Taylors Ridge
Estate

# BUILDING DESIGN GUIDELINES

AUGUST 2025 – VERSION 1.1

These design guidelines apply to all contracts dated 21 August 2025 and beyond

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## 1. PURPOSE OF THE BUILDING DESIGN GUIDELINES

The Taylors Ridge Building Design Guidelines establish a framework of design requirements to guide the development of high-quality homes across the estate. These provisions ensure that every home contributes positively to the streetscape, delivers a comfortable and sustainable living environment, and maintains a cohesive, attractive neighbourhood character.

By implementing a clear and consistent design vision, these guidelines aim to:

- Provide certainty to all future residents and property owners about the standard of housing and environment being created.
- Protect property values through architectural quality and consistency.
- Encourage environmentally responsive homes suited to the local climate.
- Promote attractive, safe and liveable streets.
- Deliver a strong sense of identity and neighbourhood pride.

These Guidelines apply to all residential lots within Taylors Ridge and must be adhered to unless otherwise approved in writing by the Developer or the appointed Design Review Panel (DRP). The design guidelines form part of the sale contract for land and are enforceable through this contract. The obligations outlined in the guidelines also pass on to future owners, ensuring a consistent standard is maintained.

Design innovation beyond the stated requirements is often encouraged and can be discussed with the Design Review Panel (DRP).

## 2. THE ROLE OF DESIGN GUIDELINES IN SHAPING A COMMUNITY

A high-quality built form and consistent neighbourhood character are essential to fostering a vibrant, liveable community. These guidelines ensure that homes are designed not in isolation, but as part of a broader, considered vision for Taylors Ridge.
Design Guidelines support residents by:

- Ensuring cohesive architectural character and identity.
- Preventing substandard or unsuitable design outcomes.
- Providing clarity to purchasers, designers and builders.
- Supporting diversity in housing, while maintaining visual harmony.
- Enhancing the long-term appeal and value of the community.

Each home plays a role in shaping the streetscape and in creating a safe, welcoming and family-friendly environment for everyone.

## 3. CREATING STREETS OF CHARACTER AND SAFETY

Well-designed homes and streetscapes promote community pride, safety, and visual appeal. The Design Guidelines include provisions that ensure each home contributes to an attractive and coherent neighbourhood.

Key principles include:

- Passive surveillance of streets, parks and open spaces.
- Clearly defined, welcoming entrances.
- Architectural articulation and variation in façades.
- Avoidance of blank walls facing the street.
- Integration of porches, verandahs and balconies.

These requirements help create a visually engaging and socially connected environment that is easy to navigate and enjoyable to live in.

# 4. DESIGNING FOR COMFORT, LIGHT AND AIR

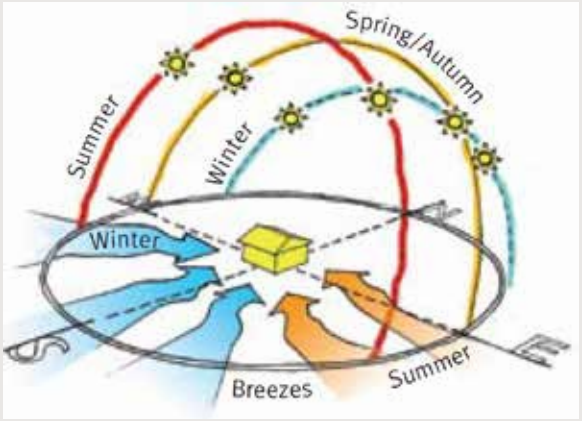
Taylors Ridge encourages thoughtful home design that makes the most of natural elements of light, air and orientation to create inviting, efficient and liveable homes. These principles not only improve comfort and functionality but also contribute to lower energy use and a healthier lifestyle.

Key design features that support this vision include:

- Positioning windows and doors to capture prevailing breezes and promote natural cross-ventilation.
- Incorporating generous eaves, shade structures or pergolas to provide protection from sun and rain.
- Selecting insulation and ventilation strategies that reduce heat build-up in summer and retain warmth in winter.
- Orienting living spaces to maximise morning light and seasonal warmth, particularly towards the north or north-east.
- Blending indoor and outdoor spaces through covered alfresco areas or verandahs for everyday use.
- Choosing durable materials that regulate heat and light while contributing to a cohesive street presence.

By responding to local conditions with intelligent design, homes at Taylors Ridge will be more comfortable to live in, more cost-effective to run, and better connected to the surrounding environment.

Queensland Sun & Breeze Chart for a Sub-Tropical Climate




Optimum Combination of Design Features to Achieve the Best Resullt in a Sub-Tropical Climate

| Design Features | |
|---|---|
| **Building Plan** | |
| Building Shape | ✓✓Suited for climate |
| Orientation | ✓ For solar gain |
| | ✓ For breezes |
| Ventilation | ✓✓ Heat release |
| | ✓✓ Cross ventilation |
| Solar Access | ✓✓ Vertical shading |
| | ✓✓ Horizontal shading/ eaves |
| | ✓ Adjustable openings |
| **Building Materials** | |
| Construction | ✓ Heavy weight |
| | ✓✓ Combination |
| | ✓ Lightweight |
| Colour and Texture | ✓ Light or shiny |
| | ✓ Dark or rough |
| Insulation | ✓✓ Bulk |
| | ✓✓ Reflective |
| | ✓ Mass |

✓✓ For best results in a Sub-Tropical Climate
✓ Effective for all of Queensland

Adapted from Queensland Government Department of Public Works, '*Smart and Sustainable Homes - Designing for Queensland's Climate*'

# 5. BUILT FORM REQUIREMENTS

## 5.1 Site Coverage

- Maximum of 60% of the lot area.

## 5.2 Allotment Types

- All lots are detached dwellings. No dual occupancies or granny flats are permitted.

## 5.3 Setbacks

Please refer to the relevant Plan of Development for the estate for the setbacks, building envelopes, build-to-boundary and driveway locations.

| Building Envelope | |
|---|---|
| **Front Setbacks (Primary Frontage)** | |
| To front building line / dwelling Wall | 3.5m |
| To outermost projection | 3.0m |
| To garage door | 4.9m |
| **Front Setback (Secondary frontage)** | |
| To front building line / dwelling Wall | 3.0m |
| Ground Level verandahs / patios | 2.0m |
| **Rear Setback (Outer Most Projection)** | |
| Ground Floor | 0.9m |
| First Floor (if applicable) above 4.5m | 1.5m |
| **Side Setback (Outer Most Projection)** | |
| Ground Floor – Non-Build to Boundary | 0.9m |
| Ground Floor – Build to Boundary Wall (Where identified on POD) | 0.0m |
| First Floor (if applicable) above 4.5m | 1.5 m |
| **Corner Lots** | |
| Corner lot truncation | 6.0m x 6.0m |

## 5.4 Height and Bulk

- Maximum overall height: 8.5m.
- Built-to-boundary walls permitted as per approved Plan of Development.
  - Maximum length and height of built to boundary wall is 15m long and it can have a maximum height of 3.5m Private Open Space (POS).
  - Minimum 16m² at ground level and with a minimum dimension of 4m.
  - Minimum 8m² above ground and with a minimum dimension of 2.4m.

# 6. STREET ADDRESS AND FAÇADE DESIGN

## 6.1 Street Presentation

- At least one habitable room with a window facing the street.
- Minimum 20% clear glazing to the primary and secondary frontages.
- Corner lots must address both street frontages with appropriate architectural detailing, such as wrap-around elements, variation in rooflines, windows, and contrasting materials.
- No blank walls on street frontages are permitted.
- Entrances must be clearly identifiable and include a portico, porch, or verandah. The entrance roof shall be a minimum of 4m².
- Entries should create a strong sense of arrival with features like visible front doors from the primary street, paths, porches, front fencing or landscaping. Entrances must be scaled to suit the home and detailed with quality materials.
- The primary façade must have a minimum 450mm articulation every 6m.
- Secondary facades must have a 450mm articulation of the roof and walls every 8m.
- Garages are to be setback a minimum of 500mm for the primary building wall.
- Building designs, detailing and finishes must provide an appropriate scale to the street and visual interest.
- Buildings must address primary and (if applicable) secondary street frontages. Where located on a park or open space, the buildings must address these areas.

Entries should create a strong sense of arrival with features like visible front doors, paths, porches, front fencing or landscaping.

Various house façades demonstrating variation in building designs, detailing and finishes providing an appropriate scale to the street and visual interest

## 6.2 Materials and Finishes

- A minimum of two materials and two colours must be used on front and secondary façades to create contrast and articulation to the front facade.
- The following materials are acceptable
  - Face brick (particularly light to mid-tone colours or warm neutrals).
  - Rendered masonry (smooth finish, painted in subdued or earthy tones).
  - Painted or stained weatherboard/ cladding (timber or composite).
  - Fibre cement sheeting (e.g. Scyon Linea, Axon or Matrix with expressed joints).
  - Natural or manufactured stone feature panels (used sparingly for accents).
  - Timber battens or decorative timber-look products (preferably sustainable or composite alternatives).

A combination of materials and colours used on front façades in a neutral, earthy colour palette to create contrast and interest

- To maintain a high-quality and cohesive streetscape throughout Taylors Ridge, the following materials and finishes are not permitted:
  - Unfinished or unpainted fibre cement sheeting (e.g. blueboard or similar).
  - Raw or painted concrete blocks.
  - Plain face concrete blockwork without render or cladding.
  - Highly reflective roofing materials

(e.g. zincalume or polished aluminium).

- Raw or untreated timber that is not stained or painted.
- Vinyl cladding.
- Plastic lattice or shade cloth used for screening.
- Plain grey concrete driveways.
- Bright, fluorescent, or highly contrasting colours on facades or roofs.
- Temporary materials such as construction mesh, tarpaulins, or low-quality PVC panels.

- Colour palettes should reflect natural, earthy tones.

## 6.3 Privacy

- To ensure a respectful and comfortable living environment, dwellings must be designed to reduce overlooking into neighbouring internal living spaces. Privacy can be enhanced through thoughtful building orientation, careful placement of windows and entrances, screening measures, landscaping, or appropriate setbacks.
- Homes must maintain a minimum separation of 9 metres at ground level, or 12 metres above first-floor level, between windows of habitable rooms that directly face each other, unless effective screening is used to mitigate views. It is recommended that a Building Certifier be consulted to ensure compliance with building regulations.
- Privacy screening should be a fixed, durable solution, such as solid panels, trellises or perforated screens. They should provide no more than 50% openness and be permanently installed. Alternatively, windows may incorporate opaque glass or maintain a sill height of at least 1.5 metres to obstruct direct sightline.

# 7. ROOF DESIGN AND GARAGES

## 7.1 Roofs

- Acceptable roofing materials:
  - Colorbond steel roofing in matte or low-reflective finishes (e.g. Monument, Shale Grey, Dune).
  - Concrete or terracotta tiles with a flat profile and muted tones.
  - Skillion or parapet roofs are permitted where contemporary styling is proposed, provided they incorporate concealed drainage and consistent detailing.
  - High-gloss, reflective, or bright-coloured roofing is discouraged.
- Skillion roof to have a minimum pitch of 10˚ and hip roofs are to have a pitch of not less than 20˚.
- Consideration to thermal performance is encouraged when choosing roof colours. It is recommended that a roof colour with a solar absorption rating of 0.7 or less is selected.
- Architectural articulation encouraged through varied roof forms.

Colorbond steel roofing in a matte, low-reflective finish

Roof tiles with a flat profile in muted tones

## 7.2 Garages and Driveways

### 7.2.1 Garages

- The preferred garage location is along build-to-boundary wall, or otherwise indicated on the Plan of Development (POD).
- Where a Single, Double or Tandem garage is proposed, the dwelling must have a habitable room facing the street.
- Carports are not permitted.
- Garages and other parking structures are sited, such that they are located behind the front building setback and designed so as not to dominate the street frontage.
- Single and double garages must be recessed at least 500mm behind the main façade. If a third garage is provided, it must be set back 500mm behind the main garage.
- Garage doors should be:
  - Panel-lift or sectional style.
  - Finished in muted tones that complement the dwelling's colour palette.
  - Feature subtle detailing or horizontal lines.
  - Timber-look finishes are encouraged, if consistent with other facade materials.

Garage doors that complement the dwelling's colour palette.

Single and double garages must be recessed at least 500mm behind the main façade. If a third garage is provided, it must be set back 500mm behind the main garage

### 7.2.2 Driveways

- Driveways to be completed prior to occupancy.
- Driveways and crossovers must be constructed using consistent colours and materials to ensure a cohesive appearance.
- The existing kerb and footpath must be removed and replaced to align with the new crossover.
- Driveway width is limited to a maximum of 5m at the property boundary.
- The driveway must align with the preferred location shown in the Plan of Development (POD). If a different location is proposed, the owner or builder must verify the location of underground services. Any relocation costs will be the responsibility of the owner.
- Acceptable driveway finishes: exposed aggregate, coloured concrete or pavers.

Exposed aggregate driveway

# 8. ANCILLARY BUILDINGS AND SERVICES

## 8.1 Sheds

- Sheds must be located behind the front building line and not be visible from the street.
- Where visible from the front or secondary street or neighbouring properties, sheds must be screened using landscape planting or boundary fencing to reduce visual impact.
- Structures must be single-storey, with a maximum height of 3.0 metres and a maximum footprint of 18m² unless otherwise approved.
- External materials and colours must match or complement the main dwelling. Zincalume or other unfinished metal cladding is not permitted.
- Roof shapes and pitch must relate to the overall form of the house and be consistent in style.
- Sheds must be used for domestic or recreational storage only. Commercial or industrial use is not permitted.
- All shed proposals require approval from the Design Review Panel and must include dimensions, siting, and material specifications.

## 8.2 Screening and Privacy Treatments

- Air conditioners, hot water systems, and clotheslines must be screened from public view.
- Bins and utility areas must be integrated into the overall design and not be visible from the street.
- Boats, trailers, caravans, and commercial vehicles must be stored out of view.
- Where screening is required to manage privacy or sun protection, it should be:
  - Fixed, permanent features (not temporary blinds or curtains).
  - Constructed from timber battens, aluminium slats, trellises or equivalent.
  - Designed to match the home's facade in tone and finish.

# 9. FENCING AND LETTERBOXES

## 9.1 Fencing

- Side and rear boundary fences must be no higher than 1.8 metres and should offer continuous screening for neighbour privacy.
- Lapped and capped timber fencing is encouraged as it provides a high-quality finish, enhances privacy, and contributes to a consistent streetscape character.
- Front fences are to be no higher than 1.2m on a primary frontage. On a secondary frontage, the fence can be no higher than 1.8m and must be a minimum of 50% transparent in areas above 1.2m.
- Fences facing secondary streets must not exceed 10 metres in length before being interrupted by a landscaped bay measuring 3m wide and 0.5m deep, planted with native species.
- Fencing facing secondary streets must use quality timber palings, stained in a natural tone. Painted finishes are not allowed.
- Colorbond or metal panel fencing is not allowed.

- All side returns, including secondary fences, must be a minimum of 600mm behind the front wall.
- Fences facing parks or open space must be visually permeable and may require additional landscaping for visual softening.

Lapped and capped fencing

Lapped and capped fencing with retaining wall

Secondary frontage fence

Fences facing parks or open space must be visually permeable and may require additional landscaping for visual softening

## 9.2 Letterboxes

- Letterboxes must complement the overall house and landscape design, be clearly marked with house numbers, and be easy to locate.
- Materials and colours should match the dwelling.
- Preferred styles include rendered masonry, timber with metal insert.
- Freestanding pole-mounted letterboxes are not permitted.

Letterboxes must complement the overall house and landscape design, be clearly marked with house numbers, and be easy to locate.

## 10. LANDSCAPING

- A detailed landscape plan must be submitted with the building application. This plan should show proposed plant species, turf or groundcover areas, garden bed locations, and the placement of all trees and hardscape elements.
- All front yard landscaping must be completed within three months of occupancy and must include turf or groundcover, at least one advanced tree (minimum 45L pot or equivalent), and garden beds with a mix of shrubs, grasses, or flowering plants.

- Artificial turf, gravel-only, mulch-only, or bare soil areas are not permitted in any visible yard areas. Organic mulch is required in garden beds and should be applied to a neat, consistent depth.
- Landscaping must span the entire width of the front setback (excluding driveways and paths), with a minimum 1m-wide planting strip between any front fence and driveway or path.
- Corner lots must extend landscaping along both street frontages, and all visible side and rear yards must be treated to a neat and maintainable standard.
- Landscaping should not obstruct sightlines to driveways or footpaths and must retain and protect any developer-provided street trees.
- Use of native or drought-tolerant species is encouraged to reduce water use and support a climate-appropriate, low-maintenance garden.

## 11. CARE AND MAINTENANCE OF ALLOTMENTS

To maintain the quality and presentation of the Taylors Ridge estate, all lot owners are required to ensure their property is kept clean, tidy and free of unsightly items at all times.

- Allotments must be kept free from excessive weeds, rubbish, debris, and stored items such as construction materials (once building is complete), machinery, tanks, or unused equipment.
- Lawns and gardens are to be regularly maintained, with grass mown and gardens kept neat and presentable.
- Household bins must be stored out of sight from public areas when not placed out for collection.
- Unregistered vehicles, caravans, trailers, campervans, boats, and commercial vehicles must not be parked on the street, verge, driveway or footpath. If stored on the lot, they must be housed in a garage or screened from public view to the satisfaction of the Developer.
- Temporary or transportable structures (e.g. site offices, relocatable buildings, sheds or storage containers) are only permitted during construction and must be removed upon completion of works.

The Developer reserves the right to issue a written request for the mowing, slashing or general tidying of any lot that does not meet acceptable presentation standards. Lot owners must comply within 14 days of such notice. If no action is taken, the Developer may engage a contractor to undertake the work, with associated costs recoverable from the owner.

## 12. GENERAL REQUIREMENTS

- Construction must commence within six (6) months of land settlement. Commencement refers to the start of on-site building works, including slab pour or the establishment of footings.
- Construction must be completed within twelve (12) months of commencement. Completion is defined as reaching practical completion and obtaining a certificate of occupancy or final inspection approval.
- Landscaping to the front yard must be completed within three (3) months of the date of occupancy.
- The relocation of existing or second-hand homes is not permitted. All dwellings must be newly built for the Taylors Ridge Estate.
- All homes must comply with the relevant planning and building requirements of Ipswich City Council, the National Construction Code (NCC), and the Queensland Development Code (QDC).

# Illustrative Residential and Landscape Design

Key guidelines summarised in the diagram below

Shade trees to enhance corner backyard amenity and soften corner boundary fencing

Maximise usable outdoor space

Maximise the connectoin between indoor-outdoor living spaces

Boundary planting softens fencing and adds amenity

Position screening shrubs to provide privacy and respect neighbours' amenity

Clothesline hidden from street view

Landscape sides to provide an attractive view from living areas

Co-locate services such as bins and air conditioning to screen them from street view and minimise visual impact

Garage built to boundary if allowed on POD

Side fences and gates to be set back 600mm from the building facade

Maintain open frontage with no fences to front and side boundaries

Include small to medium trees in front gardens for shade and visual appeal

Letterboxes to complement the overall house and landscape design

Driveway crossover to comply with Ipswich City Council guidelines

Street trees (planted by the developer) create a shaded, walkable streetscape

## 13. DEVELOPER RIGHTS

To ensure the delivery of a high-quality and cohesive residential environment, the developer reserves certain rights in relation to the design approval and construction process:

- The developer, or its appointed Design Review Panel (DRP), reserves the right to approve, condition, or reject any dwelling or structure proposed within the estate that does not align with the intent or requirements of these Design Guidelines.
- The developer may grant exemptions or variations to specific requirements where it considers the outcome still meets the overall design vision for the estate. Any such variation must be provided in writing and does not set a precedent.
- The developer may update or revise these Design Guidelines at its discretion, without prior notice, to reflect changes in community expectations, planning requirements, or architectural trends.
- Where a conflict arises between these Guidelines and any applicable law, covenant, or statutory requirement (including the National Construction Code), the more stringent requirement shall apply, unless otherwise approved in writing by the relevant authority.
- The developer may undertake regular inspections to ensure compliance with approved designs and construction standards. Non-compliance may result in enforcement actions or rectification requirements.
- Approval under these guidelines does not remove the need to obtain any statutory approvals, including development permits, building permits, or plumbing approvals.
- The developer reserves the right to limit or prohibit certain materials, finishes, or design elements it deems inconsistent with the desired character of the estate.

## 14. GUIDELINES IN CONTEXT

- These Design Guidelines are intended to help create a well-designed and cohesive community at Taylors Ridge. They aim to guide home designs that complement each other and contribute positively to the overall character of the estate.
- While the developer encourages consistency and quality through these requirements, they are not legally binding on the developer and should not be relied upon as a substitute for independent advice. Buyers, designers and builders are responsible for ensuring their homes comply with relevant planning approvals, building regulations, and statutory requirements.
- The developer reserves the right to update, amend or vary the Design Guidelines at any time and may choose to approve variations on a case-by-case basis if they believe the design still aligns with the broader vision and quality standards for the estate.
- The developer is not obliged to enforce or apply these Guidelines in every instance and does not guarantee that every home built in the estate will meet all elements outlined in this document.

# 15. DESIGN APPROVAL PROCESS

All homes within Taylors Ridge must be reviewed and approved by the Design Review Panel (DRP) prior to the commencement of construction. This ensures alignment with the estate's vision and compliance with the Design Guidelines.

## Step-by-Step Process

### 1. Design
Discuss lot-specific guidelines with the sales team or DRP. Provide these guidelines to your builder or designer early in the process.

### 2. Submit Your Application
Once you design is finalised, please provide the following:

- Site plan (including setbacks and driveway).
- Floor plans and elevations.
- External colour and materials schedule.
- Landscape plan.

Submit you application to the Design Review Panel for assessment.

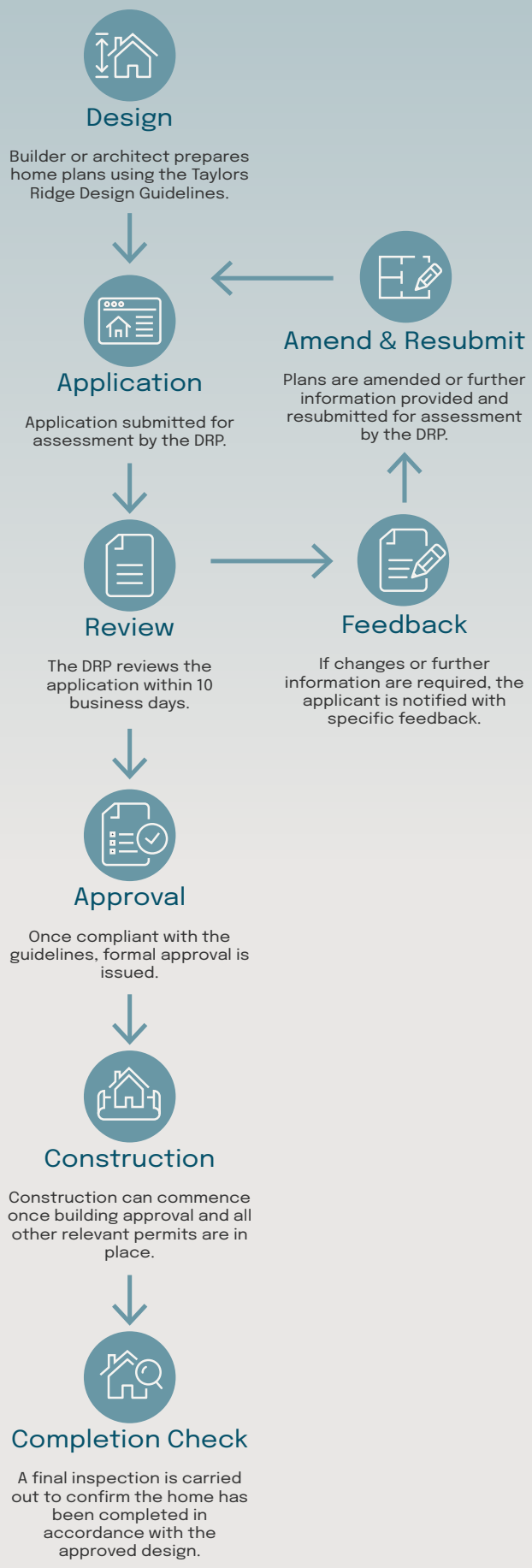
### 3. Assessment and Feedback
The DRP will assess your design submission within 10 business days. Feedback may include requested changes or conditions for approval.

### 4. Update and Resubmit (if required)
Revisions must be addressed and resubmitted to the DRP for final assessment.

### 5. Final Approval
Once the design meets the requirements of the Design Guidelines, stamped approval drawings will be issued. These are required for your private certifier.

### 6. Construction
- Must commence within six (6) months of land settlement.
- Must be completed within a further twelve (12) months from commencement.

### 7. Completion Check
Landscaping must be completed within three (3 months) of occupancy. The DRP may conduct compliance inspections after completion.



# 16. DESIGN SUBMISSION CHECKLIST

All house designs must be submitted to the Developer or appointed Design Review Panel for approval prior to lodging a building application or commencing any works. Submissions must be clear, legible, and include the following information:

☐ **Site Plan**
A scaled site plan indicating the location of the dwelling, garage, driveway, fencing, outdoor living areas, services, building setbacks, retaining walls (if applicable), and finished levels including Finished Floor Level (FFL) and Natural Ground Level (NGL).

☐ **Floor Plans**
Complete floor plans showing all internal and external rooms, dimensions, building footprint, and total floor area.

☐ **Elevations**
All four external elevations showing wall heights, roof pitch, building height, materials, finishes, and external colour selections.

☐ **Roof Plan**
Indicating roof layout, pitch, materials, downpipes, and any proposed solar or ventilation systems.

☐ **External Materials and Colour Schedule**
A detailed schedule listing all external materials, finishes, and colours including walls, roofs, windows, garage doors, entry doors, and feature elements.

☐ **Front Façade Render or Image**
A colour-rendered image, 3D perspective or artist's impression clearly illustrating the front façade, materials, and overall appearance of the dwelling.

☐ **Landscape Plan**
A scaled landscape plan showing all proposed soft landscaping (e.g. turf, garden beds, trees), hard surfaces (e.g. driveways, pathways), and retaining structures. The plan must demonstrate compliance with the minimum landscape requirements set out in these Guidelines.

☐ **Fencing Details**
Drawings or specifications for all proposed fencing including height, material, finishes, and location, including any return fencing.

☐ **Driveway and Crossover Details**
Location, width, materials, and finish of driveways and vehicle crossovers, including integration with front landscaping and footpaths.

☐ **Ancillary Structures (if applicable)**
Details of any sheds, pools, water tanks, pergolas, or other ancillary structures including dimensions, location, and materials.

All submissions are to be emailed to design@taylorsridge.com.au for assessment. Our Design Review Panel will assess each application promptly and will notify the applicant of the outcome. If you have any questions during the design or submission process, our team is available to provide clarification and support to ensure the design meets the estate's requirements.

# 17. TAYLORS RIDGE DESIGN APPLICATION

Submit to: design@taylorsridge.com.au
Subject line: Taylors Ridge Design Submission – Lot [Number] [Street Name]

## Lot Details

Lot Number:_____

Street Address:_____

Stage:_____

## Owner Details

Name(s):_____

Current Address:_____

Contact Number:_____

Email: _____

## Builder Details

Builder Name:_____

Contact Number:_____

Email:_____

## Submission Requirements

Please tick to confirm the following are included:

☐ Fully completed application checklist

☐ Buyer Declaration Form (signed)

☐ Site Plan (min. 1:200) showing:
- Boundary setbacks, Contours and site levels, Finished floor and garage levels, Driveway and path access, Fencing location, height, and materials, Location of services (bins, water tanks, etc.)

☐ Floor Plans (min. 1:100) including:
- Internal layouts, Window and door placements, Roof layout

☐ Elevations (min. 1:100) including:
- All four elevations, External materials and finishes, Building height and wall heights, Roof pitch, Eave width, Screening of utilities

☐ Schedule of External Materials & Finishes:
- Walls, roof, garage door, driveway, fencing, etc, Colour selections, materials, and finishes. Visual samples/images if non-standard

☐ Landscape Plan including:
- Garden bed locations, Turf and planting areas, Letterbox and driveway location, Screening of bins, AC, and water tanks, Tree species and planting details, Retaining wall materials, heights and locations

## Non-Conforming Designs (if applicable)

If your design varies from the Design Guidelines, please describe:

Reasons for Variation:

Justification for Estate Character Contribution:

## Declaration

I/We have read and understood the Taylors Ridge Design Guidelines and agree to comply with them.

Signature:

Name:

Date:

I/We have read and understood the Taylors Ridge Design Guidelines and agree to comply with them.

Signature:

Name:

Date:

# Taylors Ridge Estate

www.taylorsridge.com.au

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Benchmark

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Dated August 2025