



*Design and Siting  
Guidelines*



# *An inspired new address*

Orchard's vision for Aire Lilywood is to create a new residential community, providing a high-quality address in northern Brisbane's newest growth corridor.

The Aire Lilywood master plan has been purposely designed to provide residents with the ideal environment to build their dream home and live a healthy lifestyle.

The Design Guidelines are in place to help you create a home that is true to the Aire Lilywood vision. They will guide you through a number of design options, such as colours, styles, presentation, environmental sustainability and more.

By ensuring these Design Guidelines are implemented, houses in Aire Lilywood will be cohesive and of equal high standard. Ultimately, this protects the investment of your home and ensures the overall design integrity of the neighbourhood.



## *Building Approval Process*

The Design & Siting Guidelines form part of your land sales contract and there is an obligation to comply with these guidelines.

Interpretation of these Design & Siting Guidelines is at the discretion of the Orchard Property Group (Orchard) and can be amended or added to as required.

Innovation and design individuality are encouraged to compliment the neighbourhood characteristics with the primary objective to protect the investment of all new residents.

As a means of ensuring Aire Lilywood meets the proposed vision, these Design & Siting Guidelines are proposed to establish a minimum standard and further enhance the overall aesthetic of the neighbourhood.

### *Design*

The Buyer, their architect and builder should have a complete understanding of the following guidelines prior to commencing the design process.

### *Statutory & Building Approval*

The design should be submitted to the relevant statutory authority and/or building certifier to obtain the necessary planning and/or building approval.

The statutory authority and/or builder certifier should be provided a copy of the Design & Siting Guidelines, as well as all other relevant Development Approvals in order to assess the design.

## *Design of Dwelling and Residential Use*

The design is to be prepared with the intent of complementing Aire Lilywood's characteristics by combining quality design, landscaping, and the neighbourhood streetscape.

Modern contemporary design and architecture is encouraged with a minimum floor area of 180m<sup>2</sup> unless approved in writing by Orchard.

The lot is to be utilised for a single dwelling unless otherwise approved in the Development Approval or consented to in writing by Orchard.

The running of a business enterprise or for manufacturing purposes cannot occur unless approved by the statutory authority.

## *Excavation and Slope*

Any excavation is required to be constructed as per statutory authority requirements and should be kept to a minimum where possible.

Designing around existing land contours is encouraged.

Where retaining is proposed and unavoidable, the preferred material is to be constructed of concrete or masonry material to complement the house.

Timber retaining material is only to be permitted in areas not visible from the street unless for landscape purposes.

If the total height of a retaining wall is more than 1m above the lots designed surface level, a building approval is required in accordance with statutory authority requirements. This will involve a structural engineer's design of the wall and certification after construction.

## Siting Guideline Setback Table

<i>Lot Side and Rear Boundary Setback Provisions</i>		
Lot Frontage	<4.500m in height	>4.500m - 7.500m in height
15.000m or greater	1.500m	2.000m
14.501m - 15.000m	1.425m	1.900m
14.001m - 14.500m	1.350m	1.800m
13.501m or 14.000m	1.275m	1.700m
13.301m - 13.500m	1.200m	1.600m
12.501m - 13.000m	1.125m	1.500m
12.001m - 12.500m	1.000m	1.400m
11.501m - 12.000m	1.000m	1.400m
11.001m - 11.500m	1.000m	1.400m
10.501m - 11.000m	1.000m	1.400m
10.500m or less	1.000m	1.400m

<i>Site Cover Requirements</i>		
Lot Size	Max. where <8.500m in height	Max. where >8.500m - 12.000m in height
300m <sup>2</sup> or less	75%	50%
301m <sup>2</sup> - 400m <sup>2</sup>	70%	50%
401m <sup>2</sup> - 500m <sup>2</sup>	60%	60%
501m <sup>2</sup> or greater	60%	50%

Note: Setback Provisions and Site Cover Requirements are to the external walls of a building or structure. The setback relaxations within the above tables only apply to Dwelling House and not Dual Occupancy.



## Street Front Façade and Articulation

The design should enhance the primary and secondary street frontages along with complementing the streetscape.

Consideration is to be provided to the following façade articulation detail to reduce building mass:

- Windows recessed into the façade;
- Balconies or porches;
- Architectural screens;
- Architectural hoods.

Buildings must include two or more of the following attributes:

- Roof overhang;
- Balconies or porches;
- Awning or permanent shade structure.

## Façade Colours and Materials

Preferred external colours are to consist of natural and earthy tones.

Bright colours will be considered on merit and in small applications.

Untreated materials that are raw and reflective are not permitted.

The use of a mix of two building materials is required in order to provide texture and articulation with either the use of render and/or cladding combined.

Face brick will be considered if it is a feature brick or a speciality type.

## Roof Design

Roof designs and material should be complementary and consistent with the rest of the house design and can be constructed of either concrete tile, terracotta or non-reflective Colorbond and must incorporate eaves of at least 450mm.

Roof pitches can consist of:

- Traditional hip and/or gable roofs between 20 and 35 degrees; or
- Skillion roofs proposed should have a pitch between 10 – 15 degrees.

Other roof forms outside of those noted will be considered upon architectural merit.

## Garages

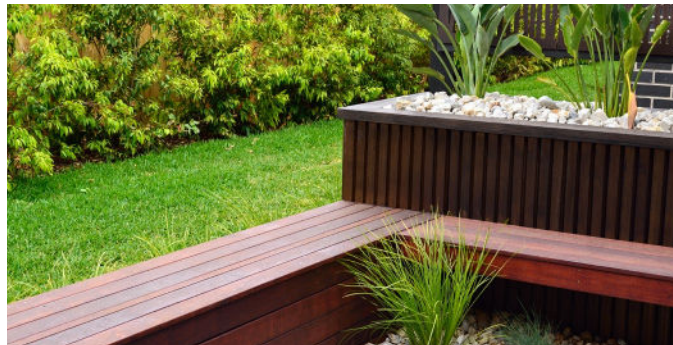
Garages must be constructed under the roof of the main dwelling and must be an integrated element of the design.

Garages are to be constructed along the build to boundary side and in line Development Approval setbacks criteria.

Double Garages are to be set back a minimum 1m behind the main face of the dwelling.

## Carports

Carports may be considered however, must complement the main dwelling and be in accordance with the approved setback criteria.



## Driveways

Only one driveway is permitted for each house unless approved in writing by Orchard, with the exception of Multiple Residential Lots, where two driveways are permitted.

Driveways must extend from the kerb edge to the garage.

Driveways must be constructed from exposed aggregate concrete or coloured concrete and should complement the design of the dwelling.

Plain concrete driveways are not permitted. All driveways and crossovers are to comply with statutory authority requirements

## Outbuildings & Sheds

Outbuildings and sheds are to be located behind the side returned fence and screened from public view.

Proposed outbuildings and sheds are to be stand-alone and must be located at the rear of the property. They must be built with finishes that complement the main dwelling.

Where pre-finished metal is utilised, it must be non-reflective.

## Ancillary Structures

All ancillary structures must be located away from the primary and secondary frontage and screened from public view where possible.

Ancillary structures such as swimming pools must be clearly indicated on site plans.

## Rubbish Bins

Rubbish bins are to be stored behind the main building line and not visible from the street.

## Air Conditioning Units

Air conditioners are to be concealed from street view where possible or screened.

## Clotheslines

Clotheslines are to be concealed from the street.

## Hot Water Systems

Hot water systems must not be visible from the street.

## Antennas

Antennas must be unobtrusive and located towards the rear of the house.

## Temporary Structures

Temporary or relocatable structures are not permitted unless for use in the construction and must be removed upon completion.



## *Undercroft Areas*

Screening of these areas is a requirement and will be approved based on the suggested application. This will be utilised in conjunction with the overall house design and materials utilised in the house construction.

## *Landscaping*

Good quality landscaping with mature plants must be provided to the primary and secondary street frontage. Climate conditions must be considered when selecting plant species and drought tolerant species are encouraged. Front lawns must be turfed and not seeded. Artificial or synthetic turf is not permitted. Landscaping must be completed within two months of occupation and must be well maintained.

## *Letterboxes*

Must be constructed in a manner that complements the design of the house and must be completed in line with occupancy. Stand-alone post letterboxes are not encouraged. Non-reflective metal letterboxes are also permitted. Must be located on the primary frontage in accordance with the Plan of Development (POD).

## *Fencing*

Fences must be of timber construction and not exceed 1.8m in height. No Colorbond or sheet steel fencing is permitted. No fencing is permitted in front of the main building line.

## *Window Dressing*

Your home must be furnished with window dressings prior to occupation. Design and colour toning are to complement the dwelling with acceptable dressings including blinds, curtains, or shutters. Diamond grille-style security screens are not permitted on any doors or windows located on the front facade of dwellings or in any location visible from the street.

## *Owners Obligations*

Owners obligations include and are not limited to:

- Comply with the prescribed Design & Siting Guidelines;
- Repair any damage caused to common property throughout construction;
- Footpaths and nature strips are to be free from building material during construction;
- Do not store any building material on adjacent lots;
- Keep the lot free from any rubbish;
- Ensure gardens to the front are maintained;
- Ensure boats, caravans, and trailers are to be garaged or kept behind fencing and not visible from street view; and
- All builders rubbish is to be removed from site and must not to be stored on other lots.

## Animals

House pets are permitted in accordance with the statutory authority requirements and must be confined to your property. Livestock and poultry are not permitted.

## Lot Maintenance

At all times, the property must be well maintained and free from excessive weeds. Trees are to be pruned and kept in a safe manner to the public and neighbouring properties.

## Signage

Signs, advertisements, or similar structures are to be kept to a maximum of one sign per lot. In addition to the one sign, a Builder Contractor sign will be permitted throughout the construction period.

## Construction Commencement

Construction must commence within 12 months of settlement of the land and must be completed 9 months from commencement.

Incomplete building works must not be left for a period of more than 3 months without work being carried out.

## Sale by the Buyer

The buyer must pass to the successor of the title all design and landscaping requirements before disposing of the lot.

The successor will be bound by these design and landscaping requirements.

## Disclaimers and Acknowledgement

Orchard (acting reasonably) may amend or vary the Design & Siting Guidelines for future lots at Aire Lilywood and if Orchard considers (acting reasonably) that any changes to the Design & Siting Guidelines would not materially and detrimentally affect the Buyer or the Property. Orchard will provide reasonable notice to the Buyer that Orchard intends to make such changes.

In exercising its rights under this clause, Orchard will have regard to:

- (a) the reasonable interests of the Buyer and any neighbouring property owners;
- (b) the purpose and objective of the Design & Siting Guidelines as described under heading "Building Approval Process"; and
- (c) the extent that:
  - (i) the variation and/or modifications; or
  - (ii) the exclusion or non-enforcement of the Design & Siting Guidelines (or parts of them), will materially and detrimentally affect the Buyer and/or the Property and/or the Estate.

The owner acknowledges and agrees that:

- the land forms part of Aire Lilywood which is a quality residential community;
- unsold lots in Aire Lilywood are a valuable asset of Orchard, the value of which depends, in part, on Aire Lilywood continuing to be and being regarded as a quality residential community;
- Orchard has a legitimate business interest in ensuring that Aire Lilywood remains a quality residential community;
- the value of other lots in Aire Lilywood already sold to other owners depends, in part, on Aire Lilywood continuing to be and being regarded as a quality residential community; and
- it is necessary and in the interest of all owners of land within Aire Lilywood that Orchard exercises supervision and control to regulate the design and construction standard of dwellings, other improvements and landscaping, and completion of construction of dwellings, other improvements and landscaping within Aire Lilywood and other matters generally.



# Design and Siting Guidelines Checklist

Lot No. \_\_\_\_\_ Street Address \_\_\_\_\_

## OWNERS DETAILS

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Email \_\_\_\_\_

## ARCHITECT DETAILS

Company Name \_\_\_\_\_

Contact Name \_\_\_\_\_ Phone \_\_\_\_\_

Email \_\_\_\_\_

## BUILDER DETAILS

Company Name \_\_\_\_\_

Contact Name \_\_\_\_\_ Phone \_\_\_\_\_

Email \_\_\_\_\_

Signature of Builder/Owner \_\_\_\_\_ Date \_\_\_\_\_

Documentation (A3 size) required to be submitted for approval:

1. Site plan at 1:200 scale. Including dwelling, garage and outbuildings
2. Floor plans at 1:100 scale. House and any external fixtures or fittings
3. Elevations at 1:100 scale. Front, rear and both sides
4. Sections at 1:100 scale. Sections through the house
5. Schedule of external finishes. Walls and roofs of house and outbuildings
6. Landscape plans. General surface treatments and planting layout

Each box is to be ticked. Applications cannot be assessed until all of the above information is available.

Please submit all documentation to [approvals@jaysonpatedesign.com.au](mailto:approvals@jaysonpatedesign.com.au).

A copy of this form must be included with the lodgement of plans for approval. Additional copies are available at the Administration and Sales Office.



[aireliving.com.au](http://aireliving.com.au)



aire

34 Craig Road, Lilywood QLD 4513

Call 0411 176 869

[sales@aireliving.com.au](mailto:sales@aireliving.com.au)

[aireliving.com.au](http://aireliving.com.au)

**ORCHARD**  
PROPERTY GROUP

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