

# Building at Plantation Palms

## The Process



## Building Setbacks

Building setback requirements form part of the locality concept plan and if a variation to setback requirements is proposed by individuals, an application will need to be lodged with the Mackay Regional Council.

**Front Setback:** 4.5m for dwelling and 5.5m for a garage or carport.

**Side & Rear Setbacks:** 1.5m+ dependent on building height

## Construction Bond

**Buyers at Plantation Palms pay a \$2,000 construction bond when the land is purchased.**

Construction bonds are held as security for any damage that may occur to the Estate during home construction and to ensure that the finished home complies with the design guidelines. Construction bonds are returned to the home owner when the construction is complete and design guidelines are satisfied.

Simply email [sales@plantationpalms.com.au](mailto:sales@plantationpalms.com.au) once all is complete and your refund will be arranged within 60 days.

## Design Guidelines

**All dwelling houses and garages must comply with the following:**

- Blocks or bricks on external walls are to be rendered or painted, or bagged with a painted finish. Face brick is permitted as a feature, on no more that 20% of the front façade.
- Garages must be set back from the main building façade by a minimum of 1m (i.e front façade setback is 4.5m plus 1.0m setback - means minimum garage setback is 5.5)
- Minimum landscaping requirements to the front garden of each home, being 2x 45L trees, 15sqm planting bed and remainder turfed.

March 2019. Guidelines: Stage 4B1 & 4B2