



# RESIDENTIAL DESIGN GUIDELINES

Stage 7.3

# DESIGN GUIDELINES OVERVIEW

The Gainsborough Greens Design Guidelines have been prepared to assist Gainsborough Greens purchasers (and their builders/designers) to construct well designed, high quality homes to create a premium Mirvac community with a consistent vision. Each house within Gainsborough Greens must be constructed in accordance with the guidelines which will be managed by the Design Committee.

**A great design will help you add value to your home, increase sustainability, improve your quality of life and foster an image for Gainsborough Greens.**

These guidelines are not intended to limit design however have instead been included to ensure that Gainsborough Greens presents as an attractive development with harmonious streetscapes making it a highly desirable place in which you will be proud to live.

The document will cover the following particulars:

## COVENANT APPROVAL PROCESS

This section provides you with easy to follow steps on the approval process managed by the Design Committee. Following these steps will ensure your house design meets all of Gainsborough Greens design guidelines.



### HOME SIZE & SIZING

The size of your home is a personal choice and at Gainsborough Greens it is not a requirement to have a bigger or smaller house than you desire. However, it is required that the size of your house suits the lot you have chosen.



### SUSTAINABLE LIVING

Mirvac considers sustainability and innovation to be key components in delivering cohesive communities that are safe, encourage healthy and active lifestyles and result in lower household expenses. The guidelines provided will guide you on sustainable measures you can implement.



### BUILT FORM

The built form design of each home in Gainsborough Greens will contribute to the overall aesthetic of the development. Owners are required to build quality and innovative house designs to ensure a cohesive and premium residential image for Gainsborough Greens.



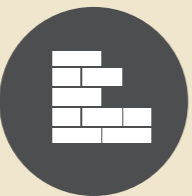
### LANDSCAPING

A great way to complement your built form design is through high quality landscaping. We ask that you include attractive low maintenance and water sensitive landscaping and that the design of your front yard complements the streetscapes of Gainsborough Greens.



### FENCING

Fences are an important part of the streetscape and define the lot boundary of your home. To ensure the architecture of your home is complemented by fencing, we require you to include quality fencing materials and design measures.



### CONSTRUCTION OBLIGATIONS

Maintaining appealing streetscapes is integral to Gainsborough Greens, even during construction. We ask that you follow specific guidelines to ensure that the development always presents highly.





# COVENANT APPROVAL PROCESS

Step 1 – Design	<p>Your builder will work with you to design your home to meet the mandatory design guidelines. It is important that your builder has access to the Gainsborough Greens Design Guidelines.</p> <p>During the design phase, should you or your builder wish to raise any questions with Mirvac, please submit your query to <a href="mailto:gainsborough@mirvac.com">gainsborough@mirvac.com</a></p>
Step 2 – Submission	<p>Once your design is finalised, please submit your Covenant Application via email to <a href="mailto:gainsborough@mirvac.com">gainsborough@mirvac.com</a></p>
Step 3 – Covenant Bond Payment	<p>A Covenant Bond is required to be paid to the following:</p> <p>HWL Ebsworth Lawyers Law Practice Trust Account <b>Account Number:</b> 24 66 34 <b>BSB:</b> 034 003 <b>Description:</b> "Surname" Gainsborough "Lot Number" – Covenant Bond</p> <p>Be sure to include the proof of bond payment as part of your Covenant Application to avoid a delay in the assessment and approval process. This amount is held in trust and is fully refundable upon completion of your home and landscaping in accordance with these Design Guidelines.</p>
Step 4 – Assessment	<p>The Design Committee will assess your plans for compliance with the Design Guidelines. This process will generally take 2 weeks, assuming all information is provided. Any items requiring amendment will be raised with you and your builder, and plans will need to be amended and resubmitted prior to approval being granted.</p>
Step 5 – Covenant Approval	<p>Covenant Approval will be issued when the submission has been assessed by the Design Committee and complies with the Design Guidelines. Please take care to note any comment(s) on your approved plans to ensure that all conditions of the Covenant Approval are addressed.</p>
Step 6 – Building Approval	<p>Once Covenant Approval has been issued, an application can then be made to your accredited building certifier/Council for the statutory building application.</p>
Step 7 – Construction	<p>Please ensure that your lot is properly maintained to be free of excessive weeds, rubbish or garbage prior to and during the construction phase of your home. This will ensure that your land is clean and safe at all times.</p>
Step 8 – Inspection	<p>Once your house &amp; landscaping are complete, please request your Final Inspection by emailing <a href="mailto:gainsborough@mirvac.com">gainsborough@mirvac.com</a></p> <p>The Final Inspection will be carried out by the Design Committee and assessed against your previously issued Covenant Approval. This process will generally take 2 weeks.</p>
Step 9 – Final Compliance Approval	<p>If your home has complied, the Design Committee will issue a Final Compliance Approval. Should your home not be in accordance with the previously issued Covenant Approval the Design Committee will notify on items to remedy prior to issuing a Final Compliance Approval.</p>
Step 10 – Refund of Covenant Bond	<p>The Covenant Bond will be refunded to your bank account once the Final Compliance Approval is issued. This process will generally takes 2 weeks.</p>
Step 11 – Living at Gainsborough Greens	<p>The best part! Move into your new home and enjoy the beautiful community that is Gainsborough Greens.</p>

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# HOME DESIGN

The design of your home is essential to ensuring a consistent high standard of quality throughout Gainsborough Greens. Façade design, materials, colours, screening, service locations, roof design and well-thought-out designs allowing privacy and reducing cross viewing are all important factors in delivering a home to be proud of.

Following these guidelines gives a consistent standard of high quality housing, giving you and your neighbours comfort in what you can expect to be built throughout Gainsborough Greens.

## GENERAL

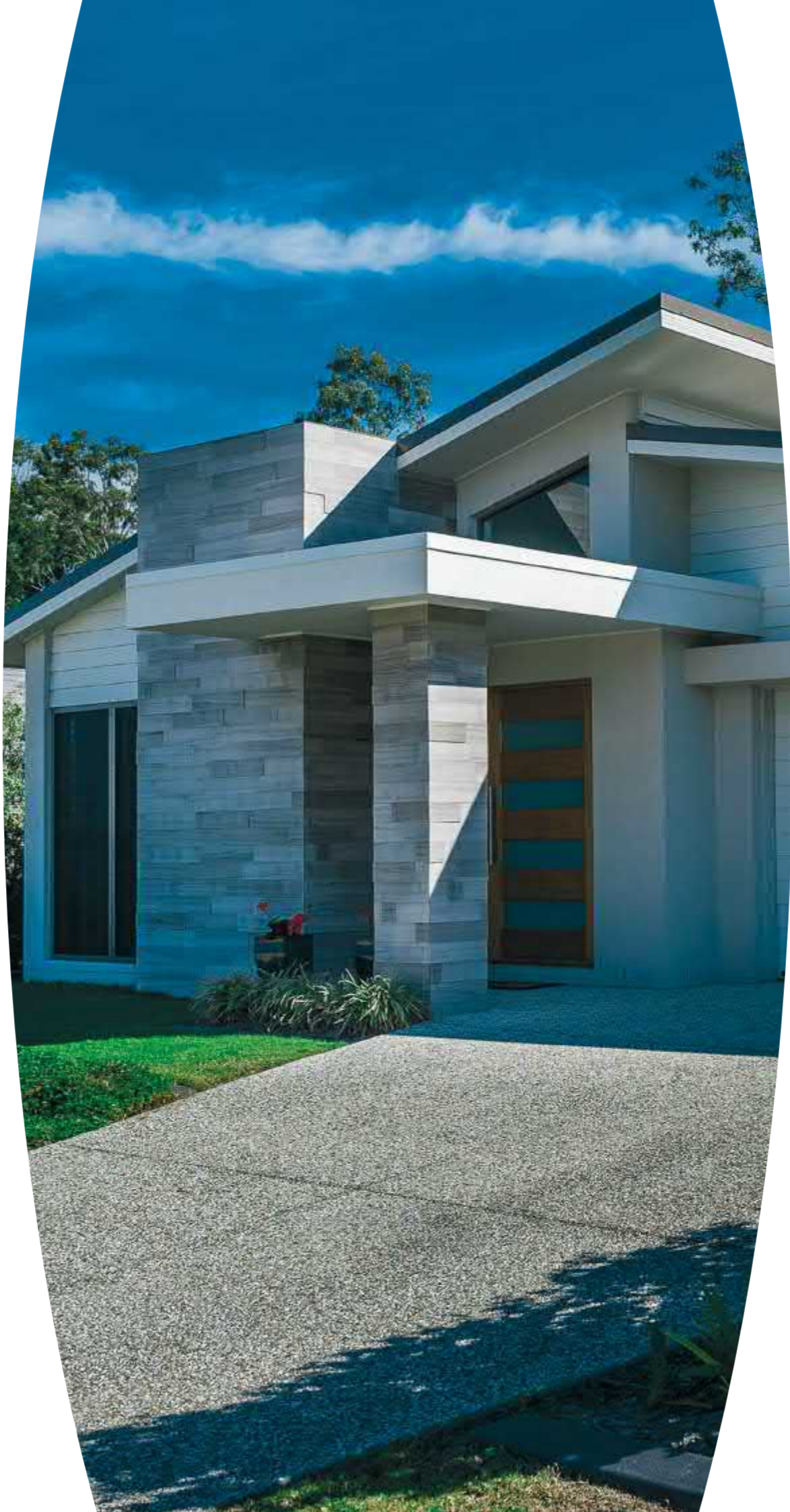
- The character of your home must be of a contemporary architectural aesthetic or design. It should reflect the natural characteristic of Gainsborough Greens and be sympathetic to the natural colour tones.
- The design of your home, fences and landscaping must be approved by the Design Committee.
- Your builder also needs to obtain the statutory approvals required by Government.
- **Construction cannot commence until you have both of these approvals.**
- **Your home cannot be occupied until final completion of the house and landscaping including external painting, render, fencing and driveways.**

## LOT TYPES

Refer to the plan in Annexure A to identify your lot and locate your Zero Lot Boundary if applicable.

## MINIMUM BUILDING SIZE

- For lots with only one street frontage, the minimum width of your home is 75% of the primary street frontage width, measured to the outside of walls. This may be relaxed on two storey homes by approval from the Design Committee.
- For corner lots, the minimum width and length is 65% of the respective frontage. This may be relaxed on two storey homes by approval from the Design Committee.
- The highest point of the roof of your home must not exceed 8.5m above the As Constructed Site Level.



## PRIVATE OPEN SPACE

- Your home must provide a minimum of 40m<sup>2</sup> private open space with a minimum 5m width.
- Must be accessible from a living room, dining room or kitchen, provided these areas are on ground level.
- Part of the private open space may be roofed.
- Private open space must not include any service items such as bin storage, air conditioning condensers, water tanks etc.
- Gradients for private open space must not exceed one in ten (1:10).

## GARAGES

- Garages must be integrated into the main building and are to be setback a minimum of 1m behind the main building front wall and 5.5m from the street boundary.
- Minimum internal garage dimensions are 5.7m deep and 5.7m wide.
- Minimum two car internal garage and minimum one off road visitor car space (in driveway and wholly within the lot) must be provided.
- Carports are not permitted.

## FRONT ENTRY DOOR

- Your home's front door must be well defined and/or visible from the primary street.
- The entry must have a minimum width of 1020mm.

**The entry door must be either:**

- Nominal 1020mm wide with minimum 20% glazing, or
  - Nominal 820mm wide timber door with clear finish combined with a minimum 200mm wide sidelight.
- Other combinations may be approved on merit if they achieve a positive addition to the façade of your home.

## FAÇADE DESIGN

### Primary Street Façade Design

- The residential character of your home must be of a contemporary architectural aesthetic or design. It should reflect the characteristics of Gainsborough Greens, embracing the natural bushlands and open spaces, with sympathetic colour tones and material palette.
- The façade must have variation in the elevation with at least one substantial projecting feature element such as a portico, verandah or feature wall.
- Excluding eave overhangs, steps and entry paths, any portico is to be a minimum of 4m<sup>2</sup> and 1.5m deep, smaller porticos with a reduced depth maybe considered based on architectural merit and granted a relaxation in this instance by the Design Committee.
- At least 1 habitable room should address the Primary Street frontage.
- Similar homes with similar façades are not allowed on adjoining lots.
- Obscure windows or windows to toilets and bathrooms should not front the primary street. If they do, they must be aesthetically screened.
- Walls over 9m in length without windows or articulation are not permitted.
- No garden sheds, air conditioning condensers or clothes lines, etc. can be located between the primary street façade and boundary.

### Corner Lot Façade Design

This section is only applicable to Corner Lots.

- Your home must be designed to address all street frontages.
- It must have variation in the Secondary Street Façade with at least one substantial projecting feature element such as portico, verandah or feature wall and a variation in colour or materials.
- Walls over 9m in length without windows or articulation are not permitted.
- Articulation of the roof line should be included.
- At least 1 habitable room should address the Secondary Street frontage.
- No garden sheds, air conditioning condensers, clothes lines or other utilities can be located between the Secondary Street Façade and boundary unless they are screened from view from a Public Area by approved screens or fences.

To assist you with designing your corner lot home, this diagram has been prepared to give an example of articulation and addressing the second frontage.



## GLAZING TO PUBLIC AREAS

- All façades (excluding the garage door) are to include glazing for a minimum 10% of the façade area to provide surveillance, interest and variation.
- Sliding windows under 1200mm width are not permitted.
- Reflective glass is not permitted.
- Temporary window treatments or vertical blinds are not permitted at any time.

## EXTERNAL WALL MATERIALS & COLOURS

- To give a sense of variety and interest, a mix of materials or colours must be used to all walls of your home facing a street or park frontage.
- A minimum of 2 and a maximum of 3 variations of colour and/or materials (excluding windows, doors and garage doors) must be incorporated.
- Double or 1.5 height face brick is not permitted anywhere.
- Second hand materials are not permitted unless they are used as highlight architectural elements.
- Your colour scheme must be primarily muted tones, but limited and controlled featured highlight colours may be approved.
- Each application is to be accompanied by an External Colour Schedule clearly showing/nominating the location and extent of the colours and materials.

### Standard Lots (no adjoining open space)

- Face brick block work is not permitted on Primary Street or Secondary Street. Feature brickwork may be relaxed by the Design Committee if used as a material variation on the front façade.
- Finishes to the Primary Street and/or Secondary Street Façade must return back around the other walls and extend back:
  - a) For built to boundary walls, the full length of the wall, or
  - b) For other walls to the first change in the vertical plane of the wall or window or door edge (excluding corner windows).

### Lots with a boundary to Public Open Space

- Face brick block work is not permitted on Open Space lots.
- Finishes to any non-feature masonry on open space lots must be solid render, not 'bag & painting'.
- To give a sense of variety and interest, a mix of materials or colours must be used to all walls facing a street, open space or park frontage.

## ROOFS

- 40 degrees is the maximum pitch for traditional hip and gable roofs.
- All single storey houses are to have a minimum of 450mm eaves to all publicly visible façades.
- All double and triple storey houses are to have a minimum of 450mm eaves to all publicly visible façades on ground level, and a minimum of 450mm eaves must be provided to all elevations on the upper storey.

### Your roof materials are limited to:

- Corrugated pre-finished metal sheets (e.g. COLORBOND®).
- Roof Tiles.

## PRIVACY & CROSS VIEWING

Privacy between your home and your neighbours' homes is to be achieved by one or more of the following measures

- Obscure glazing to all bathrooms and toilets.
- 1.7m high sill levels above floor level.
- External screens.
- 1.8m high dividing fence for ground floor windows.
- Where a direct view from a verandah or deck exists into the Private Open Space of an adjoining home, the outlook must be screened by privacy screens that have openings that make it not more than 25% transparent.

## SECURITY & INSECT SCREENS

- The style of any screen visible from a Public Area must be of a simple profile. Hexagonal or ornate historical styles are not permitted.
- Frames and screens must match the colour of the door or window frames or be dark grey or black in order to reduce their visual impact.
- Security shutters or security blinds over windows are not permitted if visible from a Public Area.

## EXTERNAL SERVICES & WASTE RECYCLING

- If you have a rainwater tank it must be located away from or screened from view from all Public Areas.
- Meter boxes must be painted to match the wall colour.
- TV antennae must be located as to minimise visual impact from Public Areas.
- Satellite dishes and radio masts are not permitted unless they are not visible from Public Areas or neighbouring homes.
- Storage tanks for solar hot water systems, roof and wall mounted air conditioning units, clothes drying facilities, garbage bins and service yards are not to be visible from Public Areas.



## GENERAL SITING & SETBACKS

Refer to the applicable setback table in Annexure B for information for Siting and Setback requirements. Ensure that you refer to the right information for your lot.

- If your lot has a Zero Lot Boundary your home does not have to have a Built to Boundary Wall.

**If your lot has a boundary to Public Open Space then the design of your home needs to include for the façade facing the Public Open Space:**

- 3m minimum setback for the main building wall.
- 1.5m minimum setback to the outer most projection including patios, verandas or balconies if they are unenclosed on at least 3 sides.
- Viewing to the Public Open Space provided by:-
  - Windows and/or doors, with a minimum area of 6m<sup>2</sup>, to a Living Area; or
  - Balcony, patio or veranda of at least 8m<sup>2</sup> with a minimum dimension of 2m with direct access to a Living Area.

## BUILDING SETBACKS

- All building setbacks for all single and two (2) storey dwelling are to be in accordance with the Setback Tables and Lot Typologies included as Annexure A and B of this document.
- Setbacks are to be measured to the face of the dwelling wall (or face of garage door for garages).
- Except for boundaries to Public Open Space, permitted Encroachments are permitted within the setback zone up to 450mm of the property boundary (except for nominated Built to Boundary property boundaries where encroachments may extend up to the boundary).
- Where a lot is subject to a bushfire buffer, no part of the dwelling, including outer most projections, may extend beyond the buffer.

### Permitted Encroachments:

Include eaves, awnings, sun screens, privacy screens, architectural features such as gatehouses and pergolas (where not enclosed and not more than 2.4m high when proposed at the boundary).

Garden walls, fences and other landscape features are permitted within setback zones providing individual elements are not more than 2m in height.

## ZERO LOT BOUNDARY WALLS

- Zero Lot boundaries are shown on the Lot Plan included in Annexure A of this document.
- It is not mandatory to build to boundary.
- Second storey walls of built to Boundary walls must be setback a minimum of 1.5 metres from the property boundary.
- Built to Boundary walls must not extend for more than 9 metres on the boundary without a recess for 3 metres which must be a minimum 1.5 metre deep recess.
- Built to Boundary walls must not have any openings or windows.
- Built to Boundary walls must not encroach over the property boundary.
- Walls, which have windows and doors, adjacent to Zero Lot Boundaries must be setback a minimum of 1.5 metres.

## SITE COVER

### Lots 601m<sup>2</sup> or larger

- A maximum site coverage of 60% of the site area is permitted.

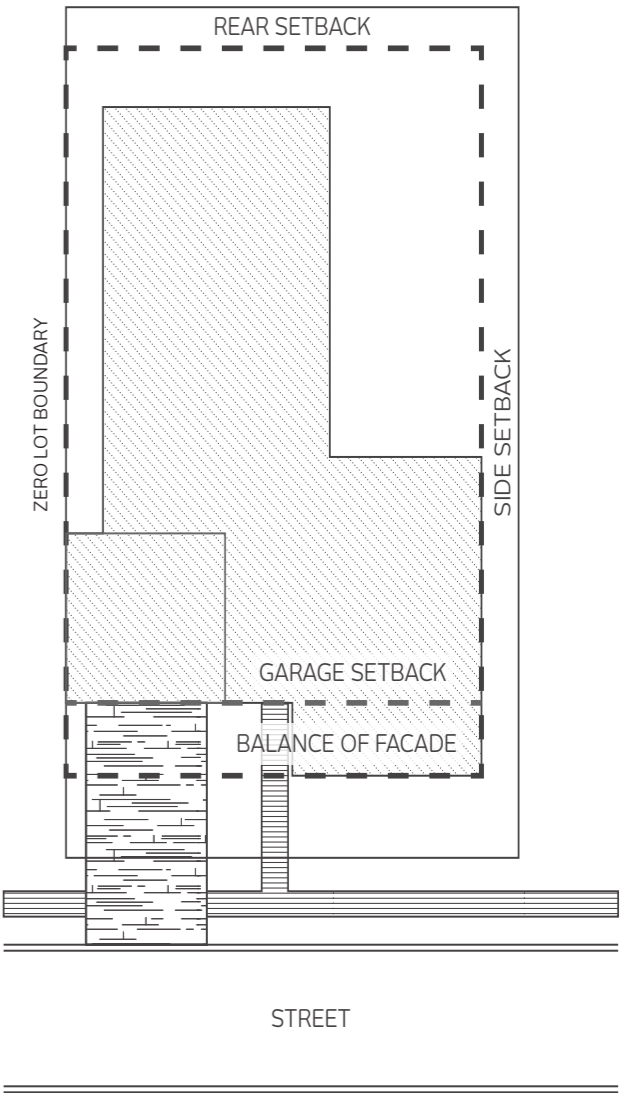
### Lots 600m<sup>2</sup> or smaller

- A maximum site coverage of 60% of the site area is permitted and an additional 10% site cover is permitted for covered Private Open Space.
- Site coverage is to be measured to the face of the wall, except to garages which shall be measured to the face of the door. For covered Private Open Space it shall be measured to the outer most projection of the roof structure.
- Site coverage calculations are to exclude un-roofed stairs and ramps, window hoods and un-roofed pergolas.

## DWELLING ACCESS

- The garage and driveway access for all dwellings must be by the road frontage identified (if indicated) on the Lot Layout Plan in this document.
- The primary pedestrian access must be from the road frontage identified (if indicated) on the Lot Plan in this document.
- Pedestrian access may be from multiple road frontages if the allotment has more than one road frontage.

## EXAMPLE ONLY



# LANDSCAPING

High quality landscaping softens the façade of your home and is essential to increasing the overall aesthetic of the streetscape. A lush and well maintained streetscape will ensure that Gainsborough Greens has a consistent premium look and feel throughout the development.

## LANDSCAPING (PLANTING)

All landscaping to areas of your lot visible from Public Areas must be approved by the Design Committee. You must submit a landscaping plan as part of your Covenant Approval.

- Your landscaping design must incorporate a mix of trees, shrubs/hedging, ground covers and high quality turf.
- Planted gardens beds must be provided to minimum of 50% of the available landscaping area on the Primary Street frontage.
- Garden beds should be planted with an appropriate number of shrubs/hedging and groundcovers that present highly at the time of planting.
- Your landscaping must include two advanced trees minimum 100L/1.8m trees at the time of planting, located on the Primary Street frontage.
- Garden beds should be edged with concrete, smooth face galvanised steel, masonry, hardwood but not round timber or logs. Edging must be dug to be in line with turf level.
- Raised garden beds standing higher than 200mm are considered retaining walls and must be constructed from either stone, masonry, concrete or steel. Raised timber garden beds are not permitted.
- High quality mulch must be used with a minimum depth of 75mm.
- High quality turf must be used to the remainder of the soft landscaping area.
- Landscaping must be completed strictly within 3 months of the construction of your home.

## LANDSCAPING (MATERIALS)

- Landscape materials should be robust, easily maintained and present well to the street so that the overall streetscape character is enhanced.
- Colours of the materials should complement the external colours and materials of your home

## RETAINING WALLS

- A Retaining Wall is defined as any retaining structure higher than 200mm.
- All Retaining Walls must be constructed as part of the construction of your home.
- Retaining walls visible from Public Areas must be constructed from either stone, masonry, concrete or steel. Refer to Example A and B.
- Treated pine is not permitted in any location visible from any Public Area. It may be used for inter-lot retaining, however must not be visible from any Public Area. Refer to Example C.
- Retaining Walls may need to be certified by a Registered Professional Engineer. You are required to meet the Local Authority's requirements with regard to this matter.
- Retaining Wall construction must include a suitable drainage system to deliver sub-surface water below the wall to the local storm water system.
- Retaining Walls visible from Public Areas must not exceed 1.5m in height without constructing a horizontal offset, including a minimum 1m planting zone between each section of the retaining wall in order to soften the visual impact.
- Retaining Walls constructed by Mirvac on any lots cannot be removed or altered without written permission from Mirvac. Any damage to these fences must be repaired to the original standard by the land owner(s).

### EXAMPLE A:

Painted rendered block wall: Colour must complement your house design.



### EXAMPLE B:

Charcoal coloured smooth-faced masonry block.

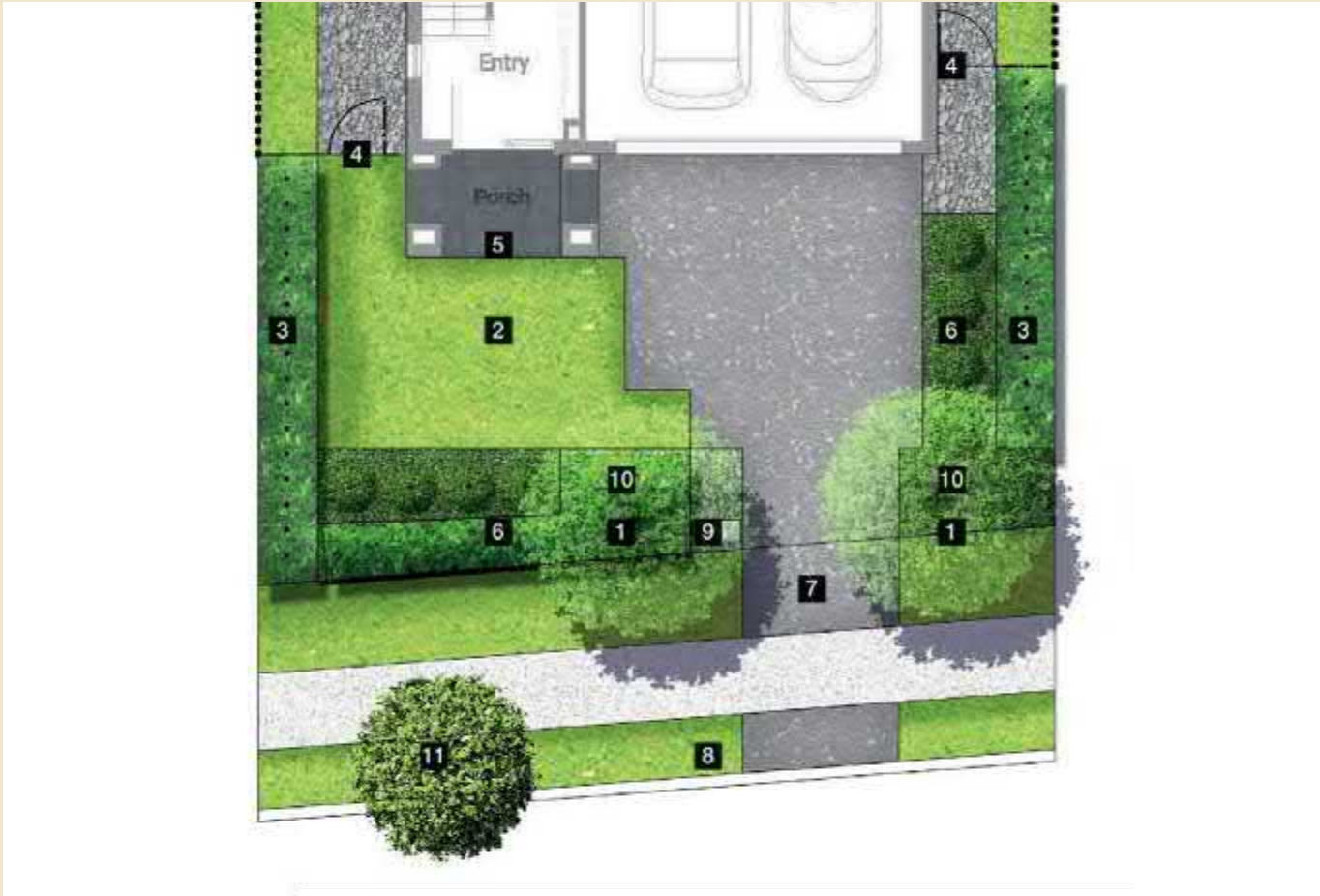


### EXAMPLE C:

Treated Pine Retaining Wall.

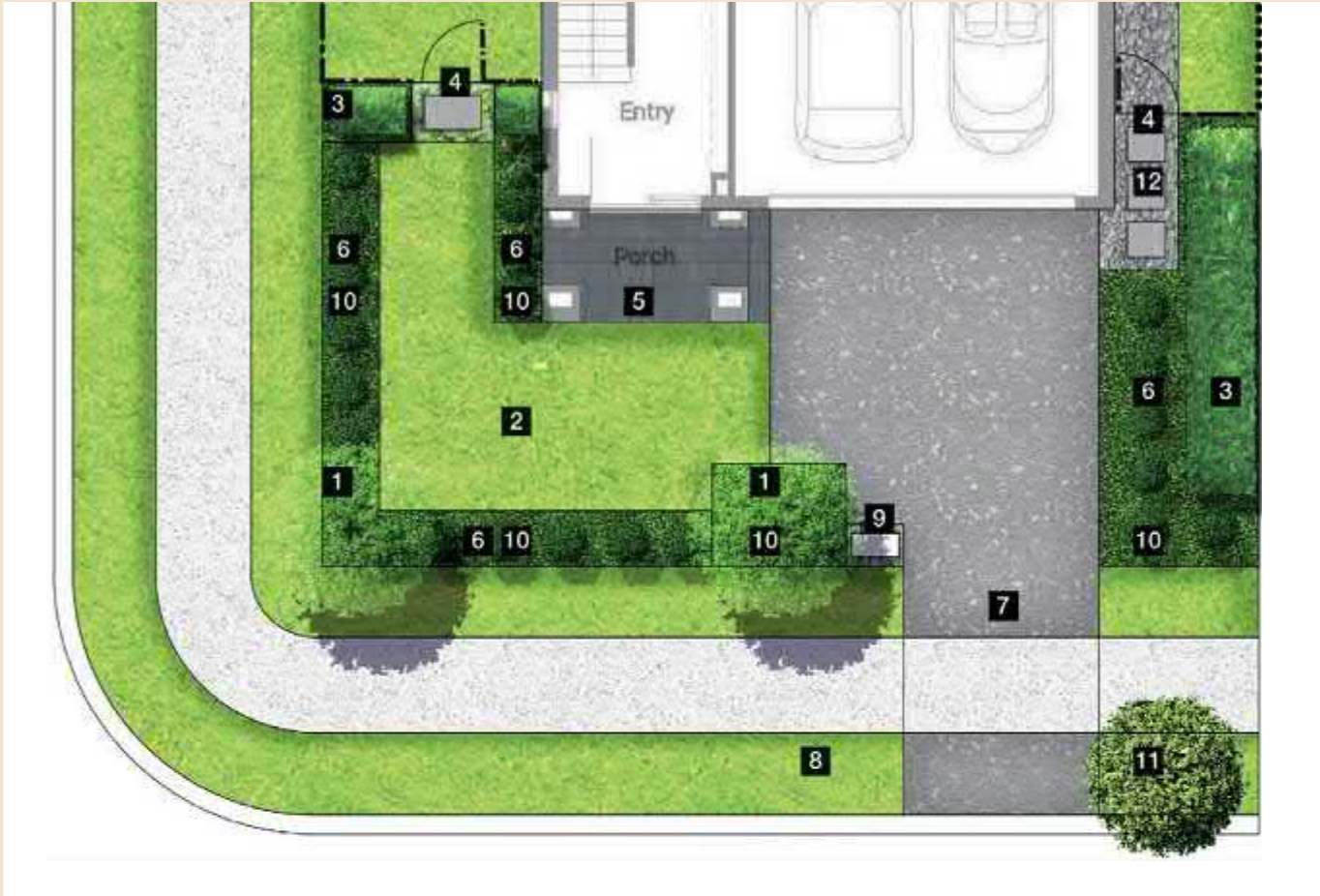


**EXAMPLE TYPICAL LOT LANDSCAPE DESIGN**



- |   |                       |                          |
|---|-----------------------|--------------------------|
| 1. Advanced tree (Min 1.8m/100L)          | 5. Paved entry        | 10. Groundcover planting |
| 2. Lawn                                   | 6. Low shrub planting | 11. Street tree          |
| 3. Screen hedge to side boundary          | 7. Driveway crossover |                          |
| 4. Articulated fence and gate to backyard | 8. Verge              |                          |
|   | 9. Letterbox          |                          |

**EXAMPLE CORNER LOT LANDSCAPE DESIGN**



- |                                       |                       |                          |
|---------------------------------------|-----------------------|--------------------------|
| 1. Advanced tree (Min 1.8m/100L)      | 5. Paved entry        | 10. Groundcover plant    |
| 2. Lawn                               | 6. Low shrub planting | 11. Street tree          |
| 3. Screen hedge to side boundary      | 7. Driveway crossover | 12. Good neighbour fence |
| 4. Feature fence and gate to backyard | 8. Verge              |                          |
|                                       | 9. Letterbox          |                          |

## LETTERBOXES

- Letterboxes are a repeating element in the streetscape that with consistent detailing and careful selection will help to visually link the individual homes on a street to provide a coherent streetscape character.
- Letterboxes must be contemporary in style keeping within modern aesthetic and constructed from masonry or timber. See below for acceptable examples.
- Please ensure details of your letterbox as outlined above are included within your Covenant Application. This will form part of your Covenant Approval.

### Letterbox Design



LETTERBOXES THAT ARE SUPPORTED



LETTERBOXES THAT ARE NOT SUPPORTED

## DRIVEWAYS & ENTRY PATHS

Well-thought-out driveway and entry path design is essential to increasing the overall aesthetic of your home and the general streetscape.

To ensure this is achieved the following guidelines must be followed:

- Only one driveway is permitted per lot.
- Acceptable materials include coloured concrete (not painted) or exposed aggregate concrete which must complement the external colour scheme of your home. This must be provided and approved as part of your Covenant Application.
- The main pedestrian entry path to your home must be constructed from a permanent hard surface, such as hardwood timber, stone, tiles, coloured concrete (not painted), exposed aggregate or pavers on a concrete base.
- It is essential that your builder complies with Council's approval requirements for your driveway. If your driveway is not constructed correctly Council may require you to remove it and reconstruct it.
- Minimum 3m separation from neighbouring driveway unless relaxation obtained from Gold Coast City Council.
- Maximum driveway gradients is 1:4 with grades steeper than 1:8 having appropriate transition zones.

## SHEDS

- Sheds should not be visible from any public roads or Public Areas.
- Sheds must be painted to suit the colour scheme of the home.
- Reflective materials are not permitted on your shed.
- Sheds must be less than 12m<sup>2</sup>.
- Sheds must be less than 2.1m in height.



# FENCING

Fencing is an important part of forming the streetscape at Gainsborough Greens. Any fences that are visible from the street contribute towards the overall aesthetic of the development. Gainsborough Greens residents are required to choose a quality fence design that complements the innovative architecture of your home.

## Fences General

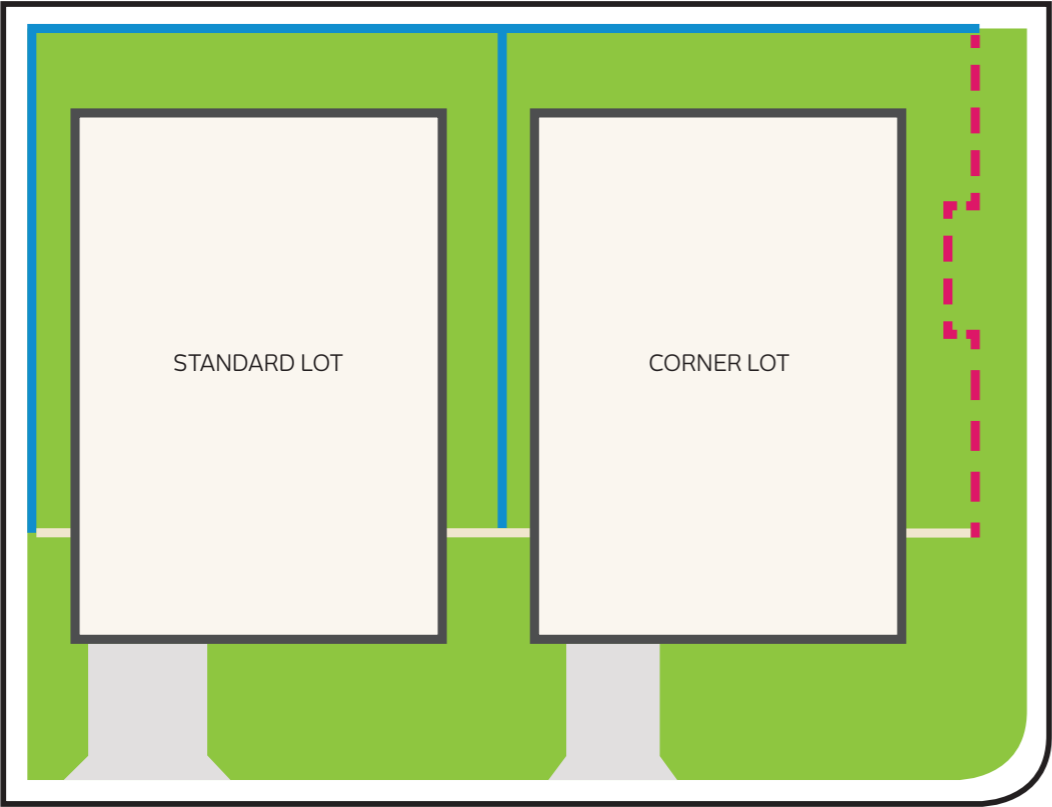
- Only approved fences of the types and materials shown in Fencing Types on pages 22-31 are permitted. No other materials such as COLORBOND® or bamboo are allowed.
- It is important that fencing takes into consideration public safety through passive surveillance. This can be achieved through ensuring that Public Areas such as streets and walkways can be overlooked from your house.
- Fences constructed by Mirvac on any lots cannot be removed or altered without written permission from Mirvac. Any damage to these fences must be repaired to the original standard by the land owner(s).

- Fences visible from Public Areas must be maintained on an ongoing basis in accordance with the recommended maintenance instructions provided by the timber treatment supplier.
- As per the Federal Government Koala Management Plan, all lots are required to have side & back fences and any dogs must be contained in a fully fenced yard.
- All fences to your lot must be approved by the Design Committee.

## FENCING LOCATIONS

To assist you in understanding the specified fencing locations, the diagram below has been prepared.

Refer below.



- Side and Rear Fencing
- Return Fencing and/or Gates
- Secondary Street / Pedestrian Pathway Fencing

# FENCE LOCATION CONTEXT

## Return Fencing Facing the Primary Street

Your return fence (side gates) facing the Primary Street must be in accordance with Fence Type 2 or 3.

- Must be in accordance with Fence Type 2A, 2B or 3 and a maximum of 1.8m in height.
- Must be located a minimum of 1m behind the adjoining front façade wall.
- This return fence should screen any good neighbour fence from the street.

## Side and Rear Fencing

- Must be a good neighbour fence in accordance with Fence Type 1 (except as detailed below).
- Maximum 1.8m in height.
- Must not be visible from Public Areas.
- The good neighbour fence (Fence Type 1) must always remain behind the feature fence and strictly not be visible to the street.

## Fencing Facing Secondary Street or pedestrian pathway

- Must be Fence Type 2A, 2B, 3 or 4 with a maximum of 1.8m in height.
- Must not extend past the front building alignment of the Primary Street frontage.
- Fences more than 10m in length must be offset from the boundary to allow for planting alcove(s) by a minimum 0.5m alignment variation over a minimum length of 3m. Appropriate landscaping must be included within this alcove area.

## Fencing to Public Open Space Boundaries

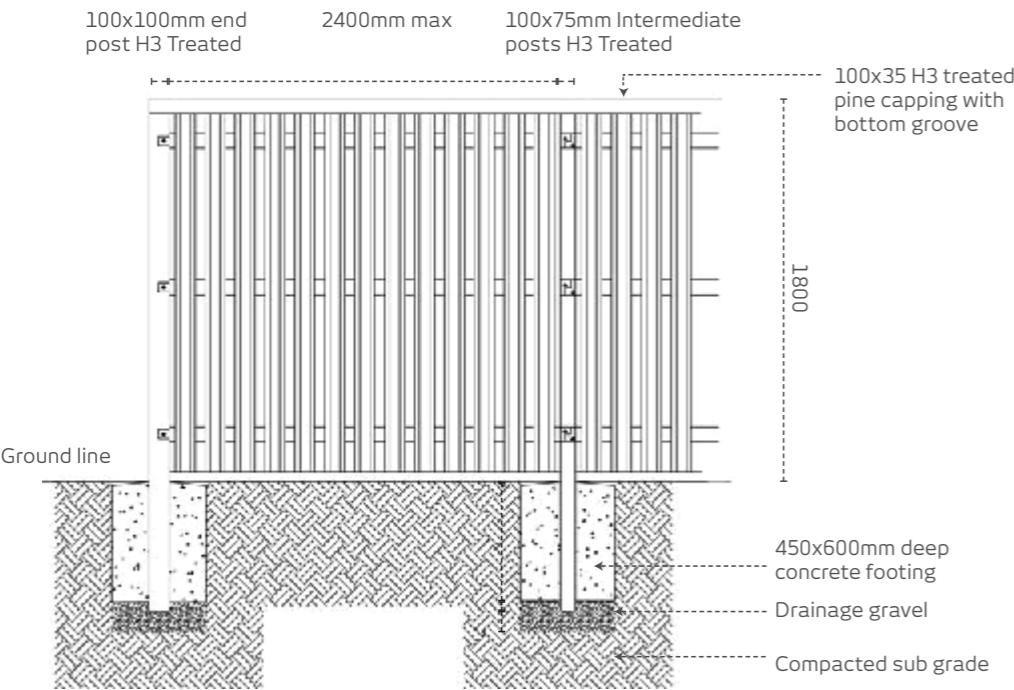
- Must be Fence Type 4.
- Must be a maximum of 1.5m high.



# FENCE TYPE 1: GOOD NEIGHBOUR PINE FENCE

The good neighbour fence must only be built as the side and rear fence between you and your neighbours property. The neighbour fence must strictly remain behind your return (side gate) and must not be visible to the street.

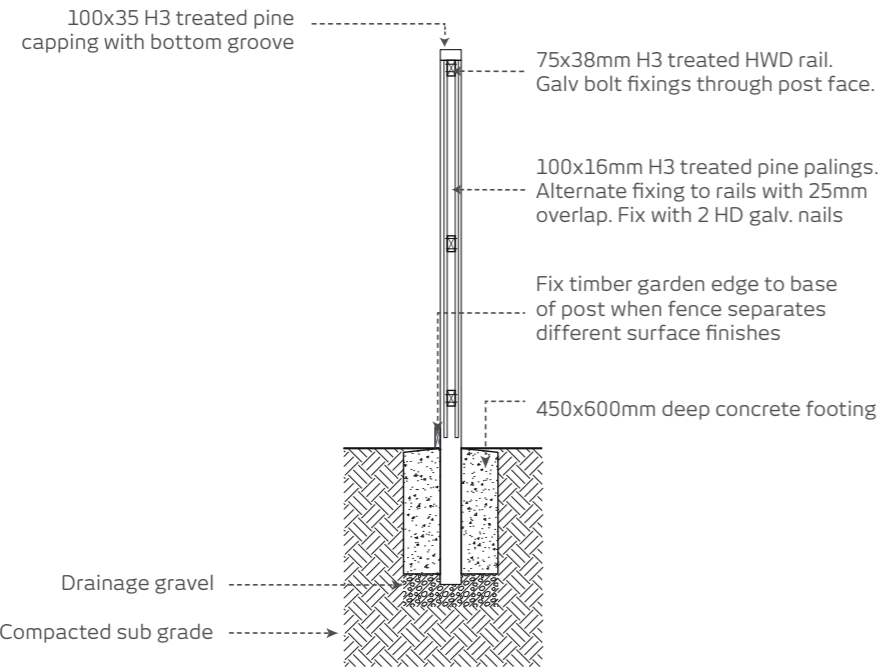
## FENCE TYPE 1 FRONT ON: GOOD NEIGHBOUR PINE FENCE



## FENCE TYPE 1 EXAMPLE



## FENCE TYPE 1 SIDE ON: GOOD NEIGHBOUR PINE FENCE



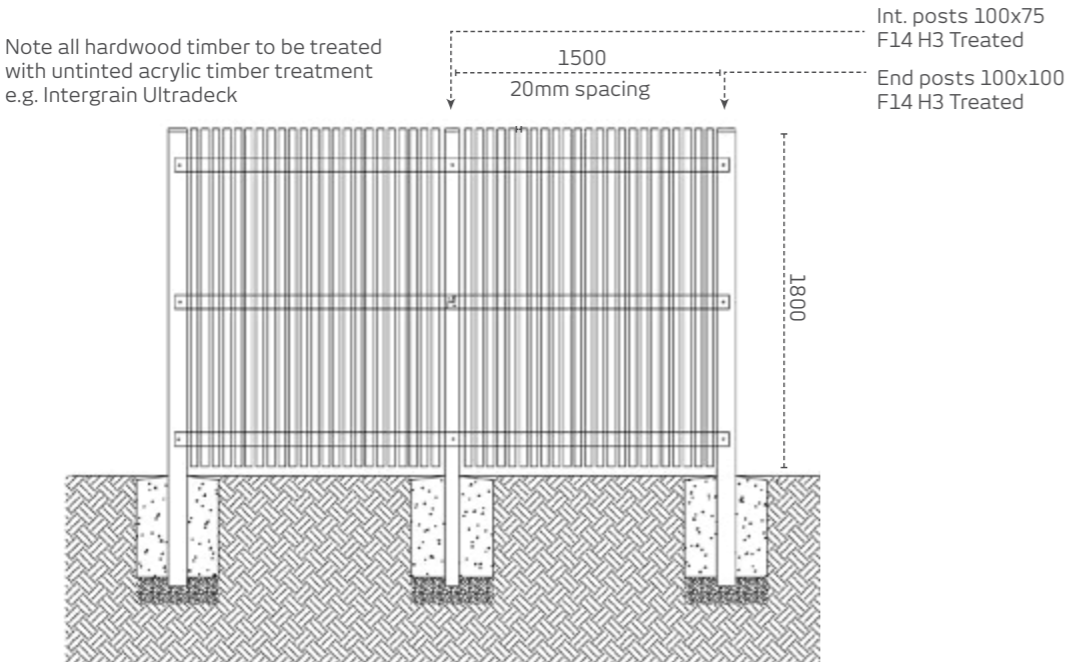
## FENCE TYPE 1 EXAMPLE



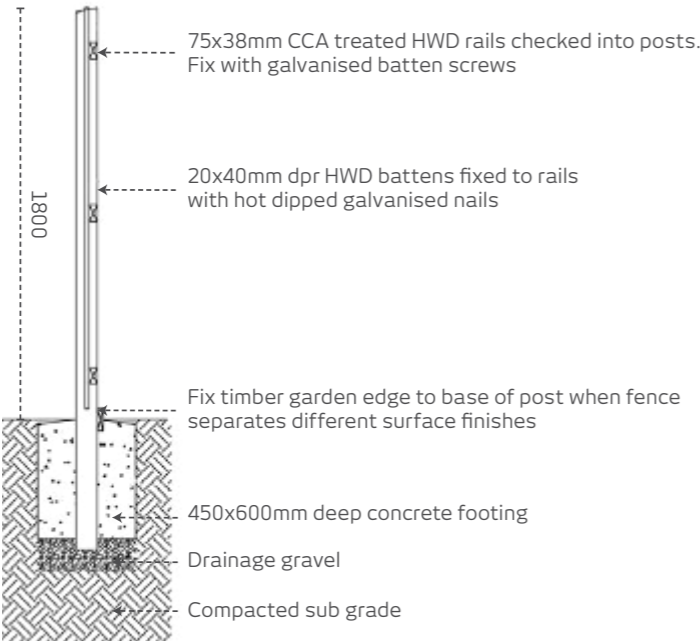
# FENCE TYPE 2A: FEATURE FENCE

Feature fences act as a side gate or fencing that face both the Primary or Secondary Street, this fence should screen any good neighbour fence from public view.

## FENCE TYPE 2A FRONT ON: DRESSED HARDWOOD VERTICAL BATTENS



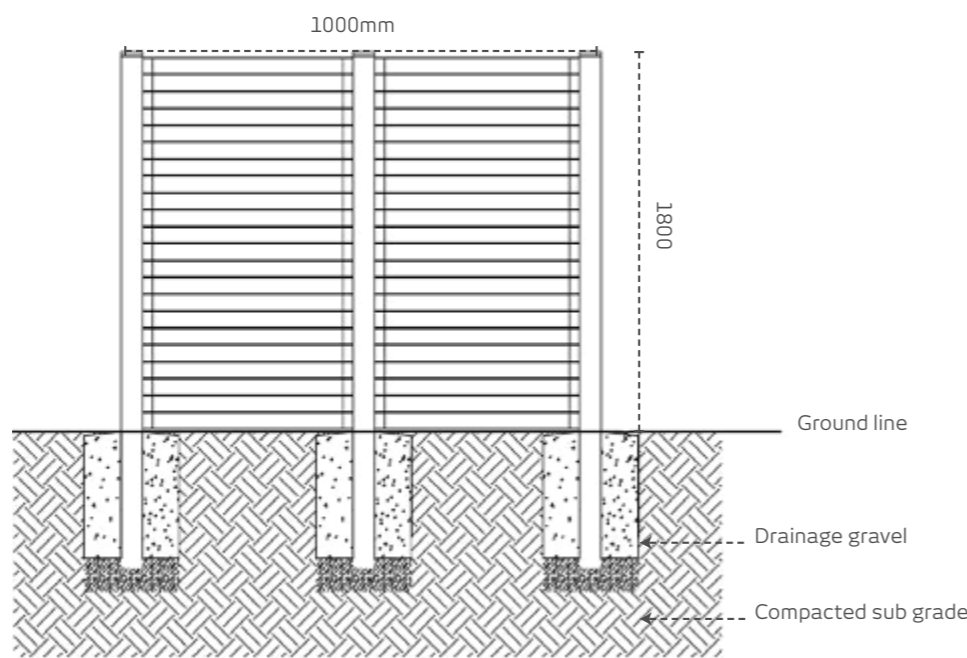
## FENCE TYPE 2A SIDE ON: DRESSED HARDWOOD VERTICAL BATTENS



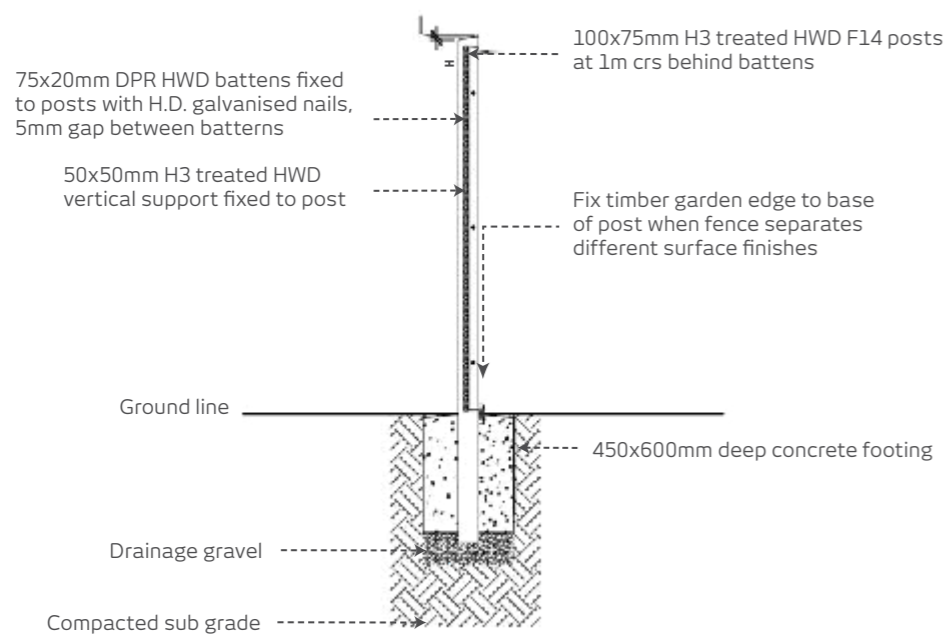
FENCE TYPE 2B: FEATURE FENCE

Feature fences act as a side gate or fencing that face both the Primary or Secondary Street, this fence should screen any good neighbour fence from public view.

FENCE TYPE 2B FRONT ON:  
DRESSED HARDWOOD HORIZONTAL BATTENS



FENCE TYPE 2B SIDE ON:  
DRESSED HARDWOOD HORIZONTAL BATTENS



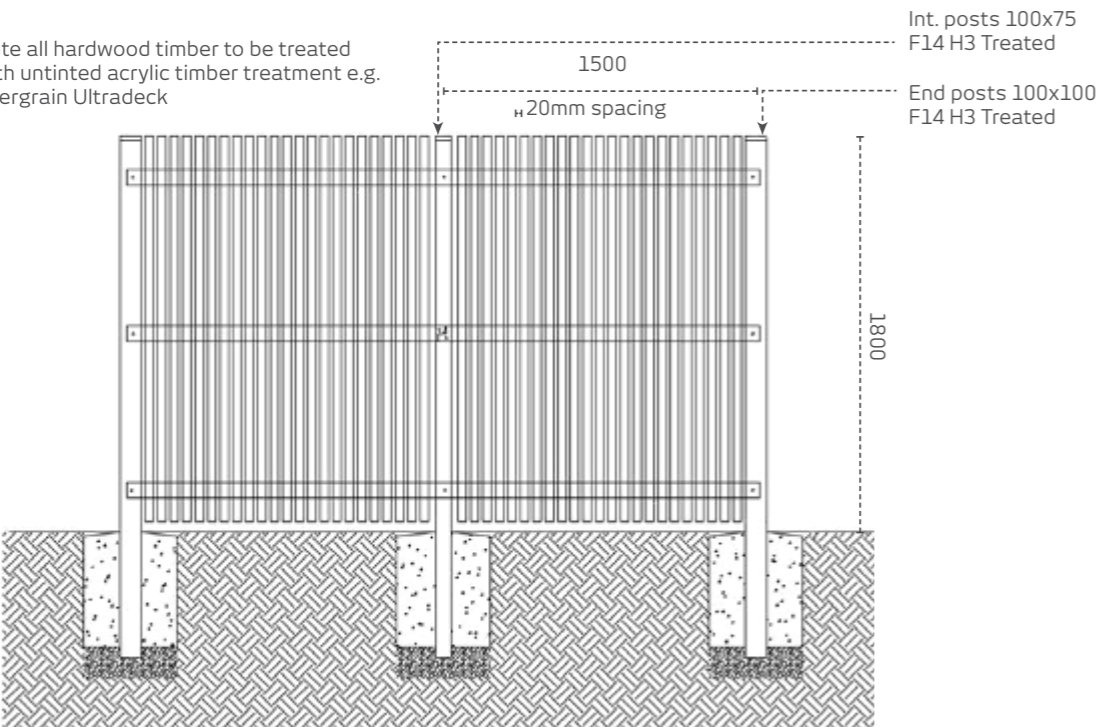
FENCE TYPE 2B EXAMPLE



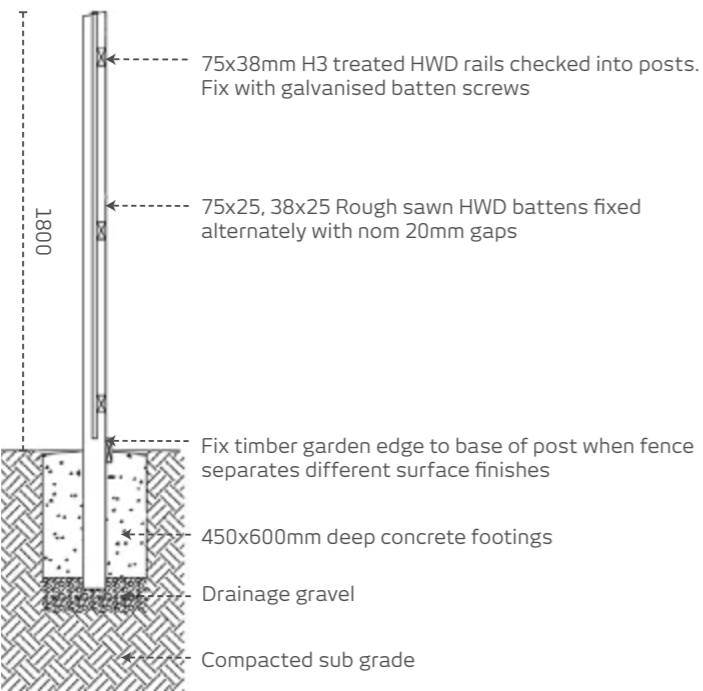
# FENCE TYPE 3: FEATURE FENCE

Feature fences act as a side gate or fencing that face both the Primary or Secondary Street, this fence should screen any good neighbour fence from public view.

## FENCE TYPE 3 FRONT ON: ROUGH SAWN HARDWOOD



## FENCE TYPE 3 SIDE ON: ROUGH SAWN HARDWOOD

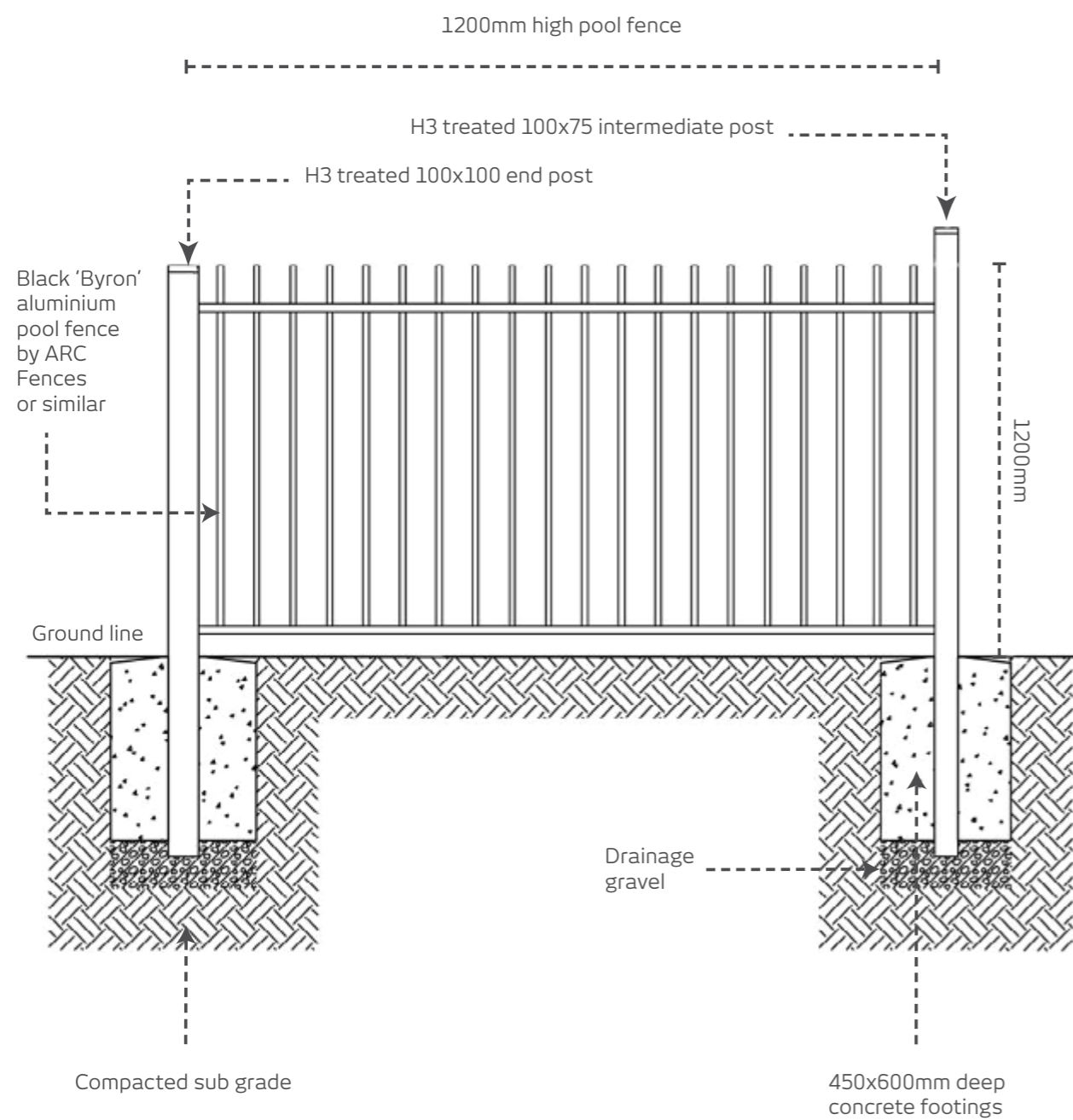


## FENCE TYPE 3 EXAMPLE



FENCE TYPE 4: OPEN SPACE FENCING

FENCE TYPE 4 FRONT ON:  
POOL FENCING



FENCE TYPE 4 EXAMPLE





# CONSTRUCTION OBLIGATIONS

- Your building site must be clean and safe at all times.
- You are responsible for maintaining your site prior to construction commencing – including mowing, slashing all grass and trimming all grass edges. Your grass must not exceed 150mm in height. Please note that sites that are yet to be constructed on must be grassed (i.e. you cannot leave your building pad stripped for long periods).
- Your builder must provide a skip bin or enclosure on site to contain rubbish for the duration of the construction period.
- Leaving rubbish on any lot visible from Public Areas is not permitted.
- Bins and site facilities should be clear of all neighbouring properties, roads, footpaths, reserves and all other Public Areas at all times.

## DEVELOPER WORKS

- The road and verge in front of your lot including the concrete footpath, kerb, street trees and services such as water meters, telecommunication boxes and electrical pillars are assets owned by Council or service authorities. They have been constructed to the required standards and Council and other service authorities have recorded them as correctly constructed prior to your house building commencing. These assets cannot be altered, including changing the ground levels, without the correct approval from Council. Mirvac and Council inspects these assets at completion of your home to ensure no damage or alteration has occurred. Please ensure you make your builder aware that they will need to rectify any damage to these assets as Mirvac is unable to return your Covenant Bond until we have received clearance to do so from Council.
- Where Mirvac has constructed a fence, entry statement or retaining wall, it is to be maintained by the owner to the standard to which it was constructed.
- **Any damage caused during construction of a dwelling to any estate infrastructure (e.g. kerbs, grassed verges, street trees, bollards, etc.) is to be repaired by the owner to the standard to which it was constructed.**

# SUSTAINABLE LIVING RECOMMENDATIONS

Mirvac considers sustainability and innovation to be key components in delivering cohesive communities that are safe, encourage healthy and active lifestyles and result in lower household expenses. Please note the following items are not mandatory and are intended to be used as a guide only.

## Energy Consumption and Greenhouse gas-emission reduction

- Mirvac encourages all homes to achieve a 7 Star NatHERS rating. This may be achieved through incorporation of the following elements where necessary:
  - Maximising opportunities for cross ventilation and provide high level operable windows in multi-level homes to allow for heat removal.
  - Shading designed to restrict solar access to the living spaces in summer, whilst allowing beneficial solar access in winter.
  - Increased rating of the wall and ceiling insulation to the required specification.
  - Treated glazing or double glazing where necessary.
  - Draft sealing (weather seals on external doors etc.) where necessary.
  - Sealed exhaust fans where necessary.
- In addition to achieving a 6 Star rating on the building fabric, Mirvac encourage house designs to include the following energy saving features:
  - Gas boosted solar hot water or electric heat pump hot water systems.
  - Gas or induction cooktops.
  - LED light fittings throughout the home.
  - Exterior lighting fitted with motion sensors.
  - Low energy use appliances (aim for energy ratings greater than 4 star).
  - Energy efficient air-conditioning systems (aim for a COP greater than 3).
  - Standby 'Green Switch' or Smart home automation to reduce energy whilst the home is unoccupied.
  - Solar photovoltaic electricity systems with battery storage.

## Water Conservation and Reuse

- To assist in achieving an overall reduction in household water usage, Mirvac recommends that homes incorporate the following measures:
  - Rainwater tanks for toilet flushing and irrigation.
  - Dishwasher and washing machines with a 4 Star or greater WELS rating.
  - Tapware and toilets with a 4 Star or greater WELS rating.
  - Showers with a 3 Star WELS rating.
  - Purchasers are encouraged to consider water efficient landscape design, soil mix, and plant selections, with a target of a minimum of 70% of planted species to be drought tolerant.

## Materials and Waste

- Maximise the use of standard sizes of materials wherever possible to minimise wastage.
- Mirvac recommends the use of low-impact construction materials:
  - For masonry consider low impact options, such as recycled or carbon neutral bricks.
  - For lightweight construction, consider the use of natural or innovative materials such as timber, structural insulated panels or Hebel for a reduced environmental impact and good thermal performance qualities.
- Internal Finishes:
  - Consider the use of flooring, joinery and plasterboard that is environmentally certified by independent certification schemes such as GECA, EcoSpecifier or the Carpet Institute of Australia.
  - Select high quality, durable finishes with long warranty periods.
- To reduce the airborne chemicals within your home consider the following products:
  - Engineered wood products, such as kitchen cabinetry and wardrobes, with low or zero formaldehyde (rated as E1 or E0).
  - Paints, adhesives and carpets rated to have low levels of volatile organic compounds (VOCs).

- To reduce waste to landfill during the operation of your home, consider:
  - Installing a dual bin in the kitchen joinery to make recycling as easy as disposing of general waste.
  - The use of a worm farm or composting bin to reduce food waste and provide fertiliser for your gardens.

## Landscaping

- The use of permeable surfaces is encouraged to maximise opportunities for natural infiltration and groundwater recharge.
- The use of waterwise plant species, waterwise irrigation and mulching of garden beds is encouraged to reduce water use.
- The planting of trees offering shade for the house and outdoor living areas and contributing to bird habitat is encouraged.
- The use of locally native plant species is encouraged to increase biodiversity.
- Consider the use of herbs, vegetables and fruit trees to create a productive garden. Please note this is to be located in areas not visible from Public Areas.

## Smart Technology

- Smart monitoring:
  - Consider the use of smart meters to help track your energy consumption and reduce your bills even further.
  - Smart home automation.
  - Consider the use of smart home automation to make your life easier and future proof your home.
- Systems available include:
  - Smart Security systems.
  - Smart intercom and access controls.
  - Smart controls of lighting, blinds, air conditioning and appliances.
  - Audio Visual systems.

# DEFINITIONS

<b>As Constructed Site Level</b>	The existing level of your lot as constructed during the civil works completed by or on behalf of Mirvac.
<b>Built to Boundary Walls</b>	Walls built closer than 1m from the Zero Lot Boundaries. These walls are to have no windows or other openings.
<b>Design Committee</b>	The entity appointed by Mirvac authorised to approve building applications under these Residential Design Guidelines.
<b>Façade</b>	Elevation of a building visible from a Public Area. The primary façade is the elevation facing the Primary Street.
<b>Living Areas</b>	The internal part of your home excluding utility areas such as garage, laundry, bathroom, toilet, hallways and storage areas.
<b>Permitted Encroachments</b>	Eaves, awnings, sun screens, privacy screens, architectural features such as gatehouses and pergolas where not enclosed and not more than 2.4m in height.
<b>Primary Street</b>	The street fronting your lot where the lot has only one street frontage; or for lots with two or more street frontages the street which your home's front door faces.
<b>Private Open Space</b>	External areas of your lot with an area and dimensions as required by this document with internal Living Areas opening onto them via a door with a minimum width of 1.5m and not containing any service items such as bin store, air conditioning condensers or rainwater tanks, etc. It may be roofed or un-roofed.
<b>Public Area</b>	Any land vested to, or under the control of the Gold Coast City Council. (e.g. roads, verges /nature strips, parks, public access ways, etc.)
<b>Public Open Space</b>	Public Area excluding roads and verges/nature strips.
<b>Setback</b>	<p>Is the minimum distance the external walls of your home (or for garages the garage door) must be away from the adjacent boundary. All setbacks are measured from the relevant boundary to the outer edge of the wall.</p> <p>For lots with a bushfire setback buffer, the setback to the outermost projection to the buffer line is zero.</p>
<b>Site Coverage</b>	<p>Is the gross floor area of your home including any ancillary areas/structures (e.g. alfresco, porch shed, etc.) contained under a fully impermeable roof divided by the total lot area. Open pergola structures are not included.</p> <p>Internal area is measured to the outside walls (or garage door for garages). Covered private open space is measured to the outer most projection of the roof structure.</p>
<b>Secondary Street</b>	Applies to lots with more than one street frontage and is the street(s) which is not the primary street.
<b>Zero Lot Boundary</b>	Common boundary of your lot and the neighbouring lot as shown in Annexure A which part of an external wall your home may be permitted to abut. Walls should be sufficiently clear of this boundary to allow for gutters and eaves overhangs. Generally a Zero Lot Boundary is located on either the southern or western property boundary. Not all lots have a Zero Lot Boundary and no lot can have more than one a Zero Lot Boundary.



ANNEXURE A: PRECINCT 7.3 LOT PLAN

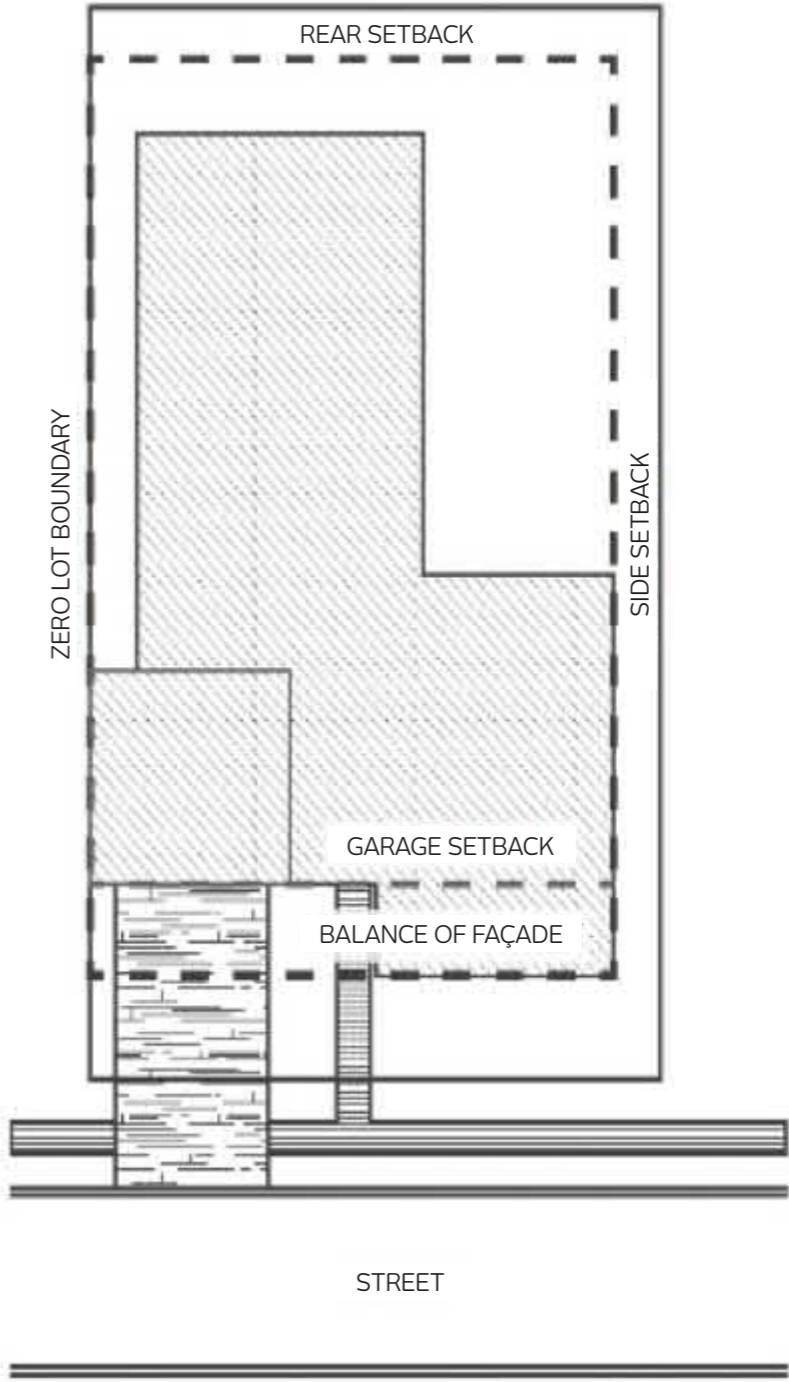


THE  
HABITAT  
RELEASE

SETBACKS

Boundary		All lots except Corner & Duplex Lots		Corner Lots		Duplex Lots	
		Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Primary Street Frontage Setbacks	Garage	5.5m	N/A	5.5m	N/A	5.5m	NA
	Balance of Façade	4.5m	4.5m	4.5m	4.5m	3m	3m
	Porch or Balcony	3m	3m	3m	3m	3m	3m
Side Setbacks	Zero Lot Boundary (if applicable)	0m* for Built to Boundary Wall	1.5m	0m* for Built to Boundary Wall	1.5m	0m* for Built to Boundary Wall	1.5m
	Non Zero Lot Boundary (if applicable)	1.5m	2m	1.5m	2m	1.5m	1.5m
	Park or Open Space Frontage	3m	3m	3m	3m	3m	3m
	Corner Lot Secondary Road Frontage	N/A	N/A	3m	3m	3m	3m
	Garage	N/A	N/A	5.5m	N/A	5.5m	N/A
Rear Setbacks	Rear	1.5m	2m	1.5m	2m	1.5m	1.5m
	Park or Open Space Frontage	3m	3m	3m	3m	3m	3m

\*Maximum length of build to boundary wall is 9m without 3m long x minimum 1.5m recess.





# Gainsborough Greens PIMPAMA

VISIT THE SALES CENTRE  
Open daily 10am–5pm  
M1 Exit 49, 8 Swan Road, Pimpama QLD 4209

**07 5549 2322**  
**GAINSBOROUGHGREENS.COM.AU**

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