



THE
CROSSING
SARINA

DESIGN GUIDELINES

OUR VISION FOR THE CROSSING

The vision for The Crossing is to shape a vibrant coastal community that blends modern living with the relaxed spirit of North Queensland. Nestled on the edge of Sarina and just minutes from the southern beaches, The Crossing offers the freedom to live close to nature without leaving convenience behind.

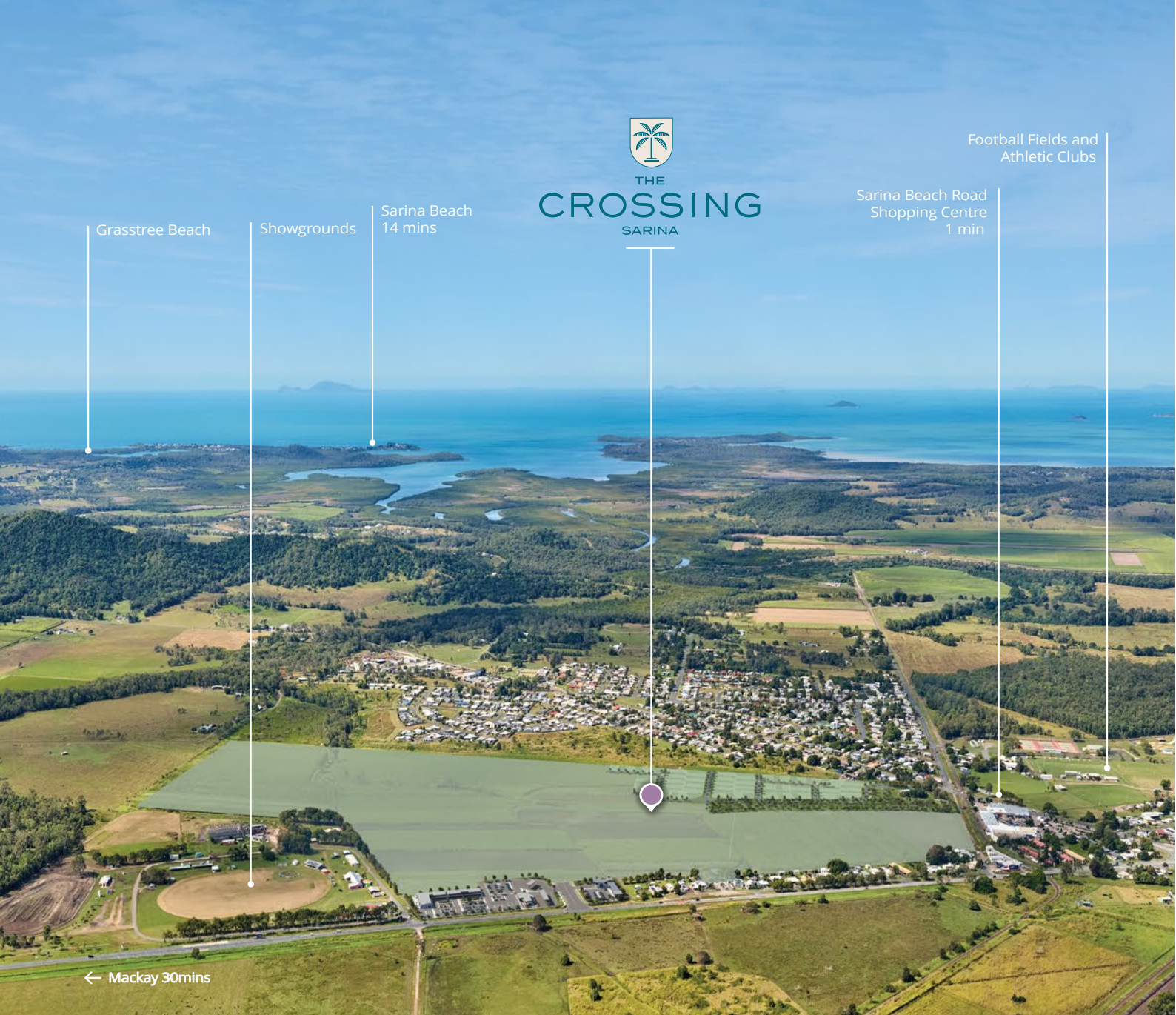
Designed with connection in mind, this community brings together generous green spaces, quality homes, and a neighbourhood feel where families can grow and thrive. Whether it's a morning stroll to the beach or a weekend gathering under the palms, life here moves at its own easy pace.

The Design Guidelines are here to protect that vision—guiding a standard of quality that ensures lasting value, while allowing individuality to shine. From façade to fence line, homes are encouraged to complement the coastal landscape and foster a distinctive sense of place.

At The Crossing, you'll find room to live well—indoors and out—within a setting built for lifestyle, community and everyday simplicity.

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THE CROSSING SARINA

Football Fields and
Athletic Clubs

Sarina Beach Road
Shopping Centre
1 min

Sarina Beach
14 mins

Showgrounds

Grasstree Beach

← Mackay 30mins

GENERAL INFORMATION

The Crossing Design Guidelines have been compiled to assist in protecting the quality of the community.

These flexible Design Guidelines will provide the framework that will steer the creation of The Crossing. You can be assured that your home, and those around you at The Crossing, will showcase excellence in design, innovation, construction, landscaping and lifestyle.

The Design Guidelines form part of your land sales contract, and you have an obligation to comply with these guidelines.

You are required to obtain written approval from The Developer's Design Guideline manager, prior to submitting plans to the relevant authority for statutory

approval, prior to the commencement of building works.

Interpretation of these Design Guidelines is at the discretion of the Developer and can be amended or added to as required.

Innovation and design individuality are encouraged to complement the neighbourhood characteristics, with the primary objective to protect the investment of its new residents.

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



BUILDING APPROVAL PROCESS

The Design Guidelines are administered by the Developer's Design Review Committee. The committee is made up of person/s appointed by the Developer. Decisions or considerations made by the Design Review Committee are final. The design approval process is as follows:

1. CONTRACT SIGNING

You will receive your Land Sales Contract and any relevant accompanying documents (including special conditions and annexures). It is your responsibility to read and understand the obligations prescribed in them. Should any further clarification be required, you should contact your legal representative.

2. BUILDING WORK DESIGN

It is essential that the design of any of your building work meets the requirements of these Guidelines. It is strongly recommended that you pass on a copy of these Design Guidelines to your architect, designer and/or builder.

3. DESIGN ASSESSMENT

You must submit your plans to the Developer for approval prior to obtaining a building approval. The items listed below are to be submitted in A3 size:

- A Site Plan at 1:200 scale indicating: north point, setback dimensions, location of the proposed house, contours and levels of your lot, the proposed pad and slab level of your house, proposed earthworks, retaining walls, driveway, fences, paths, stormwater drainage provisions and any other external fixtures and fittings.

- Floor Plan/s at 1:100 scale indicating: dimensions and material and finishes of any structures, and any external fixtures and fittings.
- Elevations of all aspects of the proposed house at 1:100 scale indicating: external materials and finishes, roof pitches, height, and any other structures likely to affect the appearance of the proposed house (retaining walls, fencing etc.)
- Sections through the proposed house at 1:100 scale.
- Landscape Plan/s showing general surface treatments including lawn planting and paving areas, as well as planting layout including location, size, and species of plants.

4. DESIGN APPROVAL

When your design is deemed compliant with the requirements of these Design Guidelines, The Developer's Design Guideline manager will issue to you a design approval letter. Should there be issues to address in your design to achieve compliance, these will be provided accordingly. Please email submissions to approvals@jaysonpatedesign.com.au

5. STATUTORY APPROVAL

Once written design approval has been received, you may proceed to obtain your statutory local government approvals and begin construction.



DESIGN OF DWELLING AND RESIDENTIAL USE

The design is to be prepared with the intent of complimenting The Crossing's characteristics by combining quality design, landscaping, and the neighbourhood streetscape. Modern contemporary design and architecture is encouraged with a minimum floor area of 170m² unless approved in writing by the Developer.

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

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

SITING GUIDELINE

New dwelling houses are assessable under the QDC Guidelines:

- MP 1.1 (lots over 450m²)
- MP1.2 (lots under 450m²)

Refer to documents here:

<https://www.business.qld.gov.au/industries/building-property-development/building-construction/laws-codes-standards/queensland-development-code>

Overview below:

- Mackay Regional Council is not prohibited from assessing dwelling houses under the regulations due to the emerging community zone, as opposed to a residential zone.
- Planning Scheme: Accepted development under zone (emerging community), no overlays are triggered on the lots.
- All lots have the same requirements in the QDC, except for corner lots (setbacks change).

DRIVEWAY LOCATIONS

Driveway locations will be noted on plans if they are required to a set side. If the driveway is not indicated on the plans, a BA can be lodged to construct the driveway on either side.

STREET FRONT FAÇADE AND ARTICULATION

The design should enhance the primary and secondary street frontages along with complimenting the streetscape. Consideration is to be provided to the following façade articulation detail to reduce building mass:

1. Windows recessed into the façade;
2. Balconies or porches;
3. Architectural screens;
4. Architectural hoods.

Buildings must include two or more of the following attributes:

1. Roof overhang;
2. Balconies or porches;
3. 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 minimum of 2 building materials and a mix of colours to the front façade is encouraged.



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.

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 compliment the house or of a similar material to the existing retaining walls.

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 authorities requirements. This will involve a Structural Engineer's design of the wall and certification after construction.

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 with Development Approval setbacks criteria.

Homes must consist of a double garage and are to be set back a minimum 1.0m behind the main face of the house.

CARPORTS

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

OUTBUILDINGS AND SHEDS

Outbuildings and Sheds are to be located behind the side returned fence or screened where possible.

Proposed outbuildings and sheds are encouraged to be finished to compliment the main dwelling colours.

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



DRIVEWAYS

Only one driveway is permitted for each house unless approved in writing by the Developer.

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 house.

Plain concrete driveways will be permitted on homes with upgraded front facades and landscaping. All driveways and crossovers are to comply with the statutory authorities' requirements.

ANCILLARY STRUCTURES

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

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

SHADE SAILS

Shade sails are not permitted to be installed at the front of the property.

TEMPORARY STRUCTURES

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

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.

SECURITY SCREENS

Security screens are permitted to be installed but must not be diamond grill style to the front of the house.

CLOTHES LINES

Clothes lines are to be concealed from the street and where possible attached to the house and not fence.

HOT WATER SYSTEMS

Hot water systems must not be visible from the street.

ANTENNAS

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

UNDER CROFT AREAS

Screening of these areas is a requirement and will be approved based on the suggested application to 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.

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.

VEGETATION AND TREE CLEARING

Tree clearing where required is to be limited to the building area and must be in with line statutory authorities' requirements.

LETTERBOXES

Must be constructed in a manner that compliments the design of the house and must be completed in line with occupancy. Standalone post letterboxes are not encouraged.

Non reflective metal letterboxes are also permitted.

FENCING

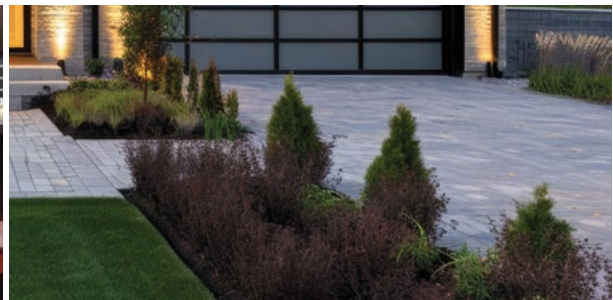
Boundary fences (between lots) must be of timber construction and not exceed 1.8m in height between neighbours.

Any fencing forward of the building line to be a maximum 1.2m height and must be painted monument grey.

No Colorbond or sheet steel fencing is permitted.

Corner lot fencing must be painted monument grey to the side facing the street.

Particular corner lots will be fenced by the developer. These fences must remain as built, and must not be altered.



WINDOW DRESSING

Your home must be furnished with window dressings prior to occupation.

Design and colour toning are to compliment the dwelling with acceptable dressings including blinds, curtains, or shutters.

No diamond grill style security screens are permitted within the estate where visible from the road.

OWNERS OBLIGATIONS

Owner's obligations include and are not limited to:

- Comply with QDC setbacks;
- Repair any damage caused to street verges 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 builder's 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 authorities' 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 per lot at a maximum size of 1.5m². In addition to this one, a Builders Contractors 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 12 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.



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DESIGN APPROVAL APPLICATION FORM

Lot No. Street Address

OWNER DETAILS

Name:.....

Address:.....

Phone: Email:.....

ARCHITECT DETAILS

Contact Name Company Name

Phone: Email:.....

BUILDER DETAILS

Contact Name Company Name

Phone: Email:.....

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

Site Plan at 1:200 scale - Including dwelling, garage and outbuildings.

Floor Plans at 1: 100 scale - House and any external fixtures or fittings.

Elevations at 1: 100 scale - Front, rear and both sides.

Sections at 1: 100 scale - Sections through the house.

Builder/Owner Signature

Date

Please email submissions to approvals@jaysonpatedesign.com.au



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Sarina Beach Road, Sarina, Qld 4737

Call 0402 414 133

thecrossing@youandipm.com.au

thecrossingsarina.com.au