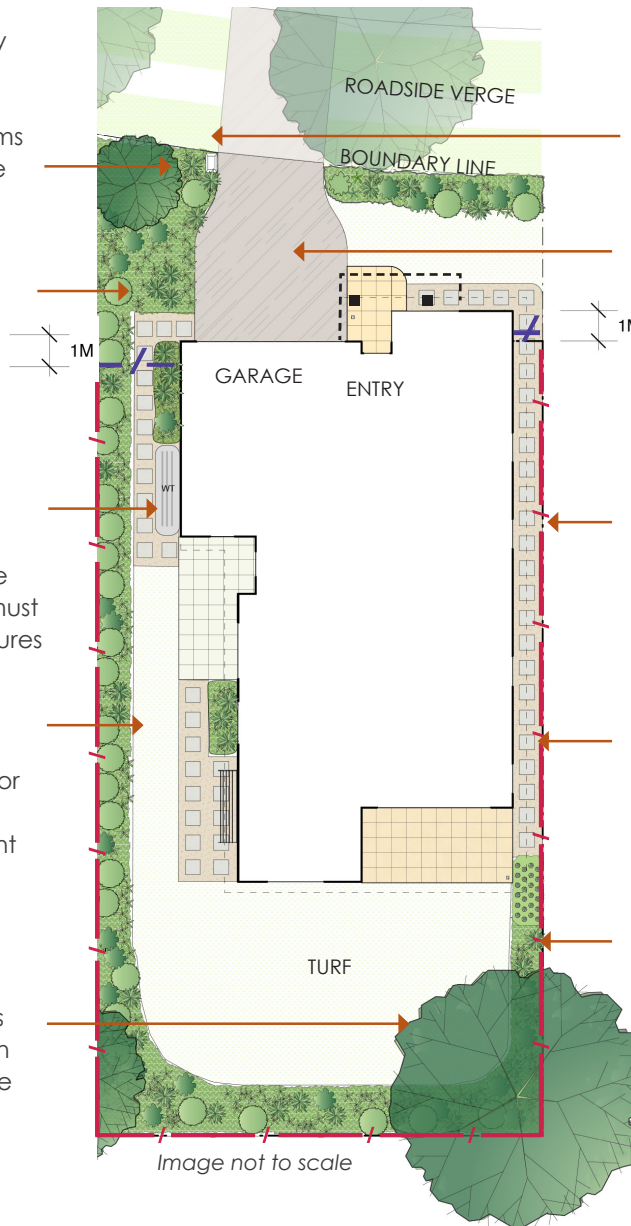
Ancillary structures and utilities such as water tanks, air conditioners, hot water units, garbage bins, meters, aerials, clotheslines and services must be located, out of public view. Ancillary structures must not block access to rear garden.

GARDEN EDGING

Garden edging to be sandstone, steel edging or timber edging. No timber logs, plastic or quick kerb. Garden edging should not be a prominent feature of the garden.

TREES

Provide one medium canopy tree in the front garden and one tree in the back garden. Trees are to be planted into mulched, edged garden beds, not into turf. Locate trees to best facilitate passive solar heating and cooling of home.



LETTERBOX

Letterbox to be a maximum of 1.1m high and constructed of materials that complement the house. Single box on a metal post is discouraged.

DRIVEWAY

Driveway to be a maximum 4.5m wide at the front boundary and minimum 1.0m from the side boundary. Exposed aggregate or oxide coloured concrete in dark neutral tones or grey are encouraged. Red or brown tones, stamped or plain brushed concrete are discouraged.

FENCES

Side return fences are to be setback minimum of 1.0m from front of dwelling and constructed from timber or aluminium vertical or horizontal slats. Solid panels facing the street such as Colorbond are discouraged. Refer to fencing plan on page 5 for more details.

BACK GARDEN ACCESS

Pave ground surface ideally with permeable pavement or material such as steppers in gravel.

KITCHEN GARDEN

Consider planting vegetables, herbs or fruit trees to use in your home and share with others.

CORNER GARDEN BEDS

Dense mass planting and grouping of native trees, shrubs and groundcovers will heighten the effect that individual gardens have on the streetscape. Provision of 1 or 2 deciduous trees to be planted at North or West corners.

FENCES

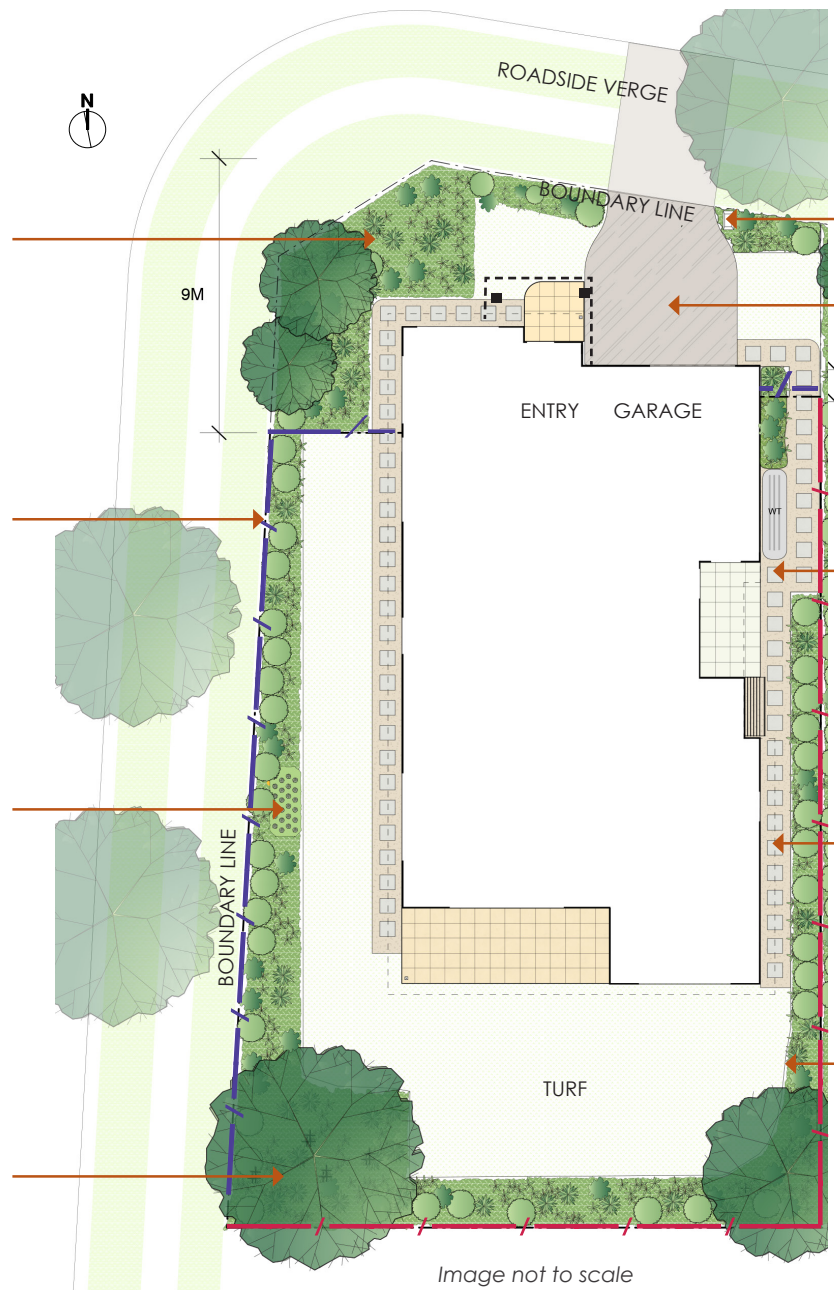
Along secondary frontage and side return to dwelling, fence is to be setback 9m from the front boundary. Fence to be timber or aluminium slat or pool type fencing. Refer to fencing plan on page 5 for further details.

KITCHEN GARDEN

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ANCILLARY STRUCTURES

Ancillary structures and utilities such as water tanks, air conditioners, hot water units, garbage bins, meters, aerials, clotheslines and services must be located, out of public view. Ancillary structures must not block access to rear garden.

BACK GARDEN ACCESS

1m wide (min) access down one side of dwelling. Pave ground surface ideally with permeable pavement or material such as steppers in gravel.

GARDEN EDGING

Garden edging to be sandstone, steel edging or timber edging. No timber logs, plastic or quick kerb. Garden edging should not be a prominent feature of the garden.

Image not to scale

3.2

LANDSCAPE DESIGN GUIDELINES - FENCING



3.3

LANDSCAPE DESIGN GUIDELINES - IMAGES



DRIVEWAYS – materials to be exposed aggregate or oxide coloured concrete in dark /neutral tones. Dark grey or charcoal colour preferred.



RETAINING WALLS – to be constructed from masonry or natural stone whenever visible from the street. Dark grey or charcoal colour preferred.



GARDEN BEDS – dense plantings will help to soften the built form.



PLANTINGS – layered plantings using a range of textures, colours and foliage are encouraged. Refer to the planting schedule for further details.



FENCES – Solid fences that front the street are not allowed.



TURF – Excessive areas of turf or Kikuyu turf are discouraged.



RETAINING WALLS – timber retaining walls that are visible from a public place are discouraged.



MULCH – brightly coloured mulch or pebbles are discouraged.



DRIVEWAYS – red or brown tones, plain concrete and stamped or stenciled concrete are discouraged.

TREES

SCIENTIFIC	COMMON	NOTE
<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	Classic local palm with bright red fruit in autumn. Bird attractant and a must for any rainforest garden.
<i>Arytera divaricata</i>	Coogera	Its dense crown provides excellent shade and shelter. Attractive flushes of pink to red new growth.
<i>Brachychiton acerifolius</i>	Flame Tree	Semi-deciduous feature tree with showy red flowers in spring/summer and large woody capsules.
<i>Corymbia intermedia</i>	Pink Bloodwood	This tree is favoured as a koala food tree. Flowers attract flying foxes, possums and birds.
<i>Diospyron entamera</i>	Myrtle Ebony	An attractive specimen tree, whose yellow or red fruits are an important food source for fruit-eating pigeons.
<i>Eucalyptus tereticornis</i>	Forest Red Gum	"This tree is favoured as a koala food tree.
<i>Grevillia Robusta</i>	Silky Oak	Very ornamental tree producing an abundance of showy, golden flowers, which are very attractive to birds and other small native animals.
<i>Linospadix monostachya</i>	Walking Stick Palm	Distinctive understorey palm with bright red fruit sporadically through year. Attracts wildlife.
<i>Lophostemon confertus</i>	Brushbox	A tree with rounded to shady spreading crown and clusters of small, white flowers.
<i>Podocarpus elatus</i>	Brown Pine	Remains as a dense shrub for some years before becoming a shade tree. Good as a potted specimen.
<i>Scolopia braunii</i>	Flintwood	Ornamental tree with glossy leaves and deep red new growth.
<i>Stenocarpus sinuatus</i>	Firewheel tree	A very bushy tree with spectacular red flowers and dark, glossy leaves. Flowers attract nectar-feeding birds. Good potted plant.

SHRUBS & GRASSES

SCIENTIFIC	COMMON	NOTE
<i>Alyxia ruscifolia</i>	Prickly Alyxia	A stiff shrub with attractive glossy leaves. It bears fragrant white flowers and bright orange-red fruits. 2.4m
<i>Breynia oblongifolia</i>	Breynia	Colourful fruits are attractive to birds. 3m
<i>Callistemon salignus</i>	White bottlebrush	A bushy shrub with pinkish new growth and cream coloured flowers, which attract flying foxes, possums and birds.
<i>Citrobatus pauciflorus</i>	Orange Thorn	Small orange fruits make this shrub very ornamental. It has small needle-like spines and is favoured by birds as a safe nesting site. 3m
<i>Commersonia bartramia</i>	Brown Kurrajong	A spreading tree with dense clusters of white flowers, which produce a layered effect on the top of the branches. 10m
<i>Cordyline petiolaris</i>	Broad Leaved Palm Lilly	A very ornamental, palm-like plant with tiny purple flowers, followed by red fruits. 5m
<i>Cordyline rubra</i>	Red Fruited Palm Lilly	A very ornamental, palm-like plant with tiny purple flowers, followed by red fruits.

SHRUBS & GRASSES (continued)

SCIENTIFIC	COMMON	NOTE
<i>Cryptocarya laevigata</i>	Glossy Laurel	A very attractive shrub with glossy leaves and bright red fruits. Good as a potted specimen. 5m
<i>Cupaniopsis parvifolia</i>	Small-leaved Tuckeroo	This plant has a spreading crown, which makes it a useful shade tree. 8m
<i>Ficus coronata</i>	Creek Sandpaper Fig	A bushy to straggly tree with an open crown, rough leaves and edible, hairy fruits, favoured by birds. 8m
<i>Ficus fraseri</i>	Sandpaper Fig	A bushy tree with a dense crown and rough leaves. Birds are attracted to fruits. 8m
<i>Jagera pseudorhus</i>	Foambark tree	Tree with a rounded canopy and decorative flushes of new growth. Has attractive yellowish fruits covered in irritating fine hairs. 10m
<i>Mallotus claxoyloides</i>	White kamala	A straggly to bushy shrub whose leaves give off a distinct fragrance. 6m
<i>Parachidendron pruinosum</i>	Snow wood	This graceful, bushy plant is very ornamental with fragrant, yellowish pompom flowers, which attract butterflies. 10m
<i>Rhodamnia rubescens</i>	Brush turpentine	A bushy tree with fragrant white flowers and black berries, which are attractive to birds. Useful as a screening plant. 10m
<i>Syzygium australe</i>	Brush Cherry	A highly ornamental tree with a dense crown. Its white flowers and pink, red or maroon fruits are attractive to birds. This tree is excellent as a shade or screen plant. 10m

GROUND COVERS

SCIENTIFIC	COMMON	NOTE
<i>Adiantum hispidulum</i>	Rough Maidenhair	Attractive fern with delicate foliage that likes a moist shady position.
<i>Alpinia caerulea</i>	Native Ginger	Lush clumping plant with large foliage and bright blue berries. Flowers in spring/ summer. Attracts wildlife. Small variety <i>Alpinia arundelliana</i> also available.
<i>Commelina cyanea</i>	Native Wandering Jew	A spreading groundcover with lovely brightblue flowers.
<i>Hardenburgia violacea</i>	Purple coral pea	A climbing plant whose branches twist around the stems of other plants. It is moderately vigorous but rarely covers other plants so extensively as to cause damage. Shrubby forms without any climbing tendency are known.
<i>Lomandra longifolia</i>	Mat rush	A useful, grass-like clumping plant up to 1 metre in height with strongly perfumed flowers. Excellent on sloping ground to prevent erosion.
<i>Lomandra spicata</i>	Rainforest Lomandra	Native clumping grass with cream flowers and orange capsules in spring. Attracts wildlife. Smaller than other <i>Lomandra</i> species preferring more shade. The larger <i>Lomandra hystrix</i> could also be used.
<i>Pellaea falcata</i>	Sickle Fern	An attractive, hardy and spreading ground fern.
<i>Themeda australis</i>	Kangaroo Grass	An attractive tufted grass that is suitable for drier gardens. Useful to control erosion on slopes.

Compliance with these design guidelines will assist you in designing a home that:

- Suits your land, budget and lifestyle;
- Protects your investment by ensuring all homes are built to a similar high standard; and
- Adds value to your home and neighbourhood

If you or your builder requires advice on how to ensure your concept plans conform to these design guidelines, please contact your friendly Eastwood Sales Consultant.

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You can rest easy that your neighbours will also build a quality home in a quality community.

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- 📍 Invercauld Road, Goonellabah
- ☎ Clint McCarthy 0423 727 648
- ✉ land@eastwoodliving.com.au
- 📘 [facebook.com/EastwoodLiving](https://www.facebook.com/EastwoodLiving)

*Disclaimer: These Guidelines are provided for information purposes only to assist potential purchasers and owners within the Estate in designing a home. They should not be relied upon for any other purpose. Illustrations and pictures in these Guidelines are intended to be a visual aid only and do not necessarily depict the actual development. Whilst the McCloy Group has taken all reasonable endeavours in preparing these Guidelines to ensure they reflect the registered section 88B instrument and relevant Council and other planning controls nothing in these guidelines should be taken as the provision of advice. The Purchaser should rely upon its own enquiries and seek professional advice in this regard. The McCloy Group gives no warranty and makes no representation as to the accuracy of the information contained in these Guidelines and accepts no liability for any loss which may be suffered by any person who relies either wholly or in part upon the information presented. The Guidelines are subject to change without notice.