



DESIGN GUIDELINES

ALLOTMENT NO:

BUYER'S NAME:

BUYER'S SIGNATURE/S:
.....

SELLER'S NAME: **ARL No 9 Pty Ltd**

SELLER'S SIGNATURE:
by its duly authorised signatory.

Protecting your
most important asset,
Your House



1.0 Samford Rise Vision

Samford Rise is a prestigious residential acreage development with a vision for a consistent high standard of house design and presentation to help maximise your opportunity for capital growth. Through consistent high standards, the value of each house can be enhanced by the quality of surrounding houses.

The Samford Rise Design Guidelines form part of your lot purchase contract. Thank you for working with us to help protect and enhance your most important asset, your house.

2.0 Approval Process

<p>Step 1: Complete and submit Design Review Application Form (DRAF)</p>	<p>The Design Review Committee (DRC) appointed by Heritage Pacific will review and approve applications to ensure a consistent high standard of house design and presentation.</p> <p>The Design Review Application Form (DRAF) can be found in Appendix A and should include the following:</p> <ul style="list-style-type: none"> a) 2 x A3 copies of your lot plan, floor plan, elevations and erosion and sediment control plan at a scale of 1:100 b) 2 x A3 copies of your detailed landscape plans at a scale of 1:100 c) schedule of external finishes and colours d) completed Builders Details Form (Appendix B). <p>Please note the following:</p> <ul style="list-style-type: none"> a) any variation to a DRAF must be resubmitted for approval b) the DRC retains the right to consider applications that fall outside of the Samford Rise Design Guidelines on their merit and on a case by case basis c) You are responsible for ensuring compliance with all relevant laws and regulations
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<p>Step 2: Design Review Committee Approval</p>	<p>DRC approval must be obtained for any design, improvement or landscaping on your allotment prior to submitting a development plan or construction certificate application to the Moreton Bay Regional Council or a private certifier.</p> <p>The DRC shall endeavor to review and respond to your DRAF within ten (10) working days of receipt of your application.</p> <p>Upon acceptance, the DRC will issue approval with or without conditions. Annexed to the approval will be a stamped copy of your approved plans for lodgment with Moreton Bay Regional Council.</p>
<p>Step 3: Statutory Approval</p>	<p>You must have full DRC approval before lodging any applications to Moreton Bay Regional Council or a private certifier for building or other approvals.</p>
<p>Step 4: Construction</p>	<p>The construction of your house should be completed within two (2) years of settlement of your purchase contract and within twelve (12) months of the commencement of its construction.</p> <p>Construction of the house should not cease for more than any period of three (3) months.</p> <p>The landscape construction should be completed within three (3) months of practical completion of your house.</p>
<p>Step 5: Final DRC Approval</p>	<p>A DRC representative will need to grant approval once all construction has been completed. This is to ensure that both your house and landscaping are in accordance with the approved plans and no damage has occurred.</p>

3.0 Design Guidelines

Quality streetscapes are what define Samford Rise. They are one of the key factors in promoting the best opportunity for capital growth. The below table outlines strategies to help create high standards of design and finish, quality landscaping and optimal presentation. By following these design guidelines your house will not only be desirable for you and your family but it will also enhance its resale value in the future. Any variations to the below requirements must be clearly identified and will require DRC approval.

1	Site Planning	Houses are encouraged to address appropriate solar orientation, prevailing breezes, location and privacy of neighbouring houses, slope constraints and existing vegetation. Houses and garages should be sited and designed to take advantage of the site conditions to minimize the extent of further earthworks.
2	House Size	To maximise the potential of your lot, houses are to be a minimum of 300m ² gross floor area inclusive of garages and outdoor living areas.
3	House Width	The Seller, may approve with discretion, a dwelling below the specified minimum gross floor area, where the house width is deemed sufficient in relation to the width of the Lot frontage, excluding statutory side boundary setbacks and provided the Seller considers all associated plans in regard to architectural merit prior to the start of construction
4	Garages	<p>A minimum of a two (2) car double lock up garage is required. A minimum of one (1) visitor parking space is recommended, two (2) is preferred within the allotment.</p> <p>It is recommended that the garage be built as part of the house and not separately. Detached garages must be constructed of the same design, colour, materials and finishes as the house.</p> <p>No garage can be occupied as a house.</p>
5	External Materials, Colours and Finishes	<p>New quality building materials shall be used to construct the house. The following building materials may be used:</p> <ul style="list-style-type: none"> a) masonry: render and paint –OR- bagged and paint textured finish –OR- a combination of both. If using bag and paint finish, it is encouraged that the elevation fronting the street be completed as full render & paint with 600mm side returns; b) good quality face brick; c) good quality timber weatherboard; d) use of stone is subject to DRC approval <p>The DRC may consider individual design proposals based on their architectural merit. Prior discussion is recommended before finalising and submitting plans for approval.</p>

6	Roofs	<p>Acceptable roof materials include:</p> <ul style="list-style-type: none"> a) Colourbond metal; b) Single profile tiles; and c) Terracotta tiles; <p>The roof material must be a non-reflective finish.</p> <p>Eave overhangs must be a minimum of 600mm wide to provide good solar protection to all openings.</p> <p>Service penetrations should be concealed from key view points.</p> <p>The scale, form, pitch, material, design and colour of the roof all contribute strongly to the appearance of the house and streetscape. Roof forms including pitch and features will be considered on their architectural merits.</p>
7	Driveways	<p>Driveways and parking areas must be constructed using quality materials and workmanship.</p> <p>Acceptable finishes include:</p> <ul style="list-style-type: none"> a) Coloured concrete; b) Paving; c) Exposed aggregate; and d) Bitumen with flush concrete kerbing. <p>Driveways including crossovers must be constructed at the same time as the house. Gravel driveways are not permitted.</p>
8	Building Envelope & Setbacks	<p>All buildings are to be built within the approved building envelope and must adhere to standard Moreton Bay Regional Council setbacks.</p>
9	Gates & Fencing	<p>All fencing is to be submitted to the DRC for approval.</p> <p>Fences should be constructed of timber posts with wire, preferably with a timber top rail. A full timber rail fence is preferable particularly along the street frontage.</p> <p>Any boundary fences adjoining environmental areas are to be built of non-combustible material and provide wildlife exclusion in accordance with the requirements of the Ecological Assessment report. Star picket, wire only and corrugated iron fences are not acceptable</p> <p>You acknowledge that, notwithstanding anything in the Dividing Fences Act 1953 (as amended) to the contrary, the developer shall not be bound and you shall not make any claim against the developer to contribute to the construction of any dividing fences between the land or any adjoining lot owned by the developer.</p>

<p>10</p>	<p>Landscaping</p>	<p>All landscaping must be completed within 3 months after the house has been constructed. As a minimum all turfing, some planting and greenery must be completed before habitation of the house.</p> <p>Native plants or plants that are endemic (native to the area) should be used to landscape your house as they are better suited to the surrounding conditions, require less water and fertiliser and are more resistant to pests and diseases. These species will keep your house and the Samford Rise streetscape looking its best all year round.</p> <p>A list of plant species used within Samford Rise is available upon request.</p>
<p>11</p>	<p>Maintenance</p>	<p>Builders, all tradespersons and contractor vehicles are not to be parked on the footpath.</p> <p>You must not allow the accumulation on the land of rubbish, building materials or stockpiles following completion of house construction including any part of the subdivision, including roadways, waterways and parks.</p> <p>From the date of purchase and from then on, you shall:</p> <ul style="list-style-type: none"> a) keep the land clear of excessive weeds by mowing. b) maintain their allotment in an acceptable state and free from rubbish. c) not store, dump or leave on the allotment any stockpile, building or other materials. d) conceal from public view waste disposal bins e) not park vehicles on the land other than in designated positions on paved, concrete or bitumen surfaces. f) conceal from view any vehicles not in good repair. <p>Should Heritage Pacific notify you that rubbish removal, slashing, mowing, maintaining or clearing of land is necessary to maintain the presentation of the development you shall carry out the works within 30 days. Failure to do so would be in breach of the Design Guidelines in which case Heritage Pacific may oncharge you the costs associated with the rectification of the breach.</p>
<p>12</p>	<p>Signage</p>	<p>No signage of any nature, including "For Sale" signs, shall be erected on your land for the full duration of the marketing period, as determined by the developer, without the prior written consent of the developer. You authorise the developer to enter upon and have access across the land for the purpose of removing any sign erected without consent.</p>

<p>13</p>	<p>Retaining Walls & Embankments</p>	<p>One of the key objectives of Samford Rise is to protect the natural land form by limiting the extent of further batters and retaining walls as much as possible to not only maximise the use of the land but also to ensure the highest possible housing presentation in Samford Rise.</p> <p>Taking such an approach to an estate has proven to provide higher demand for its properties, greater capital growth, better environmental outcomes, a better investment outcome and quality of life for residents as well as establishing a sound reputation as a premium quality acreage estate.</p> <p>It is encouraged that clients adopt this objective when selecting/ designing their home by discussing cost effective possibilities with your building designer, architect or builder such as:</p> <ul style="list-style-type: none"> • stepping the home, • use of rendered brick bases, • suspended deck or slab construction and columns. <p>Landscaped embankments should not exceed a slope of 1 in 4.</p> <p>Retaining walls are preferred to steep embankments and should be a maximum of 750mm high with stepping and terracing of walls preferred.</p> <p>To ensure a high level of presentation, street facing retaining over 750mm should be constructed of sawn finished sandstone, rendered masonry, or concrete block retaining wall system (eg: Adbri or equivalent). If less than 750mm high, it is recommended that they are constructed from treated timber, concrete block retaining wall system (eg: Adbri or equivalent), or sawn finished sandstone.</p>
<p>14</p>	<p>Letter Boxes</p>	<p>Letterboxes should be consistent with the materials, colour and detail of your house.</p>
<p>15</p>	<p>Sheds / Outbuildings</p>	<p>Must not be visibly intrusive from public areas.</p> <p>Must match the colour scheme and be visually compatible to the house. Larger outbuildings should be of a similar material and colour to the house.</p> <p>Sheds/Outbuildings should not exceed 80m² in size unless in consultation with the developers, it has been discussed about how to integrate the shed with the house design and landscaping, in which case it may be up to 120m².</p>
<p>16</p>	<p>Clothes Lines</p>	<p>Clothes lines must be concealed from public areas and street frontages.</p>

17	Recreation & Play equipment	All equipment should be located in the rear or side area of your house. Suitable screening with vegetation is encouraged and should not cause a nuisance to any other lot owner.
18	TV Antennae and Aerials	Must be unobtrusive and located towards the rear of the house.
19	Satellite Dishes	Must be located below the roof line of the house.
20	Air Conditioners	Must be located below eaves-lines and concealed from view of public areas.
21	Swimming Pools	<p>Pools and spas must be in-ground construction. Exposed edges must have a high grade finish that complements the house.</p> <p>Pools must comply with local authority regulations.</p>
22	Parking	Recreational or commercial vehicles such as trailers, boats, caravans, trucks and buses should not be parked between the front building line of the house and the front property boundary of the lot or kept in a position which is highly visible from the street. Parking on the footpath is not permitted.
23	Subdivision and Duplexes	Subdivision of the land or construction of duplex buildings are not permitted.
24	Subsequent Transfer	<p>You acknowledge that you shall not sell, transfer or otherwise dispose of your lot or any part thereof to any person without first obtaining from such person a deed of covenant in favour of the developer to be bound by the same terms and conditions as are contained in this annexure. A "person" shall include a company.</p> <p>These design guidelines are only applicable for 10 years from the date of the contract of sale attached.</p>

25	Additions and Extensions	Additions and extensions to the house and other structures are subject to the same Design Guideline requirements as the house.
26	Vegetation	All vegetation outside the development footprint on each allotment at the time of purchase is subject to by Moreton Bay Regional Council's Natural Assets Local Law. You must obtain consent from Moreton Bay Regional Council prior to removal of any significant vegetation.
27	Electrical Power	All power to any house or outbuildings must be located under the ground.

The DRC maintains the right to alter these design guidelines at anytime without consultation or recourse.

-END-



**Appendix A
Design Review Application Form**

Date:.....

Property Details

Stage:.....

Lot:.....

Street Address:.....

Owner's Details

Surname:.....

Given Names:.....

Address:.....

Phone: Bus..... Fax:.....

A/H:.....

Mobile:.....

Email:.....

Builder's Details (See Appendix B)

Architect/House Designer's Details

Name:.....

Lic. No.:.....

Company Name:.....

Address:.....

Phone Bus:..... Fax:.....

A/H:.....

Mobile:.....

Email:.....

Landscape Designer's Details

Name:.....
Lic. No.:.....
Company Name:.....
Address:.....
Phone Bus:..... Fax:.....
A/H:.....
Mobile:.....
Email:.....

Landscape Contractor's Details

Name:.....
Lic. No.:.....
Company
Name:.....
Address:.....
Phone: Bus..... Fax:.....
A/H:.....
Mobile:.....
Email:.....

**Appendix B
Builder's Details Form**

Property Details

Stage:..... Lot:.....

Street:.....

Owner's Details

Surname:.....

Given Names:.....

Address:.....

Phone: Bus..... A/H:.....

Mobile:.....

Builder's Details

Builder's/Company Name:.....

Lic. No.:.....

Company ABN:.....

Address:.....

Phone:.....

Fax:.....

Site Manager's Name:.....

Mobile:.....

A/H:.....

Email:.....

Builder's Declaration

I have read Version..... of the Samford Rise Design
Guidelines.

Signed:..... Name:.....

Date:.....