

Building your dream home at Aston Grove is an exciting time. To make the process of designing and building your new home as easy as possible, we have highlighted some key design guidelines for discussion with your builder.

These guidelines will help ensure that Aston Grove maintains the quality and prestige synonymous with the Bridgeman Downs area.

Please note that this document is not used for assessment. Please refer to the full housing covenants and/or your contract of sale for further information. If you have any further questions please contact one of our friendly Customer Relations Team on 07 3859 5888 or email customer.relationsqld@mirvac.com



Using the right materials and colours on the facade of your home helps to ensure the overall attractiveness of the streetscape in the Aston Grove community.

Facades are to be predominantly rendered with coloured or painted render where:

- Facing the primary street frontage
- Facing a secondary street frontage (corner blocks); and
- For a length of 3.0m on side walls, measured from the corner of the wall facing the primary or secondary street frontage.

Limited features utilising sections of face brick, cladding, or other materials may be permitted where it is considered to benefit the streetscape. Where not visible from any public road, facade treatments can include single height face brick and light-weight cladding materials.

The following materials are prohibited from facade use:

- Unpainted galvanised metal or zincalume
- Face brick work that is:
 - Greater than single height (i.e. double height)
 - Excessively mottled or textured.
- Reflective tinting to glass.
 Coloured and textured glass is generally not acceptable but may be considered if used in minimum quantities.

Mirvac will assess and may provide direction on facade treatments for all facades of dwellings built on corner lots, and any built to boundary wall given the visual prominence of the same.

Given the subjective nature of the criteria above, facade treatments will be assessed on their merits on a case by case basis.

EXTERIOR COLOUR SELECTION

Generally colours must enhance the streetscape appearance. Each application is to be accompanied by a detailed external colour schedule and preferably accompanied by a colour elevation or coloured perspective of the dwelling from the street.



The look of visible fences has a large impact on the overall look of the Aston Grove streetscape.

PRIMARY STREET FRONTAGE

All front fencing must be of a feature type design such as horizontal battens or vertical battens and be constructed from materials such as hardwood with a quality finish. Gates, if incorporated within the fence, must match the fence. Front fencing must not project beyond the front facade of the house.



An attractive feature of Aston Grove is its natural landscape character. Landscaping to individual properties should complement the bushland that categorises the Bridgeman Downs area. Buyers are required to provide appropriate landscaping to create a harmonious and cohesive streetscape and ensure that overall quality of the Aston Grove community.

Landscaping must be completed to the following minimum requirements:

- Driveway
- Letterbox must be of masonry, timber or painted metal construction
- Fencing (in accordance with fencing requirements)
- Two trees in the front yard each of a height at maturity greater than two metres
- Six shrubs in the front yard each of a height at maturity greater than one metre
- Minimum 5m² planted garden bed in the front yard
- Quality turf to the remainder of the front yard



