



# SCENICRIDGE

BILAMBIL HEIGHTS

## ESTATE DESIGN GUIDELINES

*where hinterland green  
meets ocean blue*





# SCENIC RIDGE

BILAMBIL HEIGHTS

## PART 1 ● SCENIC RIDGE ESTATE

The Scenic Ridge Design Guidelines form part of the Contract of Sale for your block of land. The Design Guidelines have been produced to help create a well-designed new community at Scenic Ridge Estate and to protect your investment in your new home, without restricting your ability to create a unique home.

In order to successfully deliver a first-class community, we require cooperation by all parties involved throughout the development and construction process. The Design Guidelines apply in addition to and not in lieu of other statutory requirements and approvals. Approval from Tweed Shire Council or a registered building certifier will be required in addition to any approval given by the Scenic Ridge Design Review Panel ('the DRP').

Preliminary designs should be emailed to [drp@scenicridge.com.au](mailto:drp@scenicridge.com.au)

NOTE: These Design Guidelines are a registered Covenant to the Property Title and are transferable upon sale of the property.

### SCENIC RIDGE ESTATE DESIGN REVIEW PANEL

The Scenic Ridge Estate Design Review Panel (DRP) has been established to evaluate all proposed home designs within Scenic Ridge Estate. Purchasers or their selected builders must submit their house designs along with their landscape plans for review and approval by the DRP.

If you have any questions you can ask at the Scenic Ridge Estate Sales and Information Centre or by emailing the DRP at [drp@scenicridge.com.au](mailto:drp@scenicridge.com.au).

### FIVE TYPES OF HOMESITES

There are 5 different types of Homesites at Scenic Ridge Estate under the Scenic Ridge Estate Design Guidelines. These Design Guidelines will contribute to developing and maintaining the overall design and built character of Scenic Ridge Estate.

#### TYPE 1: Homesites are corner allotments

- These are traditionally single detached dwellings on allotments with two road frontages and allotments adjoining on the other property boundaries.
- These homesites have specific requirements pertaining to dwelling earthworks platforms, setbacks, easements, site boundary treatments and limitations on building within the corner sight truncation.

#### TYPE 2: Homesites are standard allotments

- These are traditionally single detached dwellings on allotments with a single road frontage and adjoining lots to either two or three property boundaries.
- These homesites have specific requirements pertaining to dwelling earthworks platforms, setbacks, site boundary treatments and easements.

#### TYPE 3: Homesites are Battle Axe allotments

- These are traditionally single detached dwellings on allotments with adjoining lots to all adjacent property boundaries.
- These homesites have specific requirements pertaining to dwelling earthworks platforms, setbacks, site boundary treatments and easements.

#### TYPE 4: Homesites are the Large Size Allotment

- These are traditionally single detached dwellings on allotments with an area greater than 1,000m<sup>2</sup>
- These homesites have requirements pertaining to dwelling earthworks platforms, setbacks, site boundary treatments and easements.

#### TYPE 5: Homesites are Dual Occupancy Allotments

- These are traditionally either two detached dwellings or a double attached dwelling sited on the one allotment.
- These homes have additional requirements in relation to dwelling earthworks platforms, boundary setbacks and spacings between dwellings, site boundary treatments and easements.



# SCENIC RIDGE

## BILAMBIL HEIGHTS

## PART 2 ● YOUR HOMESITE

### 2.1 SITE PLANNING

All building designs must comply with the Tweed Development Control Plan 2008 and all relevant Local Authority approvals must be obtained.

The following Design Guidelines are requirements above and beyond the Tweed Development Control Plan 2008 in order to achieve the desired character for the Scenic Ridge Estate.

#### 2.1.1 Building Envelope, Setbacks and Site Coverage

Dwelling to be a minimum Of 200m<sup>2</sup> gross floor area under roofs (excluding eaves and overhangs)

#### 2.1.2 Building Orientation and Efficient Design

- Dwellings designed to support Crime Prevention Through Environmental Design (CPTED) principles.
- Dwellings to be designed to have good natural cross ventilation with well-considered placement of windows to draw breezes through the house.
- Sun shading is required on external (particularly west-facing) windows to improve the thermal performance of the building.
- Front doors of dwellings must be clearly visible from the driveway approach.
- Include roof space cooling by use of light coloured roofing and venting (active venting preferred). Solar absorption ratings as provided by manufacturers of roof materials are used to determine what is a light coloured roof (a rating lower than 0.5 is required)
- Main living areas to open directly onto the private open space via glazed doors, to allow sunlight and natural light into the house.

### 2.2 SLOPING SITES – RETAINING WALLS

Homes are to be designed to respond to the slope of your block. Pole homes and split level homes are encouraged to minimise heights of earthworks batters and the construction of high retaining walls in the private open space areas. The following principles apply:

- An elevated entry can be no greater than 1.2m from the existing ground level at that point unless otherwise approved.
- Retaining walls on the front boundary should be a maximum height of 500mm unless otherwise approved.
- Retaining walls within your property should be a maximum height of 1500mm unless otherwise approved.
- To create usable and efficient private open space areas, retaining walls should not be located in your principal private open space. Well-designed terraces will be considered.
- Retaining walls within your front setback or forward of the home (visible from the street) must be constructed of sandstone or coloured masonry block or rendered and painted masonry to match the dwelling.
- Plain concrete block, concrete sleepers and timber retaining walls are not permitted.
- Planting should be used to soften the appearance of retaining walls.

### 2.3 DRIVEWAYS

- Driveways shall be positioned in accordance with the location indicated on the Individual Lot plan provided.
- Driveways must be constructed from the garage to the road kerb prior to occupation of the home.
- Between the kerb and the boundary of the home site, where possible, the driveway is to be a consistent width between 3m and 4.5m.



- The driveway must be constructed to its full width using either a broom finished coloured concrete, plain patterned stencilled or stamped concrete, unit pavers or exposed aggregate. No portion of the driveway on the private land (Homesite) is to be uncoloured concrete.
- Dark coloured driveways will not be approved as they store and radiate heat.
- In the street verge, the driveway, footpath and cross over must be plain natural broom finished concrete.
- Where a footpath has been constructed in front of the lot, the driveway must abut level and not be built through the footpath.
- Any damage to the kerb, footpath or verge caused during the course of construction must be rectified by the buyer.
- Driveways are to be sufficiently set back from side boundaries to allow for effective screen planting along the boundary.
- Driveways are to be at least 500mm clear of all drainage structures in the kerb and gutter.
- Driveways to corner homesites must be located at least 6m from the end of the curve in the kerb.

## 2.4 ENTRY PATHWAY

The entry path can be connected to the driveway.

## 2.5 PROPERTY FENCING

Fencing to the front boundary or forward of the primary building setback is not permitted.

Fence styles for Homesites as follows:

### Homesites 1, 2, 3 & 5:

- Timber 1.8m high capped and lapped Good Neighbour fence to side and rear boundaries.
- Timber 1.2m high capped and lapped fence to side boundaries forward of the primary building setback.

### Homesite 4: Timber post and three rail fence.

- Refer to the individual Allotment Design Guidelines for the extents and types of fencing to property boundaries.

## 2.6 LETTERBOXES

- Homes should have a letter box installed in a free standing mail wall or as approved by DRP.
- The letterbox pier shall typically be located on the boundary next to the driveway.
- Numbers to be Century Gothic between 75mm and 175mm high. Material either brushed or polished stainless steel, anodised aluminium, bright or satin chrome or powder-coated mild steel or aluminium.

## 2.7 SIGNAGE

Signs for home business must be submitted for approval. All other signs other than temporary real estate signs, builder's signs and development signs are prohibited.





# SCENIC RIDGE

BILAMBIL HEIGHTS

## PART 3 ● YOUR HOME

### 3.1 ARCHITECTURAL CHARACTER AND STYLE

Homes at Scenic Ridge Estate are intended to be a mix of well designed houses ranging from modern to traditional in design style and character. Front elevation features such as porches, pergolas, verandahs and screens are encouraged.

### 3.2 ARTICULATION

The front façade and secondary street façade for corner homes must provide articulation including changing wall and roof lines as well as including elements such as gables, patios, porches, verandahs, single and two storey elements. Articulation is also achieved by including two different wall materials. Materials and colours are to return by at least 2 metres on side elevations. Materials should create contrasting texture and colour finishes.

Architectural features can include:

- Balconies and verandas;
- Feature entry doors (i.e. includes clear glass panels, side lights, oversized doors etc);
- Architectural windows;
- Gable end treatments;

- Entry porches and porticos (that project forward of the front building wall or have raised roofs);
- Shade and screening devices; and
- Recessing and projecting elements.

Cladding material can include:

- Rendered and painted brick or block to ground level elevations only;
- Face brick to ground level elevations only;
- Texture coated fibre cement;
- Timber and plywood cladding (this does not include front door or feature posts);
- Stone; and
- Light weight Fibre Cement or similar cladding.

Secondary cladding should provide a contrast, in both colour and texture, to the primary cladding and be of significant proportions (i.e. to a full external wall).

No two homes within the same streetscape shall be approved with the same front façade – assessed as five homes either side of the subject lot of both sides of the road.



### 3.3 BUILDING MATERIALS

External walls of all homes should be constructed from a mix of the following materials:-

#### Slab on Ground Dwellings:

Walls are to be of:

- Face brickwork (minimum of 30% to a maximum 80% of the façade area),
- Painted, bagged & painted or painted rendered masonry (minimum of 30% to a maximum 80% of the facade),

Optional feature elements of:

- Stone cladding,
- Timber;
- Lightweight materials such as Lysaght wall cladding systems, Nu-Wall Aluminium wall cladding systems, fibre cement or seamless, textured and coated materials.

#### Elevated or Suspended Dwellings:

Walls are to be of:

- Timber planking or plywood cladding;
- Lightweight materials such as Lysaght wall cladding systems, Nu-Wall Aluminium wall cladding systems, fibre cement or seamless, textured and coated materials.

Note: the use of lightweight materials is only permitted as a design feature element on single storey homes. The Front Façade materials and colours need to wrap around corners of the walls and return by 2m on the side elevations.

#### Slab on Ground Dwellings Side and Rear Walls

Walls are to be of:

- Face brickwork or painted, bagged & painted or painted rendered masonry,
- Lightweight materials such as timber or plywood cladding fibre cement or seamless, textured and coated materials.

#### Elevated or Suspended Dwellings Side and Rear Walls:

Walls are to be of:

- Lightweight materials such as Lysaght wall cladding systems, Nu-Wall Aluminium wall cladding systems, fibre cement or seamless, textured and coated materials.

No raw and/or untreated materials are permitted for external building materials. This includes, but is not limited to : unfinished and unpainted block work, polystyrene cladding plain grey concrete and plain sleeper retaining walls.

### 3.4 VERANDAHS AND PORCHES

Verandahs are important architectural elements to promote the architectural character of Scenic Ridge Estate.

Refer to Individual Allotment Design Guideline Plans for preferred locations extents of Verandahs and Porches.

### 3.5 ROOF

The roof is to be of concrete tile, terracotta tile or Colorbond metal roofing that is sympathetic to the character of Scenic Ridge Estate and must comply with Solar Absorption rating noted in section 2.1.2.

Must have a minimum 20 degree pitch in Level. Skillion roof pitches must have a minimum of 10 degrees. All homes must have eaves as described below:

- Level 1 to 4 Homesites – If concrete roof tiles they must be shingle pattern and have minimum 20 degree pitch and minimum 450mm eaves.
- Level 5 Homesites – Must have minimum 20 degree roof pitch and minimum 300mm eaves.

### 3.6 WINDOWS

All windows visible from the street must be double hung, louvre or awning windows. Fixed frame windows with semi-commercial frames will be considered where they form part of the Architectural Intent.

### 3.7 CAR ACCOMMODATION

A minimum of two (2) off-street enclosed parking spaces are required. An off-street parking space should be a minimum of 5.5m x 2.4m.

**Garages** are required to be built and sited in accordance with the development approval. The garage should be set back a minimum of 1m from the front building wall, located on the western side and designed so that the entry and the house façade are the predominant features.

### 3.8 GARAGE DOORS

- Any garage doors that face the street must be sectional panel or panel lift style doors either simple pattern or plain and not in strong/ bright colours.
- Roller doors are not permitted.

### 3.9 OUTDOOR LIVING AREAS

The outdoor living areas should ensure privacy of the occupants and overshadowing impacts on adjacent buildings and open space while having a clear relationship to the internal living area of the dwelling.

A focus on the quality of the space in terms of orientation, size and shape and landscape treatment together with planting to external balconies is encouraged.



Primary outdoor living areas must be covered with a permanent roof structure and accessed via the internal living area of the dwelling.

### 3.10 OUTDOOR STRUCTURES

All outdoor structures visible from the street or public spaces must be suitably screened and located to minimise their visual impact, including but not limited to:

- Air conditioning units (where possible these must be mounted under the fence line);
- Antennas;
- Water tanks and/or water connection points;
- Clotheslines;
- Electrical meters must be boxed;
- Gas bottles and/or hot water units;
- Gas meters/connection points must be boxed.

Solar panels and collectors for hot water units are exempt and should be orientated to maximise efficiency in line with roof.

Sheds are to be coloured in coordination with the dwelling (plain zincalume finish is not acceptable), 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).

### 3.11 SATELLITE DISHES

Satellite dishes are permitted providing they comply with the following provisions. Dishes must be located, or screened, so they are not visible from the Homesites primary street. Dishes should be located to minimise the visual impact from adjoining homes. Dishes must not be larger than 900mm in diameter.

### 3.12 SERVICES AND UTILITIES

Water tanks, air conditioning units, garbage bin storage area, hot water units and clothes drying areas are to be positioned so they can't be seen from the street.

### 3.13 SECONDARY DWELLING

For Level 1 to 4 Homesites: Only one home can be built on a home site with the exception of a secondary dwelling that complies with the Tweed Development Control Plan 2008.

For Level 5 Homesites: Dual Occupancy is permitted.

### 3.14 CARAVANS, CAMPERVANS, TRAILERS AND BOATS

Caravans, camper vans, trailers and boats may not be parked in the street, footpath, driveway or front yard. If stored on the Lot these vehicles are to be parked in the Garage or to the rear of the property, or screened, to the satisfaction of the DRP. Unregistered cars must be garaged.





# SCENIC RIDGE

## BILAMBIL HEIGHTS

## PART 4 ● YOUR GARDEN

### 4.1 LANDSCAPE AND GARDEN DESIGN

The character of Scenic Ridge Estate will build upon natural attributes to create a unique rainforest garden community setting.

All landscaping must be maintained to a high standard which may require, depending upon conditions, the grass to be mowed weekly during the summer wet months and monthly during the cooler dry months but in all respects, the lot owner must ensure that no vermin or pests are attracted to a lot and that the lot remains visually tidy and does not detract from the amenity of the Estate. Any fencing that is installed must be maintained.

The developer will turf between the lot boundary and the kerb and in various locations provide retaining walls, landscaping, signage, footpaths, roadways, kerbs and other infrastructure. In the event that the owner, or their agents (including but not limited to construction personnel, tenants and visitors) cause any damage to Developer instated works (regardless if it is turf, roadways, fences, drainage or other infrastructure), the owner shall, within 14 days, repair the damage to original condition or to the satisfaction of the Scenic Ridge Estate review coordinator, or be subject to all costs incurred by the Developer, or his agents, in rectifying the damage.

#### 4.1.1 Minimum Required Planting and Soft Landscaping

Soft landscape elements include trees, shrubs, groundcovers, mulches and turf. To achieve a successful landscape setting for your home, refer to the Individual Design Guideline prepared for your property.

#### 4.1.2 Plant & Species Selections

- Plants are to be selected from Schedule 1 - Preferred Plant List. NOTE: Tweed Shire Council has a 80:20 policy of Native:Exotic plant material numbers.
- All plants are to be nominated on the Landscape Plan or in the Planting Schedules.

### 4.2 HARD LANDSCAPING

Hard landscaping areas to drain towards planted areas to maximise stormwater infiltration and passive water sensitive urban design.

### 4.3 MAINTENANCE OF LANDSCAPING AND FENCING

All vacant sites are to be mowed and maintained on a regular basis to provide a high level of amenity and visual presentation.

All turfed and landscaped areas are to be maintained during residency at an acceptable level to DRP, including:

- Watering
- Turf control and mowing;
- Removal of green waste; and
- Replacement of dead and/or dying plants.

DRP encourages the maintenance of turfed and landscaped areas between the lot boundary and kerb.

All fencing visible from the street and/or any public open space must be maintained during residence at an acceptable level to DRP, including:

- Reapplication of paint/stain; and
- Rectification of damage to fence palings, capping, feature posts and gates.

### 4.4 MISCELLANEOUS

- Pedestrian access to the front door is to be clear and unambiguous from the property boundary.
- An external water tap must be provided for all dwellings. A compost bin should also be provided for all dwellings.
- Rubbish bins must be stored behind a fence line or in a screened enclosure approved by DRP. Bins must not be visible except on the nominated day for rubbish collection by the Tweed Shire Council.



## DRP APPEALS

In the event that an applicant shall dispute any decision of the DRP, then the applicant may appeal in writing to the DRP to reconsider the matter, provided the written approval shall be received by the DRP Coordinator not more than thirty (30) days following the DRP's final decision.

In considering the appeal, the DRP shall consider such further material as may be supplied by the applicant. Legal representation shall not be permitted at any meeting of the DRP to consider such appeal.

Within twenty (20) business days following receipt of the request for appeal, the DRP shall notify the applicant of its written approval or disapproval of the plans.

## NON-LIABILITY OF DRP

The DRP nor their duly authorised representatives shall be liable to any owner for any loss, damage, or injury arising out of or in any way connected with the performance of the duties set out in this document unless due to wilful misconduct or bad faith. The DRP shall not be responsible for reviewing, nor shall its approval of any plan or design be deemed approval of any plans or design from the standpoint of structural or conformity with building or other codes or standards.

## VARIANCE

As far as the DRP may authorise non-compliance with any of the Architectural provisions of these Design and Landscape Guidelines except building envelope plans, including (without limitation) restrictions upon height, size, floor area or placement of structures, or similar restrictions when circumstances such as topography, natural obstructions, aesthetic or environmental considerations may require.

Such authority must be in writing and must be signed by at least a majority of the DRP at the meeting at which the authority is given. The granting of such authority shall not operate to authorise the non-compliance with these Design and Landscape Guidelines, for any purpose except as to the particular property and particular provision hereof covered by the authority, and only to the extent specified in writing therein, nor shall it affect in any way the owners obligation to comply with all governmental laws and regulations affecting the use of the premises, including but not limited to requirements imposed by the local authority or any other governmental authority.

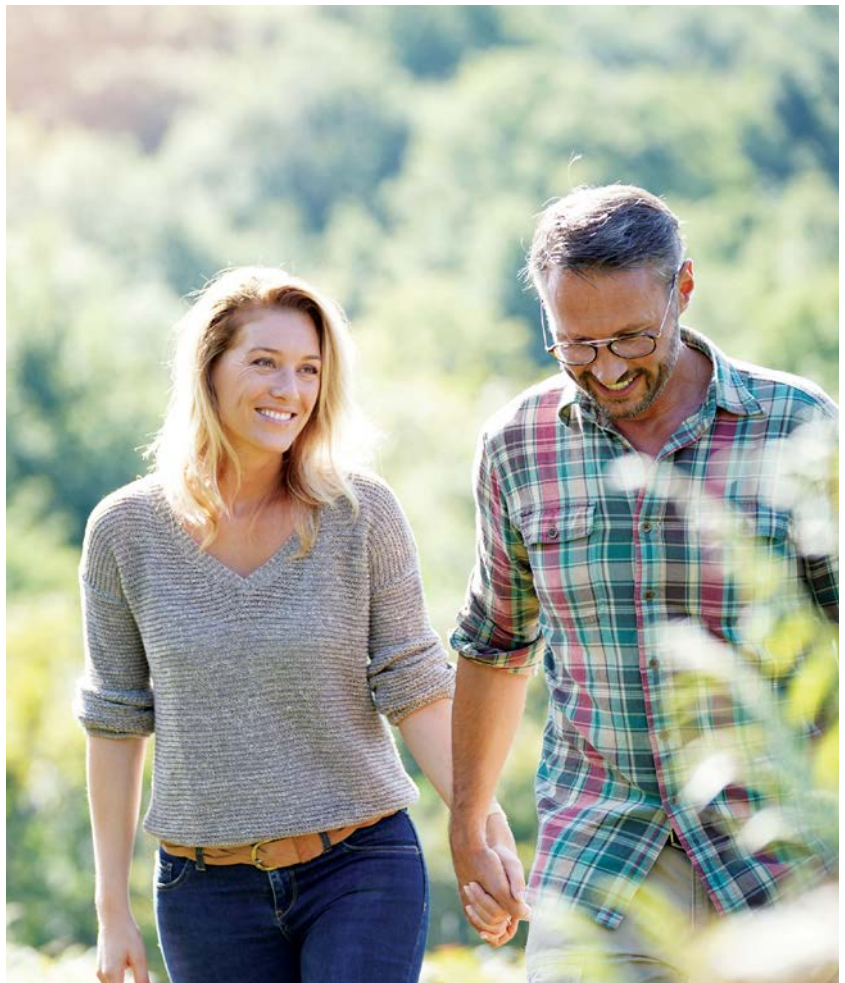
## DISCLAIMER:

Whilst care has been taken in the preparation of these Design and Landscape Guidelines, the particulars are not to be construed as containing any representation of the facts upon which any interested party is entitled to rely.

All interested parties should make their own enquiries. All interested parties should seek independent advice before entering into any agreement.

These Design and Landscape Guidelines are subject to change at any time by the Seller. The Seller reserves the right to vary, alter, remove, or disregard any of these Design and Landscape Guidelines at any time in respect of the sale or development of any other Lot in the project.

Any details of this project are indicative only and may be subject to change without notice before the completion of the project. The Seller disclaims all responsibility and liability (including without limitation, liability in negligence) for all expenses, losses, damages and costs you might incur as a result of the information being inaccurate or incomplete in any way and for any reason.





# SCENIC RIDGE

BILAMBIL HEIGHTS

## SCHEDULE 1 ● APPROVED PLANT LIST

### TREES

BOTANICAL NAME	COMMON NAME	HEIGHT	FORM	ORIGIN	LOT
<i>Acacia floribunda</i>	White Sally	5 – 8m	Rounded	Native	All
<i>Acmena smithii</i> var minor	Lilly Pilly	5 - 8	Rounded	Native	All
<i>Alphitonia excelsa</i>	Red Ash	15 – 20m	Columnular	Native*	Large
<i>Angophora subvelutina</i>	Broad-leaved Apple	8 – 15m	Rounded	Native*	All
<i>Araucaria cunninghamii</i>	Hoop Pine	40 - 45m	Columnular	Native*	Large
<i>Atractocarpus benthamianus</i> subsp. <i>benthamianus</i>	Native gardenia	5 – 8m		Native *	All
<i>Banksia integrifolia</i> subsp. <i>integrifolia</i>	Coastal Banksia	5 – 8 M	Rounded	Native*	All
<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	15 – 18m	Columnular	Native*	Large
<i>Brachychiton discolor</i>	Lacebark Tree	15 – 18m	Columnular	Native*	Large
<i>Callistemon salignus</i>	Willow Bottlebrush	5 – 8m	Rounded	Native*	All
<i>Callistemon viminalis</i>	Weeping Bottlebrush	5 – 8m	Rounded	Native*	All
<i>Ceratopetalum gummiferum</i>	Christmas Bush	5 – 8m	Rounded	Native*	All
<i>Cupaniopsis anacardioides</i>	Tuckeroo	8 – 12m	Rounded	Native*	1,2,3,4
<i>Delonix regia</i>	Poinciana	10-12m	Spreading	Exotic	Large
<i>Elaeocarpus eumundi</i>	Eumundi Quondong	5 – 8m	Columnular	Native*	All
<i>Elaeocarpus grandis</i>	Blue Quandong	10 – 15m	Columnular	Native*	Large
<i>Elaeocarpus reticulatus</i>	Blueberry Ash	10 -15m	Columnular	Native*	All
<i>Flindersia australis</i>	Crow's Ash	15 – 30m	Rounded	Native*	Large
<i>Flindersia schottiana</i>	Cudgerie	15 – 30m	Rounded	Native*	Large
<i>Grevillea robusta</i>	Silky Oak	15 – 30m	Columnular	Native*	Large
<i>Harpullia pendula</i>	Tulipwood	8 – 15m	Columnular	Native*	All
<i>Hibiscus tiliaceus</i> 'Rubra'	Bronze Cotton Wood	6 – 8 m	Rounded	Native	All
<i>Hymenosporum flavum</i>	Native frangipani	10 – 12m	Rounded	Native*	All
<i>Jacaranda mimosifolia</i>	Jacaranda	10 – 15m	Spreading	Exotic	Large
<i>Litsea reticulata</i>	Bolly Gum	15 – 25m	Rounded	Native*	Large
<i>Lophostemon confertus</i>	Brush Box	15 – 25m	Rounded	Native*	Large
<i>Lophostemon suaveolens</i>	Swamp Mahogany, Swamp Turpentine	15 – 25m	Rounded	Native*	Large
<i>Magnolia grandiflora</i> 'Exmouth'	Bull Bay Magnolia	12 – 15m	Rounded	Exotic	1 – 4
<i>Melaleuca bracteata</i>	Black Tea-tree	5 – 8m	Rounded	Native*	All
<i>Melaleuca linariifolia</i>	Flax-leaved Paperbark	5 – 8m	Rounded	Native*	All
<i>Melia azedarach</i>	White Cedar	15 – 25m	Rounded	Native*	Large
<i>Melicope elleryana</i>	Pink-flowered Doughwood	15 – 25m	Rounded	Native*	Large
<i>Notelaea longifolia</i>	Large Mock-olive	5 – 8m	Rounded	Native*	All

## TREES (CONTINUED)

BOTANICAL NAME	COMMON NAME	HEIGHT	FORM	ORIGIN	LOT
<i>Pittosporum undulatum</i>	Sweet Pittosporum	8 – 12 m	Rounded	Native*	All
<i>Plumeria obtusifolia</i>	Frangipani	8 – 12m	Spreading	Exotic	All
<i>Stenocarpus sinuatus</i>	Firewheel Tree	15 – 25m	Columnar	Native*	1 - 4
<i>Sterculia quadrifida</i>	Red-fruited Kurrajong	8 – 15m	Rounded	Native*	1 - 4
<i>Syzygium australe</i>	Brush Cherry	10 – 15m	Rounded	Native*	1 - 4
<i>Syzygium luehmannii</i>	Small-leaved Lilly Pilly	10- 12m	Rounded	Native*	1 - 4
<i>Syzygium moorei</i>	Durobby	15 – 25m	Rounded	Native*	Large
<i>Syzygium oleosum</i>	Blue Lilly Pilly	5 – 8 m	Rounded	Native	All
<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	8 – 12m	Rounded	Native*	All
<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	8 – 15m	Rounded	Native*	All

## PALMS

BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	ORIGIN	LOT
<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	8 – 15m	Solitary	Native*	All
<i>Dypsis lutescens</i>	Golden Cane Palm	6 - 10m	Clumping	Exotic	All
<i>Howea forsterana</i>	Kentia Palm	8 – 10m	Solitary	Native	All
<i>Livistona australis</i>	Cabbage Palm	12 – 20m	Solitary	Native*	All
<i>Ptychosperma macarthurii</i>	Macarthur Palm	5 – 8m	Clumping	Native	All

## SHRUBS

BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	ORIGIN
<i>Acacia longifolia</i> subsp. <i>Sophorae</i>	Coastal Wattle	0.5-1-m	Open	Native*
<i>Acacia suaveolens</i>	Sweet Wattle	0.5 – 1.m	Open	Native *
<i>Austromyrtus dulcis</i>	Midgen Berry	0.5 – 1 m	Rounded	Native *
<i>Baeckea frutescens</i>	Weeping Baekea	0.5-1m	Rounded	Native *
<i>Banksia ericifolia</i> subsp. <i>Macrantha</i>	Heath-leaved Banksia (white flowered form)	2-5m	Rounded	Native *
<i>Banksia oblongifolia</i>	Fern-leaved Banksia	1-2m	Rounded	Native *
<i>Banksia spinulosa</i> var. <i>collina</i>	Hairpin Banksia	1-2m	Rounded	Native *
<i>Callistemon pachyphyllus</i>	Wallum Bottlebrush	1-2m	Rounded	Native *
<i>Callistemon pallidus</i>	Lemon Bottlebrush	2 – 5 m	Open	Native *
<i>Callistemon</i> ‘Little John’	Little John	1m	Rounded	Native
<i>Ceratopetalum gummiferum</i>	New South Wales Christmas Bush	3.5 – 5m	rounded	Native
<i>Codiaeum variegatum</i>	Croton	1 – 1.2m	Upright	Exotic
<i>Gardenia augusta</i> ‘Florida’	Gardenia	1.5 – 2	Rounded	Exotic
<i>Grevillea banksii</i>	Bank’s Grevillea	4-5 m	Open	Native
<i>Grevillea</i> ‘Robyn Gordon’	Robyn Gordon	1.2m	Rounded	Native
<i>Hakea salicifolia</i>	Willow-leaved Hakea	1-2m	Rounded	Native *
<i>Hibbertia obtusifolia</i>	Hoary Guinea Flower	0.5-1m	Rounded	Native *
<i>Hibiscus sinensis</i>	Hibiscus	1.8 – 2m	Upright	Exotic
<i>Ixora</i> ‘Sunkist’	Ixora	1m	Rounded	Exotic
<i>Lagerstroemia indica</i>	Crepe Myrtle	4-7m	Upright	Exotic
<i>Leptospermum petersonii</i>	Lemon-scented Teatree	2-5m	Rounded	Native *
<i>Magnolia grandiflora</i> ‘Little Gem’	Dwarf Bull Bay Magnolia	6m	Oval	Exotic
<i>Melaleuca thymifolia</i>	Thyme Honey-Myrtle	1-2m	Rounded	Native *
<i>Metrosideros thompsonii</i>	New Zealand Christmas Bush	4-5 m	Rounded	Native
<i>Michelia figo</i>	Port Wine MAgnolia	3 - 5m	Runded	Exotic



## SHRUBS (CONTINUED)

BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	ORIGIN
Murraya paniculata	Mock Orange	2 - 2.5	Rounded	Exotic
Prostanthera ovalifolia	Oval-leaf Mintbush	1-2m	Rounded	Native *
Pittosporum revolutum	Rough Fruit Pittosporum	1 – 2m	Rounded	Native *
Vitex trifolia var. trifolia	Coastal Vitex	1 – 2m	Rounded	Native *
Westringia fruticosa	Coastal Rosemary	1 – 2	Rounded	

## HEDGES

BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	ORIGIN
Ceratopetalum gummiferum	New South Wales Christmas Bush	3.5 – 5m	Rounded	Native
Gardenia augusta 'Florida'	Gardenia	1.5 – 2	Rounded	Exotic
Ixora chinensis 'Prince of Orange'	Ixora	1.5 – 2m	Rounded	Exotic
Melaleuca thymifolia	Thyme Honey-Myrtle	1-2m	Rounded	Native *
Metrosideros thompsonii	New Zealand Christmas Bush	4-5 m	Rounded	Native
Murraya paniculata	Mock Orange	2 - 2.5	Rounded	Exotic
Pittosporum revolutum	Rough Fruit Pittosporum	1 – 2m	Rounded	Native *
Syzygium luehmannii 'Royal Flame'	Lilly Pilly	2	Rounded	Native
Viburnum odoratissima	Sweet Viburnum	4m	Rounded	Exotic
Vitex trifolia var. trifolia	Coastal Vitex	1 – 2m	Rounded	Native *
Westringia fruticosa	Coastal Rosemary	1 – 2	Rounded	Native

## ACCENT

BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	ORIGIN
Alpinia caerulea	Native Ginger	1-2m	Upright	Native *
Asplenium australasicum	Bird's Nest Fern	0.5-1	Strap leaf	Native *
Cordyline petiolaris	Broad-leaved Palm Lily	2-5m	Upright	Native *
Cordyline rubra	Palm-Lily	2-5m	Upright	Native *
Crinum pedunculatum	Swamp Lily	0.5-1m	Upright	Native *
Cyathea cooperii	Tree Fern	4 – 7m	Spreading	Native*
Cycas revoluta	Sago Palm	1.5	Spreading	Exotic
Dicksonia antarctica	Soft Treefern	2-5m	Spreading	Native *
Doryanthes palmeri	Giant Spear Lily	1 – 2	Upright	Native *
Dracaena marginata	Dracaena	1.5	Upright	Exotic
Heliconia psittacorum	Parrot's Beak Flower	1m	Upright	Exotic
Strelitzia reginea	Bird of Paradise	1-1.5	Upright	Exotic
Zamia furfuracea	Cardboard Palm	1m	Spreading	Exotic



Fishbone Water Fern



Grevillea 'Robyn Gordon'



Broad-leaved Palm Lily



Coastal Myoporum

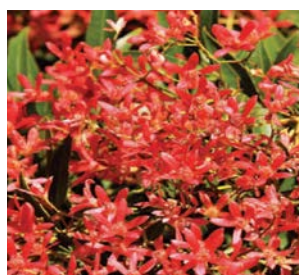
## GROUNDCOVERS

BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	ORIGIN
Agapanthus orientalis	Lily of the Nile	0.6	Clumping	Exotic
Agave attenuata	Agave	0.5m	Rosette	Exotic
Alternanthera dentata		0.3	Clumping	Exotic
Baeckea virgata 'Miniature'		0.2	Clumping	Native
Baloskion tetraphyllum subsp. Meiostachyum	Plume Rush	0.5-1m	Clumping/upright	Native*
Baumea rubiginosa	Soft Twigrush	0.5-1m	Clumping/upright	Native*
Blandfordia grandiflora	Christmas Bells	0.5-1		Native *
Blechnum nudum	Fishbone Water Fern	0.3-0.5	Fern	Native*
Bougainvillea 'Temple Fire'	Temple Fire	0.4	Clumping	Exotic
Brachyscome microcarpa	Forest Daisy	0.15 – 0.3	Spreading	Native *
Calathea zebrina	Zebra Plant	0.5m	Tufting / Upright	Exotic
Carex appressa	Tall Sedge	0.5-1m	Tufting/upright	Native*
Carex brunnea	Greater Brown Sedge	0.5-1m	Tufting /upright	Native*
Carex maculata	A Sedge	0.5-1m	Tufting /upright	Native*
Cissus antarctica	Kangaroo Vine	2m	Spreading	Native
Cyperus exaltatus	Tall Flatsedge	0.5-1m	Tufting /upright	Native*
Dianella caerulea	Blue Flax-lily	0.3-0.5	Tufting / Upright	Native *
Dietes bicolor	Fortnight Lily	0.7m	Tufting / Upright	Exotic
Dietes grandiflora	Wild Iris	0.7m	Tufting / Upright	Exotic
Doodia aspera	Rasp Fern	0.3m	Fern	native
Ficinia nodosa	Knobby Club-rush	0.5-1m	Tufting /upright	Native*
Gardenia radicans	Dwarf Gardenia	0.3m	Clumping	Exotic
Grevillea 'Royal Mantle'	Grevillea Royal Mantle	0.45 x 1m	Spreading	Native
Hymenocallis littoralis	Spider Lily	0.7m	Tufting	Exotic
Lavendula dentat	French Lavender	1m	Tufting	Exotic
Liriope muscari	Turf Lily	0.4m	Tufting	Exotic
Lomandra hystrix	A Mat-rush	0.5-1m	Tufting / weeping	Native*
Lomandra longifolia	Spiny-headed Mat-rush	0.5-1m	Tufting / weeping	Native*
Myoporum ellipticum	Coastal Myoporum	0.5	Rounded	Native
Ophiopogn japonica	Mondo Grass	0.1-0.15m	Tufting	Exotic
Philodendron 'Xanadu'				
Pennisetum alopecuroides	Swamp Foxtail	0.5-1m	Tufting / weeping	Native*
Poa labillardierei var. labillardierei	Tussock	0.5-1m	Tufting/ weeping	Native*
Spathiphyllum wallissi	Peace Lily	0.3m	Tufting	Exotic
Themeda australis	Kangaroo Grass	0.5m	Tufting	Native*
Viola hederacea	Native Violet	0.1m	Spreading	Native

\* Denotes plants which are Native to the Tweed Shire Council region.



Fortnight Lily



NSW Christmas Bush



Blue Flax-lily



Thyme Honey-Myrtle



# SCENIC RIDGE

BILAMBIL HEIGHTS

## THE APPROVAL PROCESS

### STEP 1

Provide your Builder, Architect or Designer with a copy of the Scenic Ridge Estate Design Guidelines

Provide your Builder, Architect or Designer with a copy of the Scenic Ridge Estate Design Guidelines or direct them to the Scenic Ridge Estate website, [www.scenicridge.com.au](http://www.scenicridge.com.au) to download a copy. Make sure your Builder, Architect or Designer understands that it is a condition of your Contract of Sale that you must comply with the Design Guidelines.

### STEP 2

Seek approval from the DRP

You must ensure that prior to the lodgement of your plans with Tweed River Council or an accredited private certifier for commencement of any works, you or your builder (on your behalf), seek approval for your house from the DRP by lodging your building plans, colour scheme and landscape plan for approval.

Please ensure the following information is submitted with your application (please see next page for detailed checklist):

1

SITE PLAN

2

FLOOR PLAN

3

ELEVATIONS

4

EXTERNAL COLOUR SCHEME

5

LANDSCAPING

### STEP 3

DRP Approval

Assessment of your completed application may take up to ten (10) business days. The DRP may approve or conditionally approve your building plans, landscaping plans and colour scheme or ask you to resubmit depending if there is any non-compliance to the Design Guidelines. The DRP will stamp your plans and return them to you with a letter of approval. If you wish to lodge your plans for approval with Tweed River Council prior to settlement the DRP will also provide an owner's consent to lodge.







# SCENIC RIDGE

BILAMBIL HEIGHTS

## THE APPROVAL CHECKLIST

### 1 SITE PLAN with minimum scale of 1:200, including:

- Building envelope with lot easements and setback dimensions marked;
- Existing and proposed slope contours showing full extent of all proposed earthworks, including extents of cut, fill and batters.
- Location and details of proposed retaining walls including height and construction materials;
- Proposed fencing including location, height and type;
- Driveway details including dimensions, gradient, finish, colour and crossover details;
- Bin and compost storage location;
- Outdoor structures/items (air conditioners, clothes line);
- Existing services.

### 2 FLOOR PLANS

- Floor plans with a minimum scale of 1:100 including dwelling area in m<sup>2</sup>.

### 3 ELEVATIONS with a minimum scale of 1:100, including:

- Natural ground line at each elevation face;
- External material selections;
- Architectural features;
- Maximum building height above natural ground.

NOTE: All plans should include a legend, scale bar and north point.

### 4 EXTERNAL COLOUR SCHEME

- Photographic samples of face bricks and sample swatches of colours of painted rendered external walls are to be submitted with the colours and materials as well as the building and landscape plans for approval.

### 5 LANDSCAPING PLAN

- Landscaping plan with a minimum scale of 1:100 to be prepared by a person with Landscape Design or Horticultural qualifications (such qualifications are to be displayed on the plans), including in addition to requirements of the Site Plan:
  - Landscape drainage;
  - Position of planting beds, turf areas and edge treatment types;
  - Position and details of plant materials including botanical name, size at planting and plant numbers.
  - Letterbox location and detail including street numbering.
- Hard landscaping areas including dimensions, details and materials;



Applications should be emailed to the  
DRP Coordinator [drp@scenicridge.com.au](mailto:drp@scenicridge.com.au) or posted to:-

DRP Coordinator (Scenic Ridge Estate)  
C/- Planit Consulting Pty Ltd  
Po Box 206  
Nobby Beach QLD 4218