

# CLINTON UDA - DESIGN GUIDELINE REBATE CHECK LIST

## EXTERNAL WORKS AND LANDSCAPING - Rebate

### Environmental Benefit Rebate

*This payment is payable provided that the dwelling has not been occupied prior to completion of the driveway and landscape works on the land. These works must be completed within thirty (30) days of practical completion of the dwelling.*

Lot No & Street Name:		Lot width:	
Buyers Name:		Builder:	
Buyers Address:		Contact Name:	
Buyers Contact No:		Contact No:	
Buyers Email Address:		Email Address:	



<b>Checklist</b> - The check sheet identifies the items required to claim the performance bond (Environmental Benefit Rebate) from Economic Development Queensland (EDQ), formerly known as "Urban Land Development Authority"	Yes	No
<b>Driveways</b>	Yes	No
<ul style="list-style-type: none"> <li>One driveway is permitted per dwelling and must extend from the kerb edge to the garage/carport.</li> <li>Driveways cannot be more than 3m wide at the lot boundary where providing access to a single garage or carport.</li> <li>Driveways cannot be more than 4.8m wide at the lot boundary where providing access to a double garage or carport.</li> <li>Driveway surface materials and colours are to complement the dwelling and landscape and may include:                      - concrete or clay pavers laid over reinforced concrete base      - exposed aggregate      - stencilled concrete (with design approved by EDQ)      - coloured concrete.</li> <li>Undercoated grey or broom-finished concrete driveways are only acceptable if constructed in small panels and intermittent turf on flat ground. Car track driveways are not acceptable.</li> <li>Driveways must be constructed to align into existing kerb and footpaths levels and constructed to prevent damage or any future lateral movement.</li> <li>Where a footpath has been constructed in front of the lot, the driveway must abut level and not be built through the footpath.</li> <li>Any damage to the kerb, footpath or verge caused during the course of construction must be rectified by the buyer.</li> <li>Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.</li> <li>The minimum distance of a driveway from an intersection of one street with another street shall be 6.0 metres.</li> <li>The minimum distance between driveways on the same lot must be 3m at the boundary, except in the case of Laneway Allotments where driveways to Loft Homes can be combined with driveways to parking spaces for other dwellings on the same lot.</li> <li>Garages served off a Laneway must be built to meet the minimum 1.0 metre Rear Setback requirements of the Plan of Development.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Hard landscaping</b>	Yes	No
<ul style="list-style-type: none"> <li>Hard landscape areas to drain towards planted areas to maximise stormwater infiltration and passive water sensitive urban design.</li> <li>Clothes line, bin storage areas and air-conditioner units are to be screened from the street.</li> <li>Front doors of dwellings must be clearly visible from the street (and the rear lane, where applicable).</li> <li>Pedestrian access to the front door is to be clear and unambiguous from the street.</li> <li>An external water tap, connected to harvested rainwater or other approved source must be provided for all dwellings.</li> <li>All planting beds are to be irrigated from water tanks.</li> <li>Unpainted masonry block walls are not permitted.</li> <li>Retaining walls identified on the Plan of Development as requiring a Feature Wall are to be constructed to a high aesthetic standard (split-face block, etc) and where applicable be integrated with fencing.</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>

Buyers Initials \_\_\_\_\_

<p><b>Fencing</b></p> <p>Front fencing along the primary boundary is generally not permitted. Exception to front boundary fences are as follows:</p> <ul style="list-style-type: none"> <li>• Privacy around outdoor living spaces when located in the front yard (or side yard in the case of corner lots);</li> <li>• Laneway serviced lots generally fronting a park or the main road.</li> <li>• Privacy and safety around swimming pools when located in side of the yard in the case of corner lots;</li> <li>• Fencing design and materials to be approved by EDQ.</li> </ul> <p>Side and rear fencing requirements:</p> <ul style="list-style-type: none"> <li>• Side fencing fronting a secondary street must be 50% transparent and not exceed 1.5m in height.</li> <li>• Side fencing between lots must be 1.8m in height and be constructed as good neighbour timber fencing with capping and finish a minimum of 1.0m behind the front building wall. Materials and finish to be approved by EDQ.</li> </ul> <p>Fencing facing a public area must comply with the conditions outlined in the site development plan.</p> <ul style="list-style-type: none"> <li>• Provide at least two different materials that are architecturally integrated to create contrasting textures. This could include coloured concrete blocks or clay brick piers with black powder-coated aluminium square top, 1.2m high fencing, or other material as approved by EDQ.</li> <li>• All fences are to be entirely completed, including any applicable finishes, within thirty (30) days from practical completion of the home.</li> <li>• Integrate planting for screening and variety.</li> </ul>	<p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p>
<p><b>Soft landscaping</b></p> <ul style="list-style-type: none"> <li>• A minimum of one x 2m tall (at planting) shade tree/plant and five x 1m tall tree/plants are required for all lots with a frontage of 12.5m or greater. A minimum of 1 shade tree is required per lot.</li> <li>• A minimum of one x 2m tall (at planting) shade tree/plant and three x 1m tall tree/plants are required for all lots with a frontage of less than 12.5m. A minimum of 1 shade tree is required per lot.</li> <li>• A minimum of 50% of front yard is to be soft landscaping, with a minimum of 40% planted.</li> <li>• Adjoining owners of sloping lots have to coordinate planting and retaining on both sides of the common boundary to ensure that retaining walls are stepped down to limit the height of each wall to less than 1 metre and integrated with planting for screening.</li> <li>• Plants with similar water consumption should be positioned together to minimise water consumption.</li> <li>• All planting beds are to be mulched with (a) 100mm organic mulch or (b) 50mm inorganic mulch or (c) matting groundcovers.</li> <li>• Provision is to be made at ground level on laneways for appropriate landscaping, e.g. trellises.</li> <li>• A minimum of 50% of plants to be native or endemic (appendix 1).</li> <li>• All planting beds to be irrigated from water tanks.</li> <li>• An erosion control plan including reporting methods is required to be submitted to EDQ when landscaping works are not finished in entirety prior to occupation of the home.</li> <li>• The owner must replace any turf damaged between the lot boundary and the kerb.</li> <li>• Any damage to the kerb, footpath or verge caused during the course of construction must be rectified by the buyer.</li> </ul> <p>All landscaping is to be entirely completed, including any applicable finishes, within thirty (30) days from practical completion of the home.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p>
<p><b>Letterboxes</b></p> <ul style="list-style-type: none"> <li>• Letterboxes should be located close to the front entry.</li> <li>• Numbering and letterbox to be constructed as per the developer's approved design.</li> <li>• Numbers to be Century Gothic between 75mm and 175mm high. Material either brushed or polished stainless steel, anodised aluminium, bright or satin chrome.</li> <li>• Letterbox must be installed in a retaining wall, free standing mail wall, free standing feature fence or as approved by EDQ.</li> </ul>	<p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p>

Buyers Initials \_\_\_\_\_

<p><b>Ancillary structures and other</b></p> <ul style="list-style-type: none"> <li>• Service connections and bin enclosures are to be screened from the street.</li> <li>• Individual compost bins must be installed in detached lots. Attached lots must provide for a community compost bin as a minimum.</li> <li>• Compost bins must not be visible from the street.</li> <li>• Sheds are to be located near garden areas and are not to be visible from the street (either by appropriate siting, or with screen fencing or planting to hide).</li> </ul>	<p>Yes <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>
<p><b>Retaining walls</b></p> <ul style="list-style-type: none"> <li>• Retaining walls visible from public roads or parks are to be rendered, coloured block, stone clad wall or other finishes as approved by EDQ.</li> <li>• If retaining walls are not completed prior to occupation of the home an erosion control plan including reporting methods must be submitted and approved by EDQ.</li> <li>• Plain concrete walls are not permitted.</li> <li>• Timber sleeper retaining walls and concrete block walls are only permitted when integrated with garden beds and screened by planting and are stepped down to limit the height of each wall to less than 1 metre. Adjoining owners will have a common responsibility to coordinate landscaping along the common boundary on sloping lots.</li> </ul>	<p>Yes <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>
<p><b>Building Design</b></p> <ul style="list-style-type: none"> <li>• Dwelling facades should be articulated with a minimum of four external architectural features and a minimum combination of two external cladding materials (note ULDA recommendations).</li> <li>•</li> </ul>	<p>Yes <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>
<ul style="list-style-type: none"> <li>• Private open space must be in accordance with the development approval, i.e - 15m<sup>2</sup> with a minimum dimension of 3.0m, or 9m<sup>2</sup> with a minimum dimension of 1.8m for Loft Homes.</li> </ul>	<p>Yes <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>

