



ARCHITECTURAL & LANDSCAPE GUIDELINES

Precinct 1.3 Forest Green

ARCHITECTURAL & LANDSCAPE GUIDELINES

These guidelines have been prepared to assist Gainsborough Greens purchasers (and their builders/designers) to construct well designed, quality homes and to join Mirvac to create great places for life.

The guidelines will help you add value to your home and protect your investment.

Great design improves your quality of life and fosters an image for Gainsborough Greens, making it a highly desirable place, a place in which you will be proud to live.



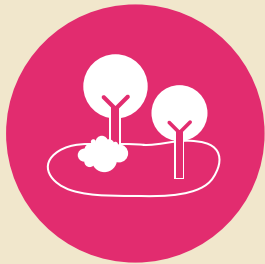
ATTRACTIVE STREETSCAPES

These guidelines will assist in making your home part of an **attractive streetscape**. This is achieved by using the right materials and colours and including some cost effective design to the front façade. It does not have to cost a lot to have a house that looks great.



FENCING

Fences which are visible from the street are an important part of the streetscape. So at Gainsborough Greens we ask that you spend a little more on these fences but for most lots this is only a short length and the balance of the fencing can be economical pine neighbourhood friendly type.



LANDSCAPING

A great way to set make your home individual is **landscaping**. We ask that you include landscaping that will grow into an attractive low maintenance front yard that complements the parks and bushland that is a great part of Gainsborough Greens. The guidelines show how this can be done a budget.



HOME SIZE

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

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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. No federation or colonial design elements should be included in the design.
- The design of your home, fences and landscaping must be approved by the Architectural Review Committee (ARC).
- Your builder also needs to obtain the statutory approvals required by Government.
- **Construction cannot commence until you have both of these approvals.**

LOT TYPES

Refer to the plan in Annexure A to identify your lot type 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.
- For corner lots the minimum width and length is 65% of the respective frontage.
- Your dwelling can have a maximum of 3 storeys.



PRIVATE OPEN SPACE

- A minimum of 25m² must be provided as private open space.
- No part of this space will be less than 3 metres in dimension.
- Private open space may be split into different areas providing the minimum area is at least 15m².
- 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 cannot include service courts.
- 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.
- Maximum width of your garage is nominally 6m.
- 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).
- 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 1200mm.

The entry door must be either:

- Nominal 1200mm wide with minimum 20% glazing, or
 - Nominal 800mm 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.

FACADE 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 & entry paths, any portico is to be a minimum of 4m² and 1.5m deep.
- 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.

Secondary Street Façade Design

- If your home is on a corner lot, it must be designed to address all streets.
- It must have variation in the secondary street façade with at least one substantial projecting feature element such as a portico, verandah or feature wall.
- Walls over 9m in length without windows or articulation are not permitted.
- At least 1 habitable room should address the secondary street frontage.
- No garden sheds, air conditioning condensers or clothes lines, etc. 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.

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.

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.

External Wall Materials

- Face brickwork or split-face block work is not permitted except as a feature only.
- Finishes to any non-feature masonry must be solid render not 'bag and painting'.
- 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.

Wall Colours

- Your colour scheme must be primarily muted tones, but limited and controlled feature highlight colours may be approved.
- Each application is to be accompanied by an External Colour Schedule clearly showing/ nominating the location and extent of colours and materials.

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.
- 3 storey homes must have a skillion roof.

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, 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.

DRIVEWAYS & ENTRY PATHS

The driveway to your home must meet the following criteria

- One driveway is permitted per lot.
- Minimum 3m separation from neighbouring driveway unless relaxation obtained from Gold Coast City Council.
- Maximum driveway gradients is 1:4, with grades greater than 1:8 having appropriate transition zones.
- Acceptable materials include coloured concrete, exposed aggregate concrete and pavers on a concrete base slab. These must compliment the external colour scheme of your home.
- The main pedestrian entry path to your home must be constructed from a permanent hard surface such as coloured concrete, exposed aggregate, natural stone or concrete pavers on a concrete base.
- Side paths must be constructed from similar materials to the main entry path or decorative gravel on compacted road base. Material selection must reflect and integrate with the surrounding landscape.

FENCES GENERAL

- All fences to your lot must be approved by the Architectural Review Committee.
- Only fences of the types shown in Annexure D are allowed. No other materials such as Colorbond or bamboo are allowed.
- 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 including recoating with timber treatment if detailed as part of the fence type.
- As per the Federal Government Koala Management Plan, all lots are required to have side & back fences.

Fence Types

Fence types referred to in these Architectural & Landscape Guidelines are detailed in Annexure D.

Fencing Facing the Primary Street

- Must be in accordance with Fence Type 2 or 3 and maximum 1.8m in height.
- Must be located a minimum of 1m behind the adjoining front façade wall.

Fencing Facing the Secondary Street

- Must be type 2A, 3 or 4 with and a maximum of 1.8m in height.
- May not extend past the façade line of the other street frontage.
- Must be located inside the secondary street boundary by a minimum of 0.5m.
- Fences more than 10m in length must be articulated further from the boundary, to allow for planting alcoves, by a minimum 0.5m alignment variation over a minimum length of 3m.
- Landscaping incorporating shrubs & ground covers must be included within the setback area.

Fencing to Side & Rear Boundaries Not on a Public Open Space Boundary

- Must be a friendly 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 portion of the side or rear fence which protrudes forward of the fence facing the Primary or secondary street must be the same type as the Primary or secondary street fence.

Fencing to Public Open Space Boundaries

- Must be Fence Type 4.
- Must be a maximum of 1.2m high.

Fences in Special Locations

In particular circumstances the above fence rules may be relaxed as follows:

- Private Open Space which adjoins Public Open Space or is north facing and adjoins a primary street frontage, may have fencing to provide privacy, based on the following criteria:-
 - The design of the fence must ensure surveillance of Public Areas;
 - May be forward of the building line on the Primary Road frontage;
 - May extend for the length of the Private Open Space only, to a maximum of 50% of the frontage length;
 - The maximum fence height shall be 1.8m;
 - The fence can be solid up to a height of 1.2m with any part of the fence above 1.2m in height being 50% transparent; or the fence can be at least 25% transparent overall where the transparency is consistent across the full area of the fence i.e. transparent sections cannot be located solely at ground level;
 - Setback a minimum of 1m from the property boundary;
 - Includes appropriate landscaping within the 1m setback area; and
 - Materials must complement the built form and must be of a high quality finish.
- Where a fall hazard greater than 1000mm in height exists forward of the front of your home, fencing is permitted to mitigate this risk, provided it meets the following criteria:
 - Height must be 1000mm and the design must comply with any applicable building codes. It is the lot owner's responsibility to ensure compliance with all relevant codes.
 - Must be consistent in design with Fence Types 2, 3 or 4. Note some modifications may be required in order for the fence to meet any building codes applicable at the time.
 - Must include a minimum 0.5m of landscaping to screen the fence between the wall and the fence.



LANDSCAPING

- The landscaping to areas of your lot visible from Public Areas must be approved by the Architectural Review Committee.
- The planting theme to be adopted is generally of a native character. All trees, shrubs, and ground covers must be selected for their appropriateness according to their proposed situation.
- Planted garden beds must be provided to a minimum of 60% of the available soft landscaping area forward of the building line on the primary street frontage and 20% of the available soft landscaping area forward of the building line on the secondary street frontage (if applicable), with high quality turf installed to the remainder of soft landscaping areas.
- Generally, a 50/50 ratio of shrubs to ground covers will establish suitable variety and form.
- A minimum of two advanced trees (minimum size of 45L stock and 1.8m tall at the time of planting) must be provided to the landscape areas between your house and the verge.
- Gardens should be edged with concrete, galvanised steel, masonry or regular shaper treated timber, but not round timber or logs.

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.
- Retaining walls may need to be certified by a Registered Professional Engineer. You are required to meet the Local authorities 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 wall heights must not exceed 1.5m without constructing a horizontal offset including a minimum 1m planting zone between each section of the retaining wall to soften the visual impact.
- If a fence is constructed at the top of a retaining wall, there must also be a 0.5m planting zone between the top of the wall and the fence.



Sheds

- Must be located behind the front building line and screened from view from a Public Area.
- Must be painted or stained to suit the colour scheme of the home. Reflective materials are not permitted.
- Must be less than 12m².
- Must be less than 2.1m in height.

CONSTRUCTION OBLIGATIONS

- Your building site must be clean and safe at all times.
- Your builder must provide a skip bin or enclosure on site to contain rubbish for the duration of the construction period.
- Bins and site facilities should be clear of all neighbouring properties, roads, footpaths, reserves and all other Public Areas at all times.

DEVELOPER WORKS

- Where the Developer 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.

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 type.

- If your lot has a Zero Lot Boundary your home does not have to have a Built to Boundary Wall. If it does not, the setbacks that apply to that elevation are in accordance with the building code.

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 set back 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 6m², to a Living Area; or
 - Balcony, patio or veranda of at least 8m² with a minimum dimension of 2m with direct access to a Living Area.

BUILDING SETBACKS

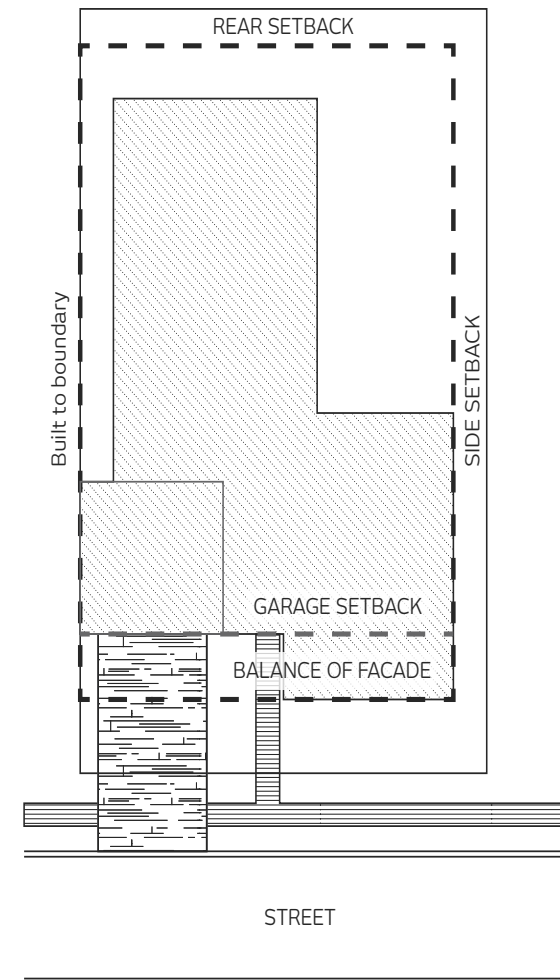
- All building setbacks for all single and two (2) storey dwelling are to be in accordance with the Setback Tables and Lot Typologies included as Annexure B and C of this document.
- Setbacks are to be measured to the face of the dwelling wall (or face of garage door for garages).
- Permitted Encroachments are permitted within the setback zone up to within 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 identifies on the Detailed Plan.

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.

EXAMPLE ONLY



BUILT TO BOUNDARY WALLS

- All lot boundaries that permit a built to boundary wall are shown on the Lot Layout Plan included in 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 metre 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 metre deep.
- Built to boundary walls must not have any openings or windows.
- Built to boundary walls must not encroach over the property boundary.

SITE COVER

Lots 601m² or larger

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

Lots 600m² 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, un-roofed pergolas and golf buggy parking.

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 Layout Plan in this document.
- Pedestrian access may be from multiple road frontages if the allotment has more than one road frontage.



DEFINITIONS

Architectural Review Committee (ARC)	Appointed by Gainsborough Greens Body Corporate authorized to approve building applications under these Architectural & Landscape Standards.
As Constructed Site Level	The existing level of your lot as constructed during the civil works completed by or on behalf of Mirvac.
Built to Boundary Walls	Walls built on the Zero Lot Boundaries. These walls are to have no windows or other openings.
Façade	Elevation of a building visible from a Public Area. The primary façade is the elevation facing the primary street.
Living Areas	The internal part of your home excluding utility areas such as garage, laundry, bathroom, toilet, hall ways and storage areas.
Permitted Encroachments	Eaves, awnings, sun screens, privacy screens, architectural features such as gatehouses and pergolas where not enclosed and not more than 2.4m in height.
Primary Street	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.
Private Open Space	External areas of your lot with an area and dimensions as required by Annexure B 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.
Public Area	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.
Public Open Space	Public Area excluding roads and verges/nature strips.
Setback	<p>Is the distance the external wall 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. Permitted Encroachments are permitted to extend into the side setback to a minimum of 450mm off the boundary in accordance with the Building Code of Australia, except for built to boundary walls where no part of the building will encroach over the boundary.</p> <p>For lots with a bushfire setback buffer the setback to the outermost projection to the buffer line is zero.</p>
Site Coverage	<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>
Secondary Street	Applies to lots with more than one street frontage and is the street(s) which is not the primary street.
Zero Lot Boundary	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: P1.3 LOT PLAN

THE
WOODLAND
RELEASE
AT FOREST GREEN



STANDARD LOT
SETBACKS

Note: To determine applicable Lot Typology Code for a Lot, refer to Lot Typologies in Annexure C

LOT TYPOLOGY CODE		BOUNDARY		GROUND FLOOR SETBACK (min)	FIRST FLOOR SETBACK (min)
S	12m or greater frontage)	Primary Street	Garage	5.5	NA
			Balance of Façade	3	3
		Side	Built to Boundary	0	1
			Non - Built to Boundary	1.5	2
		Rear	Rear	1.5	2
C	Corner	Any Street	Garage	5.5	NA
		Primary Street	Balance of Façade	3	3
		Side	Built to Boundary (if applicable)	0	1
			Non - Built to Boundary (if applicable)	1.5	2
			Secondary Road Frontage	3	3
		Rear	Rear	1.5	2

Note: Retaining walls and/or services within each lot may affect how much of the building envelope can be utilised. Reference to civil design or as-built plans plus a visual inspection of existing lot conditions and built elements should be made before attempting to site a house on a lot.

GOLF LOT
SETBACKS

Note: To determine applicable Lot Typology Code for a Lot, refer to Lot Typologies in Annexure C

LOT TYPOLOGY CODE		BOUNDARY		GROUND FLOOR SETBACK (min)	FIRST FLOOR SETBACK (min)
GF	12m or greater frontage)	Primary Street	Garage	5.5	NA
			Balance of Façade	3	3
		Side	Built to Boundary	0	1
			Non - Built to Boundary	1.5	2
		Rear	Rear	1.5	1.5
GFC	Corner	Any Street	Garage	5.5	NA
		Primary Street	Balance of Façade	3	3
		Side	Built to Boundary (if applicable)	0	1
			Non - Built to Boundary (if applicable)	1.5	2
			Secondary Road Frontage	3	3
		Rear	Rear	1.5	1.5

Note: Retaining walls and/or services within each lot may affect how much of the building envelope can be utilised. Reference to civil design or as-built plans plus a visual inspection of existing lot conditions and built elements should be made before attempting to site a house on a lot.

CONSERVATION LOT
SETBACKS

Note: To determine applicable Lot Typology Code for a Lot, refer to Lot Typologies in Annexure C

LOT TYPOLOGY CODE		BOUNDARY		GROUND FLOOR SETBACK (min)	FIRST FLOOR SETBACK (min)
BF	Standard	Primary Street	Garage	5.5	NA
			Balance of Façade	3	3
			Bushfire setback buffer (if applicable)	0	0
		Side	Built to Boundary	0	1
			Non - Built to Boundary (if applicable)	1.5	2
			Bushfire setback buffer (if applicable)	0	0
BFGF	Standard	Primary Street	Garage	5.5	NA
			Balance of Façade	3	3
			Bushfire setback buffer (if applicable)	0	0
		Side	Built to Boundary	0	1
			Non - Built to Boundary (if applicable)	1.5	2
			Bushfire setback buffer (if applicable)	0	0



CONSERVATION LOT
SETBACKS

Note: To determine applicable Lot Typology Code for a Lot, refer to Lot Typologies in Annexure C

LOT TYPOLOGY CODE		BOUNDARY		GROUND FLOOR SETBACK (min)	FIRST FLOOR SETBACK (min)
BFC	Corner	Any Street	Garage	5.5	NA
		Primary Street	Balance of Façade	3	3
			Bushfire setback buffer (if applicable)	0	1
			Built to Boundary	0	1
		Side	Non - Built to Boundary (if applicable)	1.5	2
			Bushfire setback buffer (if applicable)	0	0
			Secondary road frontage	3	3
		Rear	Rear (if applicable)	1.5	2
			Bushfire setback buffer (if applicable)	0	0

Note: Retaining walls and/or services within each lot may affect how much of the building envelope can be utilised. Reference to civil design or as-built plans plus a visual inspection of existing lot conditions and built elements should be made before attempting to site a house on a lot.

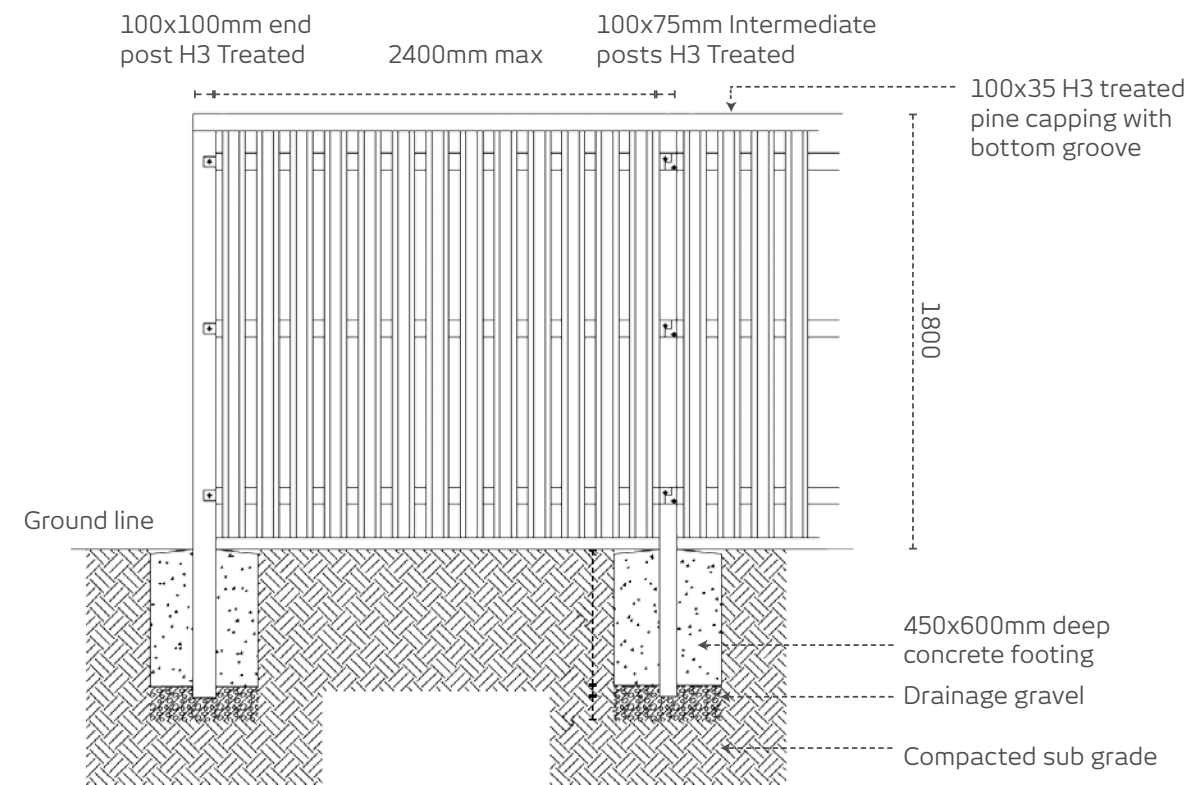
LOT TYPOLOGIES

LOT NUMBER	LOT TYPOLOGY CODE	LOT NUMBER	LOT TYPOLOGY CODE	LOT NUMBER	LOT TYPOLOGY CODE
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286	GF	302	GF	318	GF
287	GF	303	GF	319	GF
288	GF	304	GF	320	GF
289	GF	305	GF	321	BFGF
290	GF	306	GF	322	BFC
291	GF	307	GF	323	BF
292	GF	308	GF	324	BF
293	GF	309	GF	325	BFC
294	GF	310	GF	326	BF

LOT NUMBER	LOT TYPOLOGY CODE	LOT NUMBER	LOT TYPOLOGY CODE	LOT NUMBER	LOT TYPOLOGY CODE
327	BF	650	S	666	S
328	BF	651	S	667	BFC
329	BF	652	S	668	C
330	BF	653	S	669	C
331	BF	654	S	670	S
332	BF	655	S	671	S
640	BF	656	BFC	672	S
641	BF	657	S	673	C
642	BFC	658	S	674	S
643	S	659	S	675	S
644	S	660	S	676	S
645	C	661	C	677	C
646	S	662	C	678	C
647	S	663	S	679	S
648	S	664	S	680	S
649	S	665	S	681	GF

ANNEXURE D: FENCE TYPES

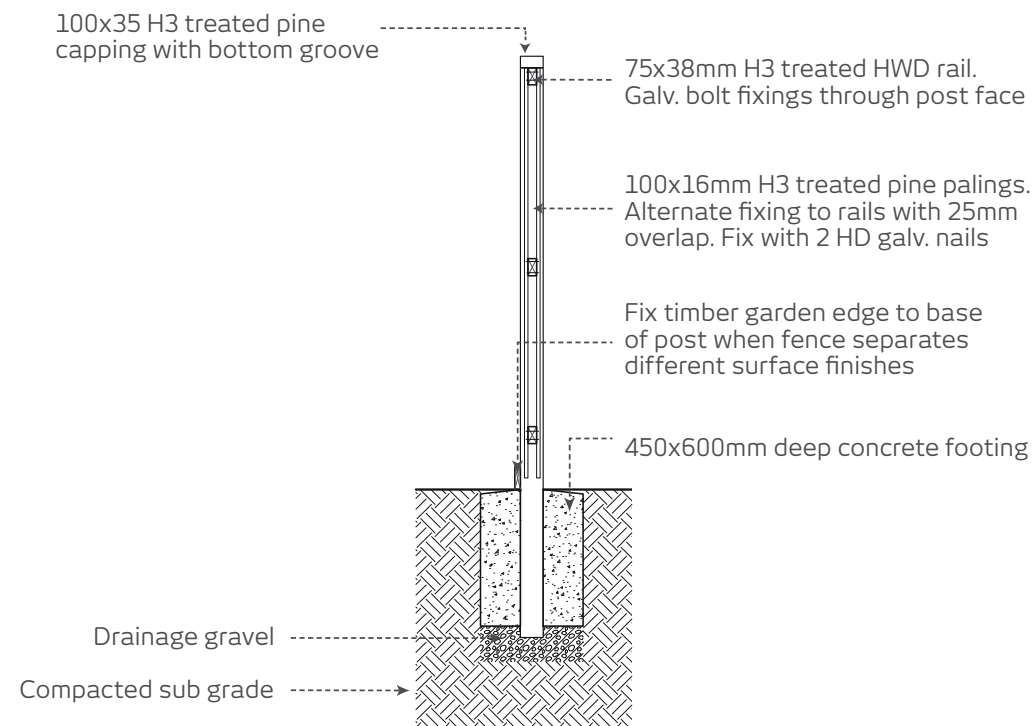
FENCE TYPE 1 FRONT ON:
GOOD NEIGHBOUR PINE FENCE



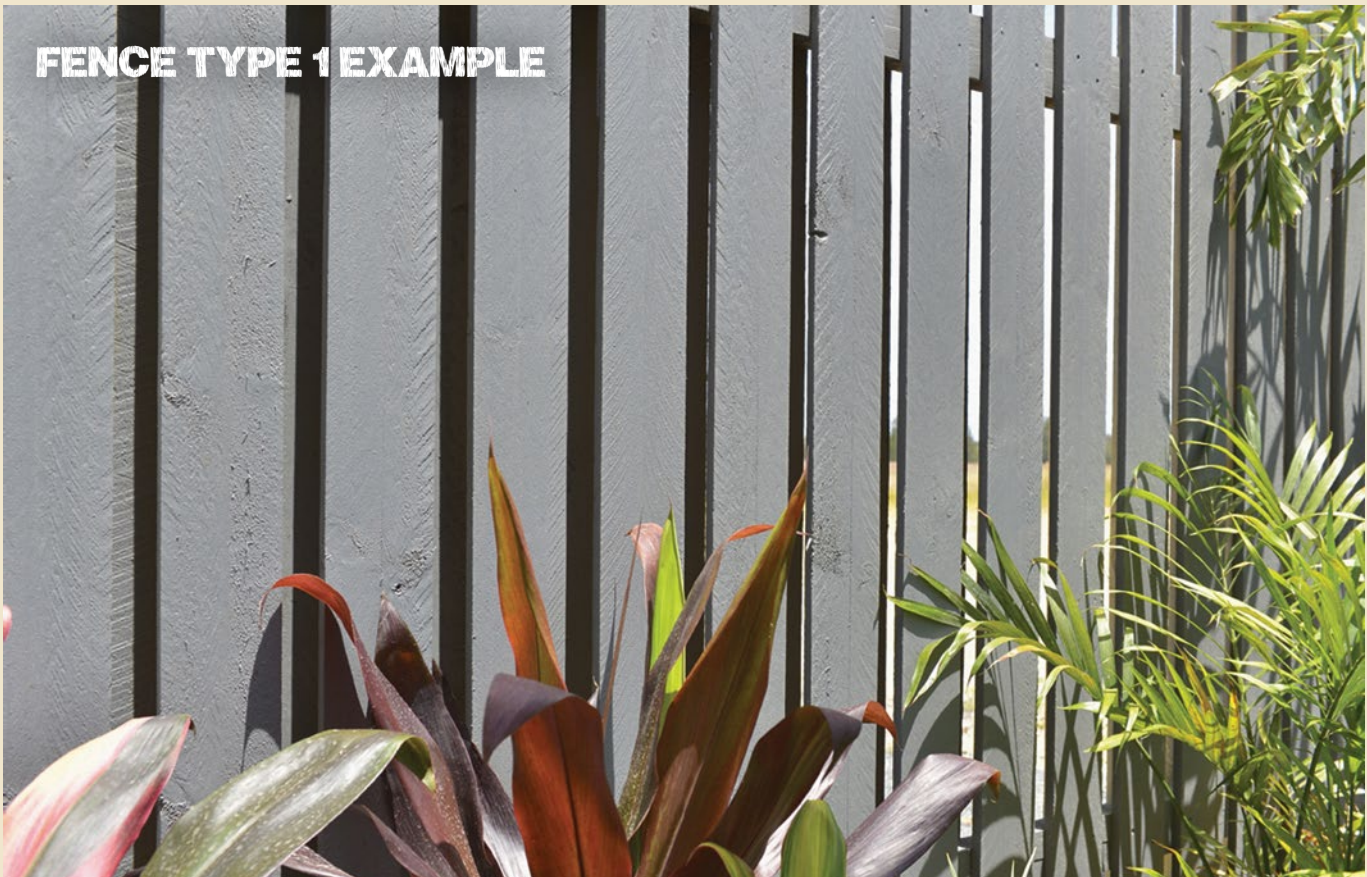
FENCE TYPE 1 EXAMPLE



FENCE TYPE 1 SIDE ON:
GOOD NEIGHBOUR PINE FENCE



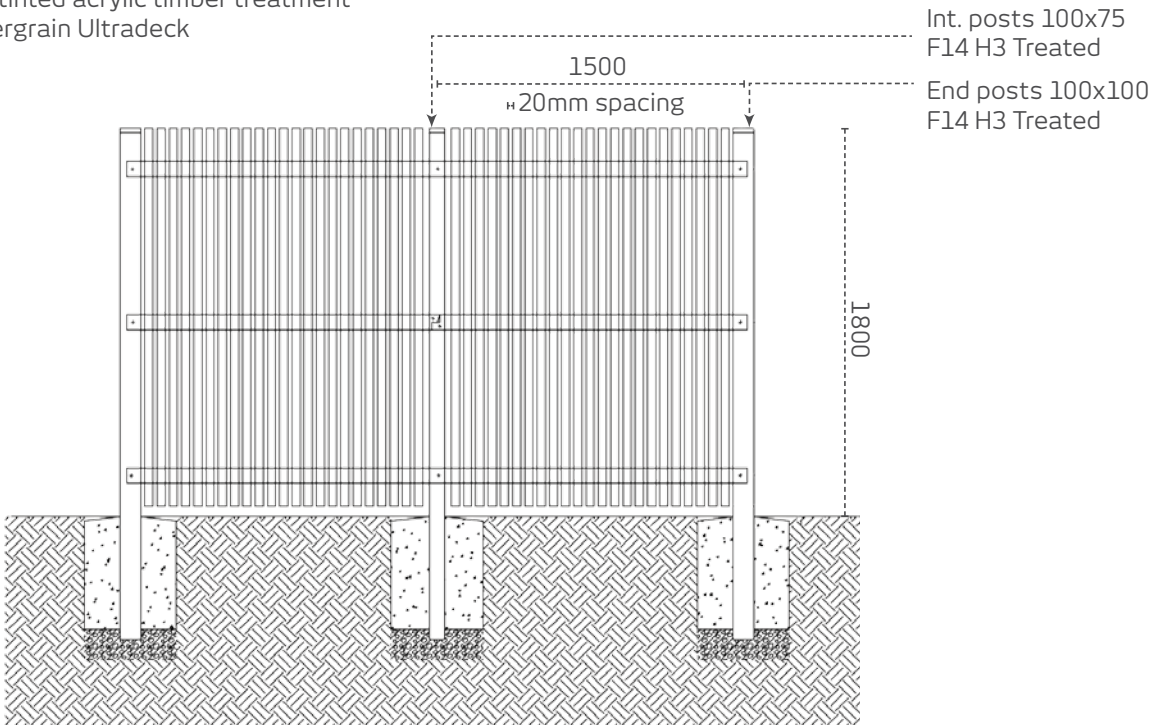
FENCE TYPE 1 EXAMPLE



ANNEXURE D: FENCE TYPES

FENCE TYPE 2A FRONT ON:
DRESSED HARDWOOD VERTICAL BATTENS

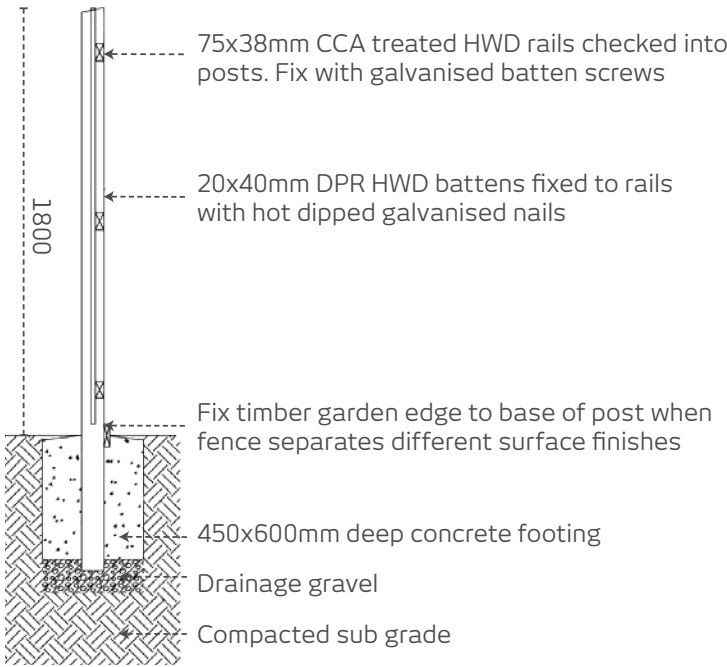
Note all hardwood timber to be treated with untinted acrylic timber treatment e.g. Intergrain Ultradeck



FENCE TYPE 2A EXAMPLE



FENCE TYPE 2A SIDE ON:
DRESSED HARDWOOD VERTICAL BATTENS

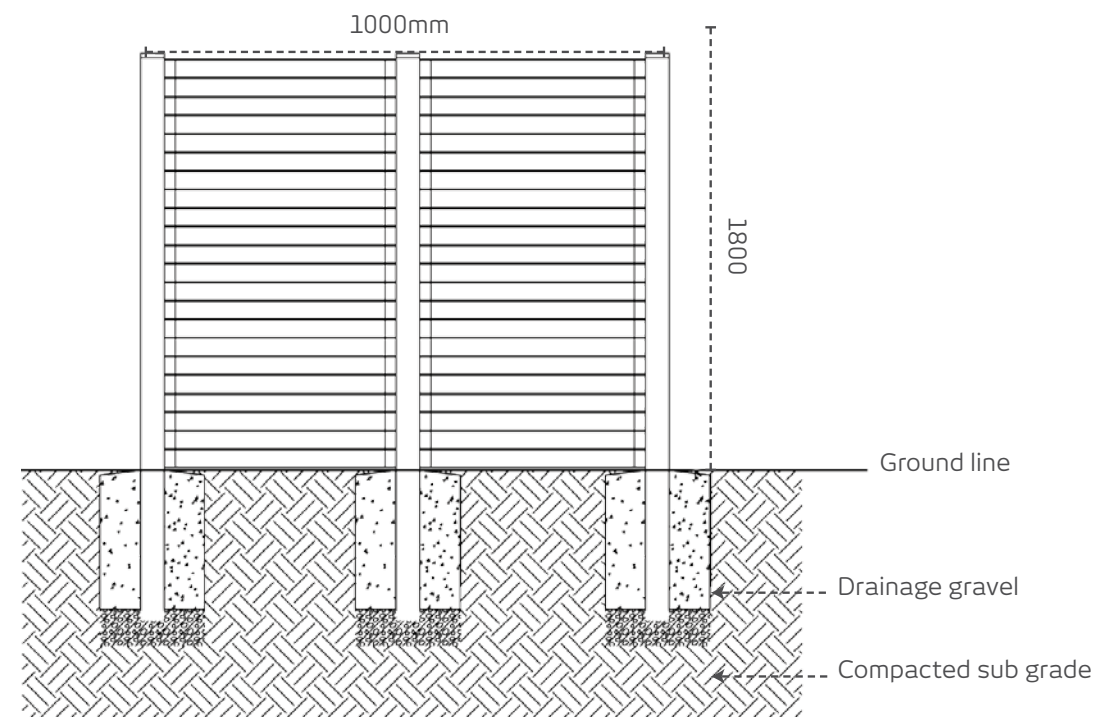


FENCE TYPE 2A EXAMPLE

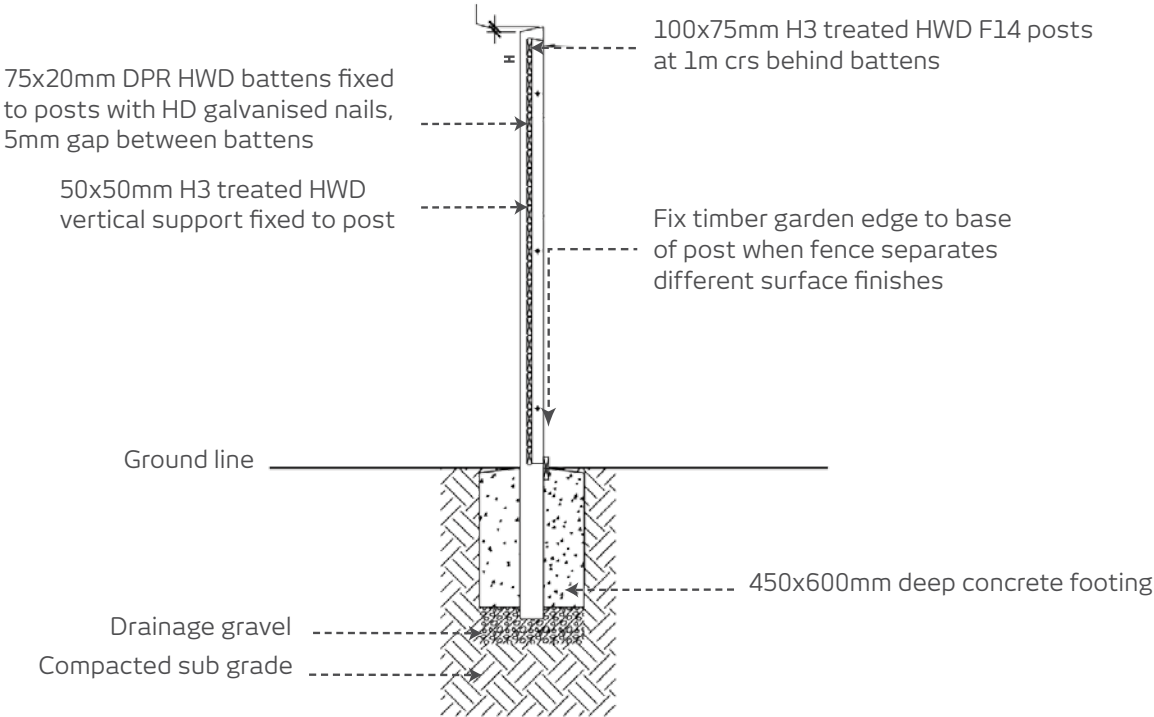


ANNEXURE D: FENCE TYPES

FENCE TYPE 2B FRONT ON:
DRESSED HARDWOOD HORIZONTAL BATTENS



FENCE TYPE 2B SIDE ON:
DRESSED HARDWOOD HORIZONTAL BATTENS



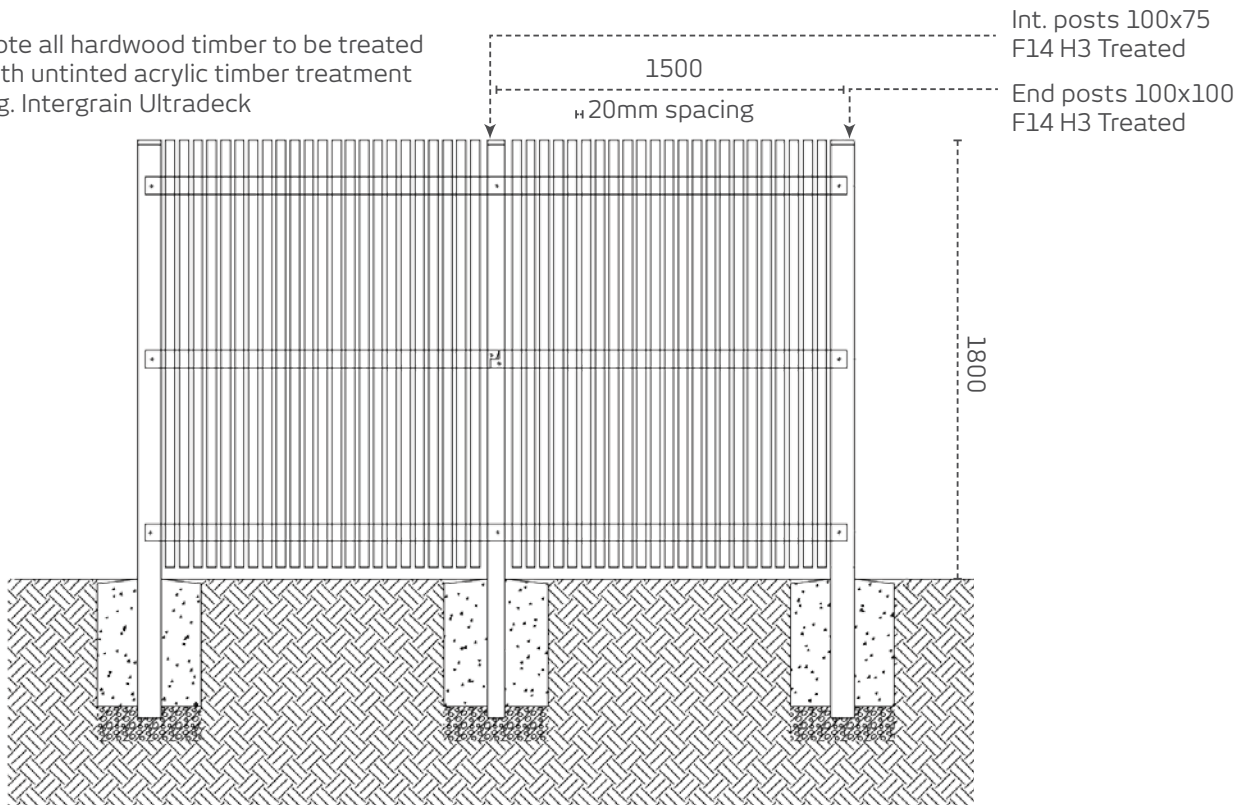
FENCE TYPE 2B EXAMPLE



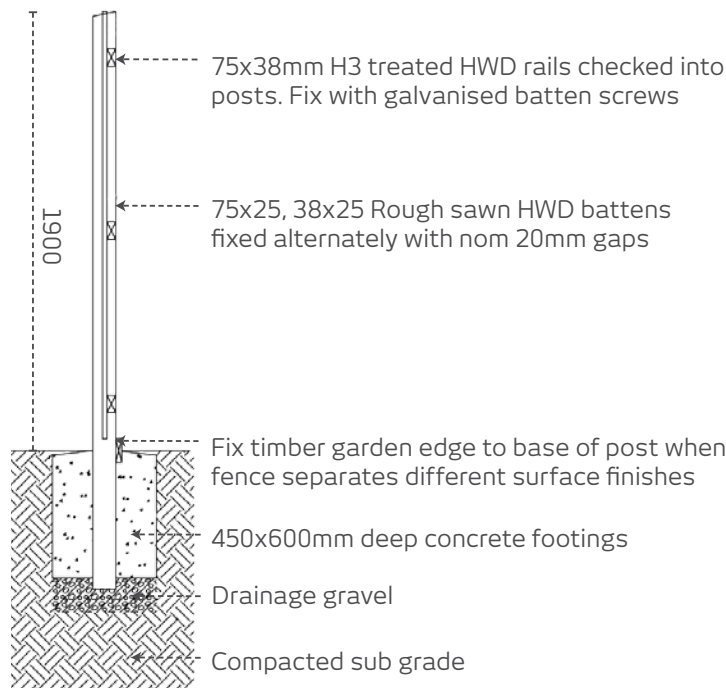
ANNEXURE D: FENCE TYPES

FENCE TYPE 3 FRONT ON:
ROUGH SAWN HARDWOOD

Note all hardwood timber to be treated with untinted acrylic timber treatment e.g. Intergrain Ultradeck



FENCE TYPE 3 SIDE ON:
ROUGH SAWN HARDWOOD

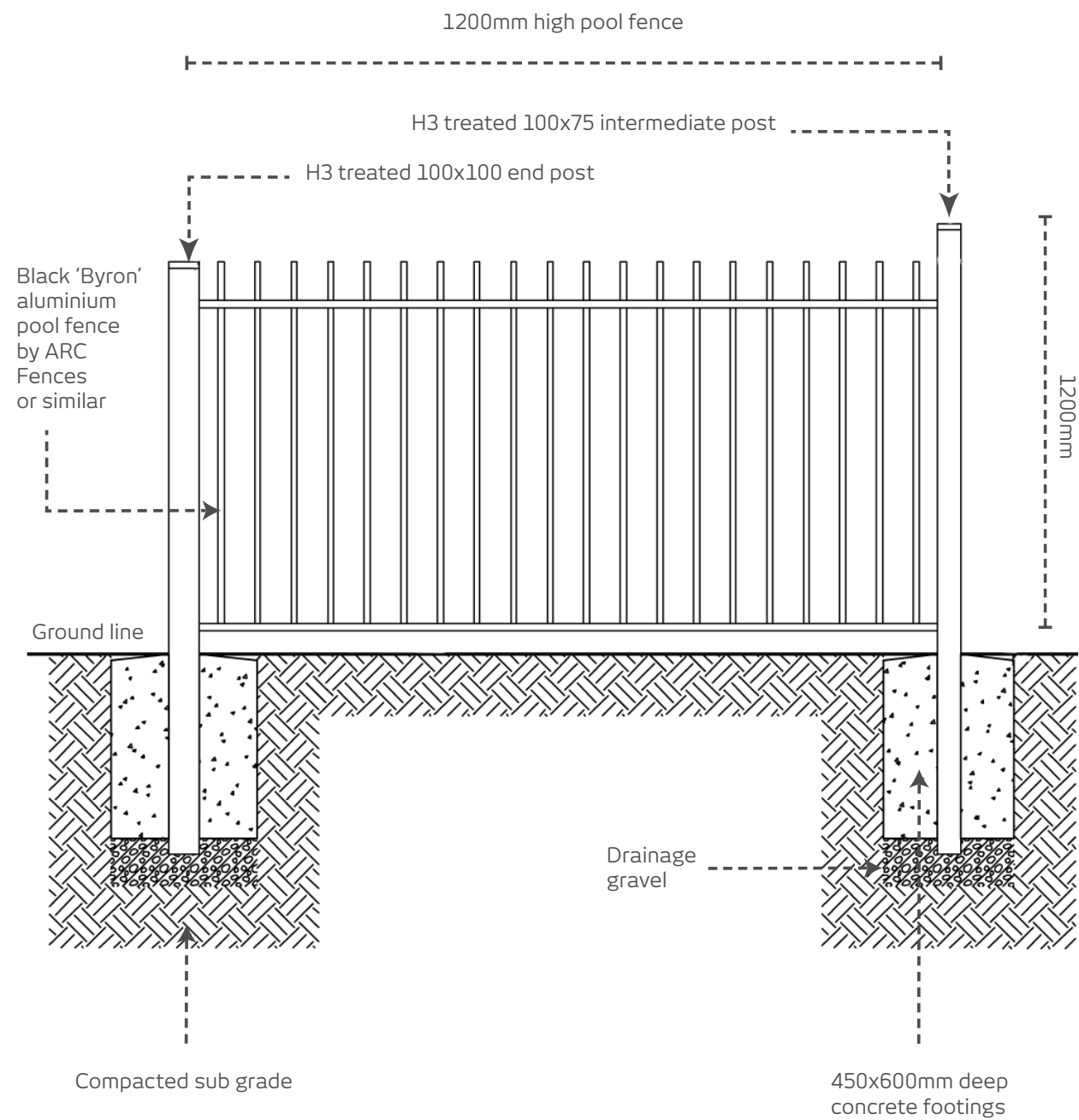


FENCE TYPE 3 EXAMPLE



ANNEXURE D: FENCE TYPES

FENCE TYPE 4 FRONT ON:
POOL FENCING



FENCE TYPE 4 EXAMPLE



COVENANT APPLICATION FORM

Please detach this form and complete details:

Lot Number: _____

Street Address: _____

Plans submitted for preliminary approval? (Please circle) YES / NO

Date of Submission: _____

Owners Details:

Name: _____

Address: _____

_____ Address: _____

Contact No: _____

Home No: _____

Mobile: _____

Fax: _____

Email: _____

Builders Details:

Company: _____

Contact Name: _____

_____ Address: _____

Contact No: _____

Business No: _____

Fax: _____

Email: _____

Checklist:

Are the following attached to your application? YES / NO

☐ Site plan – including any site features, all boundary setbacks, existing and final contours and north point (min. 1:200 scale)

☐ All floor plans – including dimensions of building setbacks plus area schedules (1:100 scale)

☐ Elevations with external colour schedule and material selections indicated (1:100 scale)

☐ External colour schedule and material selections

☐ Location of services such as water tanks, rubbish bins, air-conditioning units, clotheslines, etc.

☐ Landscape plan including any retaining walls

☐ Fencing details and location

☐ \$2,000 covenant bond to be fully refunded upon completion of the home and landscaping, and final inspection by the ARC.

I/we the owners/builder of Lot _____ at Gainsborough Greens at Pimpama acknowledge that I/we have read and accept Architectural & Landscape Guideline requirements.

Signature 1: _____ Date: _____

Signature 2: _____ Date: _____



Gainsborough Greens PIMPAMA

VISIT THE SALES CENTRE
Open daily 10am–5pm
M1 Exit 49, Cnr Yawalpah Rd & Swan Rd, Pimpama, QLD 4209

07 5549 2322
GAINSBOROUGHGREENS.COM.AU

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