



# **DESIGN GUIDELINES**

Parklakes II is a thriving community set amongst pristine lakes and beautiful treelined backdrops. Parklakes II building covenant forms part of your contract of sale and assists you when designing your home and landscape. The covenants are intended to establish standards of construction which in turn create an attractive, unified modern environment.

Adhering to the design guidelines will ensure interest and variety is formed within the streetscape and aims to protect your investment.

However, notwithstanding the Covenants contained herein the Seller (Parklakes II) reserves the right at the request of a buyer or at its own discretion to vary, add to or exclude any of the obligations under the Covenants in respect of any Lot provided that such action will only be taken by it in keeping with the aims to establish a modern well-designed residential estate. The Seller will not be liable to the buyer or any other owner for any variation, addition, or exclusion of these Covenants.

The Buyer acknowledges the Seller may waive the benefit of any Covenant or elect not to enforce the Building Covenant or other covenants, which are obtained from any other buyer of land within Parklakes II or the Seller's development.

# **BUILDING APPROVAL PROCESS**

#### STEP 1

### **DESIGN**

The buyer, architect, designer and/or builder should have complete understanding of the following guidelines prior to beginning the design process for any lots. Having a full understanding of these guidelines will ensure no delays in the approval process.

#### STEP 2

#### **COVENANT APPROVAL**

The buyer, architect, designer and or builder must prepare and submit a full set of design and construction documentation for assessment. Documentation is to be submitted along with completed application forms. Failure to submit all the required information will slow the assessment process and will result in approval delays.

Please send documentation and completed checklist to admin@parklakes2.com.au

Covenant approval MUST be gained PRIOR to building approval.

#### STEP 3

#### LOCAL AUTHORITY APPROVAL

Upon covenant approval being issued, the buyer shall then submit documentation to the local authority or private certifier for building approval/certification.

## STEP 4

#### **BUILD YOUR HOME**

Once all necessary documentation and approvals have been received, house construction can begin.

# **BUILDING DESIGN**

#### SITING GUIDELINES

Minimum setbacks and siting requirements are to be as per attached Plan of Developments and Notes & Details.

Requests for changes to the Plan of Development (POD) & Development Notes & Details are to be made direct to the local authority as a "siting variation".

#### STREET FRONT DESIGN

Two homes with the same or similar presentation are not permitted for construction within a 3 home vicinity. Variations in roof lines, verandahs, entries, window treatments, gable treatments, front door and garage finishes, materials and/or colours must be used to overcome this problem. Should a compromise not be reached it will be decided by the first to receive their covenant approval.

Without limiting the power of approval reserved by the Seller elsewhere in the covenant a minimum building frontage width of 75% of the lot frontage width is to apply. The Building width shall be measured to the outermost projection (i.e. eaves).

All front, side and rear boundary setbacks are measured from boundary to wall, not OMP.

#### **DUPLEX LOTS / DUAL KEY DWELLINGS**

Duplex lots are pre-nominated by Parklakes II. Reconfiguration of a standard home lot to a duplex lot is not permitted without prior approval from Parklakes II and the local authority.

Dual key dwellings designed for dual living are not to be built within Parklakes II. A dual key apartment or property is one which (most commonly) has a selfcontained studio accessed by a second entry door. Unlike a duplex, the primary and secondary dwelling share one title.

#### **MATERIALS / COLOURS PERMITTED**

- Rendered block / Face brick can be used as a feature. It can only account for up to 25% of the total façade area.
- Weatherboard or similar in appearance made of timber or lightweight material
- Timber feature work
- Stone

**NOTE:** Bagged render finishes and double height or common bricks are *not permitted*.

The Developer retains the right to approve or reject some brick colours and profiles at their sole discretion.

A minimum of two variations of colour, material or profile (excluding windows, doors, garage doors and roof) must be incorporated.



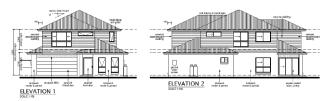
#### **CORNER ALLOTMENTS**

Corner allotment homes need to demonstrate a clear primary and secondary frontage.

Should the home be 2 story then the first and second story on the secondary frontage will follow the same conditions as noted. See below example.

Ground floor alfresco areas must be screened and private from street view.

Example of permitted 2 story designs on corner blocks



Stroud homes Kirra 270 classic

#### **ROOF PITCH**

Roofs are to be constructed with colorbond or equivalent (not zincalume) or tiles. Roof pitch is to be minimum 20 degrees for hip roofs and minimum 10 degrees for skillion roofs.

Roof pitches outside these parameters will be considered on architectural merit.

#### **DRIVEWAYS & CROSSOVERS**

The verge profile from back of kerb to the lots front boundary must remain as built, with no levels to be altered. The height of water meter and NBN boxes are to remain as built. The buyer must not frame around service boxes. Any non-conformance notices due to alterations on or around services will result in rectifications being made at the owner's expense.

Driveways must be constructed prior to occupation of the main building and extend from the kerb edge to the full depth of the garage and or carport.

Only 1 driveway per property is permitted.

Maximum driveway width on public land shall be 4.8m for double garage and 3.5m for single or tandem garage.

Driveway finish must be exposed aggregate or colored concrete. Plans submitted that do not include driveway finish will not be approved.

NOTE: Plain or painted concrete is not permitted.

#### Exposed aggregate driveway examples



Coloured concrete driveway example



Should a verge garden be installed within the area of a new driveway then the Seller must be notified so its contractors can be engaged to investigate the potential relocation of the garden.

#### **GARAGES**

Each dwelling on a lot with a frontage of 12m or greater must contain a minimum of two lock-up garages as part of the dwelling. Any additional carports must also be incorporated as part of the dwelling.

Each dwelling on a lot with a frontage of less than 12m must contain a minimum of one lock-up garage as part of the dwelling and a minimum of one other off-road car space is to be provided.

Boats, caravans, motorhomes, or trailers are not permitted in the front yard or street, they must be garaged or located behind the front fence return.

# **LANDSCAPING**

#### LANDSCAPING DESIGN

Front landscape designs must be submitted at time of covenant approval application. Failure to submit landscape plans will prevent an approval being issued. Hand drawn plans are acceptable.

Front landscaping must be completed within 12 weeks of house completion. This includes turfing and planting.

A maximum of 70% of the front and secondary frontages (not including driveways, decks, or paths) are to be turfed using 'A' grade turf. The remaining 30% area must be landscaped and include a mixture of trees, shrubs, plants, and ground cover to provide layering.

All garden beds are required to be mulched. Pebbles or rock are permitted in garden beds to integrate with driveway material.

**NOTE:** Straw, grass clippings & newspaper mulch are *not permitted.* 

Water meter box, NBN pits or other services must not be placed inside garden beds or driveways. Should these services require relocating it will be at the expense of the owner.

#### Example of submitted Landscape design



#### **FENCING**

Fencing to your lot and those of your neighbor's will affect the overall appearance of Parklakes II. Fencing is compulsory and must be erected prior to occupation of the dwelling. All boundary fencing should be discussed with your neighbor prior to installation. Please refer to the relevant Neighborhood Disputes Resolution Act 2011 and/or any guidelines in your state and local government regarding fencing requirements.

Fences are not to be constructed on the front boundary of the lot or forward of the front building line of the dwelling. All fencing returns to the home must be set 1 meter back from the front building line of the home.

Should the side fencing returns be greater than 3 meters and/or incorporate double gates then styles provided below need to be applied.

Duplex fencing: All 1.8m high fencing to a street frontage (front or side) must be setback a minimum of 1m from the property boundary and provide dense landscape screening.

#### **FENCING - CORNER ALLOTMENT**

Fencing to secondary frontages on corner allotments must be 1.8m high.

Corner allotment fencing must be constructed to match the style of the main dwelling. Accepted styles of corner lot fencing can be found in the below examples. Treated pine corner fencing must be lapped and capped as a minimum and must be stained or painted to match in with the house colours.

Should fence type in figure 2 be selected it must be set back a minimum of 1 meter from the boundary and planted out in front.

**NOTE:** Colourbond fencing or unfinished timber is *not permitted.* 

**Example of Corner Lot approved fencing** 





#### **RETAINING WALLS**

Installation of retaining walls to the front of the dwelling are to be completed prior to occupation of the dwelling and must be either treated hardwood, concrete (not plain), stone, rendered and painted masonry or other material approved by the Developer. Where side retaining walls protrude forward of the front building wall, they must be tapered to meet the profile of the finished ground line.

**NOTE:** Treated Pine retaining walls are *not permitted.* 

Any plans submitted not showing fencing and/or retaining walls will not be approved.

Developer installed fencing, retaining walls or entry statements must remain and not be removed or altered. Any damage or repairs will be at the expense of the lot owner.

#### **LETTERBOXES**

Generally, a face or rendered brick or a coloured non-reflective metal letterbox is permitted. Letterboxes must be of a colour to complement the dwelling.

# ANCILLARY STRUCTURES & AMENITIES

No construction of any improvements or structures including pergolas, carports, fences, or pools is to take place unless the building plans have been submitted to the Seller/Developer for covenant approval.

#### **OUTBUILDINGS / GARDEN SHEDS**

Sheds of subdued colours are permitted and must be situated at the rear of the lot in a manner and position acceptable to the Seller. Unpainted galvanised iron, zincalume finishes or similar are not permitted. Sheds greater than 9m2 in area and 2.4m in height will require prior approval of Parklakes II. Sheds approved that are greater than 9m2 must observe plan of development setbacks. Sheds must not be constructed within drainage swales along rear or side boundaries.

#### **RUBBISH & COMPOST BINS**

Rubbish bins are to be screened from public view and located behind front fencing returns. They are not to be left out beyond the front setback to the dwelling unless it is collection day.

#### **SATELLITE DISH & ANTENNAE**

External TV antennae, other aerials and satellite dishes must be unobtrusive and located towards the rear of the dwelling.

#### **CLOTHESLINES**

Clotheslines must be concealed from public view and located behind front fence returns.

#### **AIR CONDITIONING UNITS & SOLAR PANELS**

Air conditioners are to be suitably located to ensure they are concealed from public view.

Solar panels are encouraged for energy efficiency, however installation should be integrated with the roof design and positioned to minimize visual detraction from the street.

#### **HOT WATER UNITS & EXTERNAL PLUMBING**

Hot water service units and external plumbing must not be visible from the street frontage(s). All gutters and downpipes shall be pre-finished or painted to compliment the dwelling. Apart from gutters and downpipes, all plumbing and service conduits and pipes shall be wholly contained within the building and not be visible externally.

#### **WATER TANKS**

Water tanks are not compulsory, if they are installed, they must be located either underground or screened from street view. Tanks must be shown on building plans at time of covenant approval submission.

#### NATIONAL BROADBAND NETWORK (NBN)

Parklakes II will be supplied with NBN. In-house wiring must comply with the requirements of NBN Residential Preparation and Installation Guide. The owner and builder will be responsible for these requirements with the owner to speak with their chosen builder at time of house construction. During construction the builder is required to provide an empty conduit from the pit to the garage and arrange for installation by an NBN installer.

Connection to the NBN network will not be able to occur without pre-installation completion and a LOC-ID number allocated.

NBN pits must not be concreted inside driveways and an alternative driveway location will be required should an NBN pit be installed within a proposed driveway. It is the owners/builder's responsibility to check this prior to house construction on the lot.

# CONSTRUCTION & ONGOING OBLIGATIONS

#### **CONSTRUCTION TIMEFRAME**

Building works must commence within 2 years of land settlement and is to be complete no later than 9 months from commencement.

#### OWNER OBLIGATIONS

From the date of purchase of the lot whilst the works are in progress and from then on, Owners must:

- a) Comply with these guidelines.
- b) Ensure that lawns and gardens are regularly maintained, even if vacant.
- c) Keep land clear of rubbish and garbage.
- d) Not store or leave any soil, building or other materials on the land or adjacent lots.
- e) Repair damage to public and/or common property caused by the Owner or any contractor, supplier, or invitee of the Owner in connection with the building works.
- f) Ensure verge gardens/street trees are not damaged or removed.
- g) Ensure vehicles are parked in designated car parking spaces.
- h) Conceal from view any vehicles not registered and/or in regular use.
- Responsible for supplying a site bin by means of skip bin or wrapped cage during the build which is to be emptied when full.
- j) Ensure that any bushfire management plan that applies to the Owner, or the Lot is always complied with.

You as the owner agree that in the event that the Registered Owner does not strictly comply with the Covenants without prior written approval, Parklakes II will have legally enforceable rights against the Registered Owner in accordance with the terms of the Contract.

#### **SALE BY THE BUYER**

The Buyer, transferee or disponee ("Future Seller") prior to the sale or disposition of the lot to another party ("Future Buyer") must:

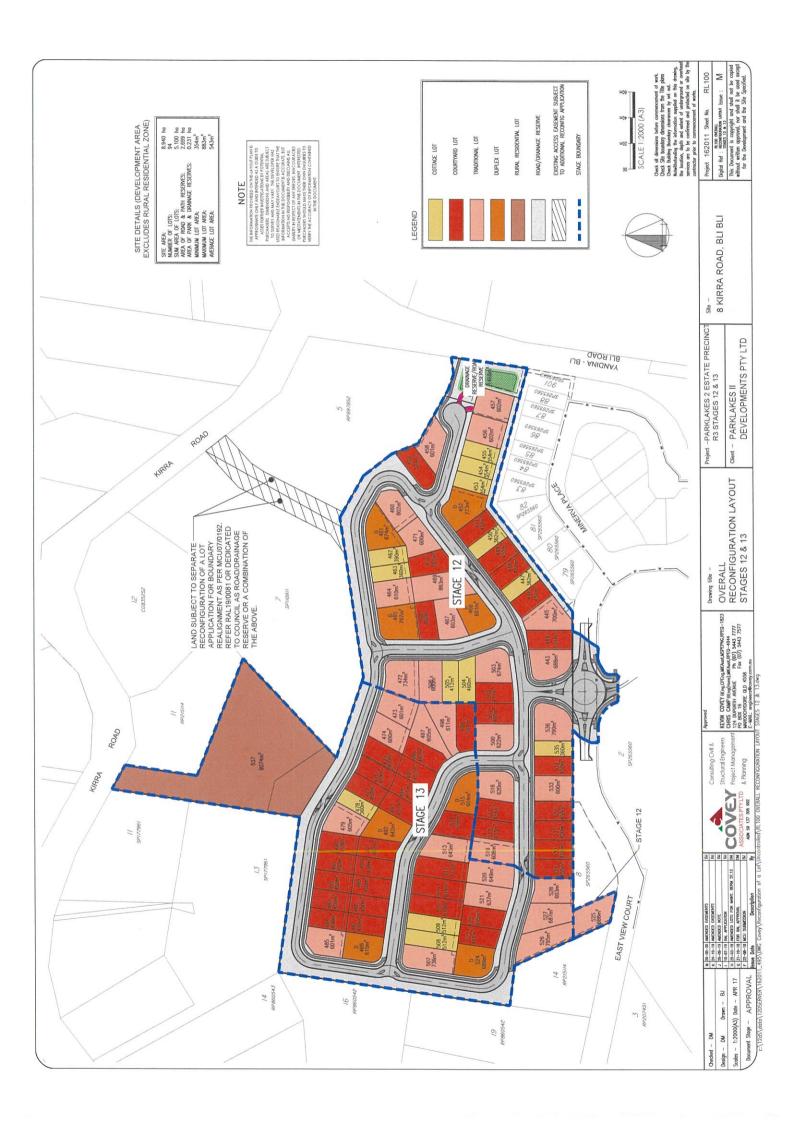
a) Obtain from the future Buyer a covenant in the form of a written deed of covenant whereby the future Buyer agrees to be bound by the terms of these covenants as if the future Buyer was a party to this agreement and including an obligation for each future Buyer, transferee or disponee to obtain a further deed of covenant from any subsequent future Buyer, transferee or disponee.

#### **SIGNS**

No rental signs shall be placed on the property or in the house for the rental advertisement of the property unless otherwise approved by the Seller. Builder construction signs will be permitted whilst the dwelling is under construction. The Buyer irrevocably authorises the Seller to enter the property to remove any sign erected. The Buyer releases the Seller from any claim in respect to the removal of any sign from the property in accordance with this clause.

# **APPENDIX 1: POD PLANS & NOTES**

The following pages are the approved POD Plans and Siting/Setback Notes for Parklakes II Stages 12 and 13.

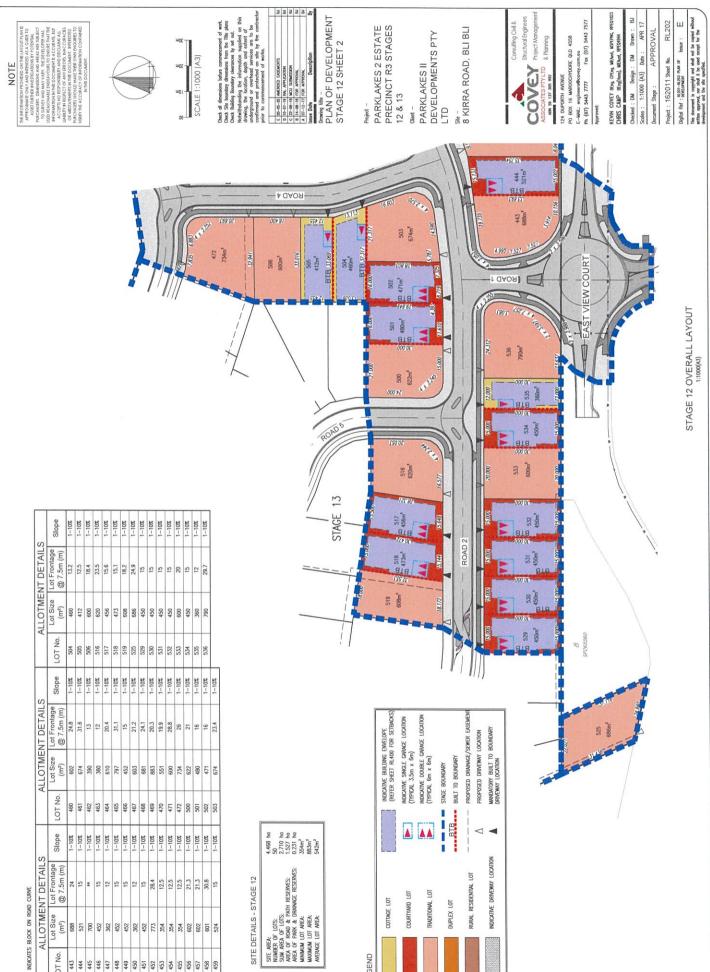




MANDATORY BUILT TO BOUNDARY DRIVEWAY LOCATION

INDICATIVE DRIVEWAY LOCATION

This document is copyright and shall not be copied without exproved, nor shall it be used except for the development and the site specified.



LEGEND

LOT No.







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STAGE 13

PARKLAKES 2 ESTATE PRECINCT R3 STAGES

PARKLAKES II

DEVELOPMENTS PTY LTD

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Structural Engineers Project Manage COVEY

124 DUPORTH AVENUE

Fax (07) 5443 7577 PO BOX 16 MAROOCHYDORE QLD 4558 E-MAL: engineers@covr Ph (07) 5443 7777

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Project: 162011 Sheet No. RL203 This document is copyright and shall not be copied without mitten approval, nor shall it be used except for the beelopment and the site specified. Digital Ref : RE201-RE23 PLAN OF Issue :

OCCUPANCY

1. DUPLEX THEE 'A' LOTS ARE STANDARD DUAL OCCUPANCIES WHERE NOMINATED ON AN APPROVED PLAN OF DEPLOAPMENT FOR INSIDE AND FEAR STENOWN ON THE PLAN OF DEPLOAPMENT FOR EACH LOT, IN ALL OTHER RESPECTS THEY ARE TO BE ASSESSED ADMISSIONS OF SEPS DUAL COCUPANDY CODE. 1. REQUESTS FOR CHANGES TO THE APPROVED PLAN OF DEVELOPMENT FOR INDIVIDUAL LOTS TO SUIT SPECIFIC SITE CONDITIONS ARE TO BE MADE TO COUNCIL AS A "SITING VARATION" ("CAR" - CONCURRENCE AGENCY REFERRAL). 2. MAXIMUM DRIVEWAY WIDTH ON PUBLIC LAND SHALL BE 4.8m FOR DOUBLE GARAGE AND 3.5m WHERE SINGLE OR TANDEM GARAGE.

ANY CHANGE TO DUAL OCCUPANCY AS SHOWN ON THE APPROVED PLAN OF BOYLELOPMENT REQUIRES A CHANGE APPLICATION OR GENERALLY IN ACCORDANCE APPLICATION.

 ANY 1.8m HIGH FENCINC TO A STREET FRONTAGE (FRONT OR SIDE) MUST BE SETBACK A MINIMUM OF 1 THE FROM THE PROPERTY BOUNDARY AND PROVIDE DENSE SCREENING LANDSCAPING. 4. ALL CLOTHES DRYING, RUBBISH STORAGE AREAS AND UTILITIES SUCH AS TANKS, HOT WATER SYSTEMS AND AIR CONDITIONING SYSTEMS ARE TO BE SOFFEED FROM THE STREET AND DIBLIC DRYD. RACES. ALTRESO. AREAS (GROUND LETCH) MUST CONTIAN ACEQUATE PRINCY SCREENING AND BE DUT OF VIEW FROM STREET.

DUAL OCCUPANCY TYPE 'B' NOTES:

6. ON IRREGULAR LOTS, IN ORDER TO DETERMINE FRONT, REAR AND SIDE SETBACKS, THE ROAD FRONTAGE IS THE WIDTH OF THE LOT MEASURED 7,5m BACK FROM THE FRONT BOUNDARY ALONG THE SIDE BOUNDARIES.

7. ALL BUILDING DESIGN TO CONFORM WITH MINIMUM BUILDING FIRE SEPARATION UNDER THE BCA, UNLESS BUILT BOINDARY WALL IS FIRE RAFFD.

5. FOR ALL DWELLINGS, FRONT, SIDE AND REAR BOUNDARY SETBACKS ARE MEASURED TO THE WALL OF THE BUILDING. EAVES AND FASCAL MOST DE 4,5m. CLEEN FROM THE BOUNDARY EXCEPT WHERE BUILT TO BOUNDARY (REFER TO POPELCHARINT CONTROLS FOR SAULL LOTS)

3. GARAGES AND CARPORTS ARE TO BE SIMILAR IN APPEARANCE TO THE DWELLING.

1. TYPE 'B' DUAL OCCUPANCY LOTS MUST INCORPORATE A FACADE TO THE FRONT OF THE LLOT WHICH REFLECTS THE APPEARANCE OF A DETACHED DWELLING.

2. THE TYPE 'B' DUAL OCCUPANCY MUST PROVIDE 2 CARDARNS PER UNIT (1 COVERED, 1 IN TANDEM IN THE DANGWAY A MINIMUM OF 5.5M LONG), FULLY ACCOMMODATED WITHIN THE SITE. FROM THE STREET, THE GRANGE MUST HAND THE APPEARANCE OF A DOUBLE GRANGE CHANGE THE LAPERANCE OF A DOUBLE GRANGE.

8

8. WHERE A HOUSE IS 'BUILT TO BOUNDARY' ON ONE SIDE OF A LOT, IT MUST CONFORM WITH THE MINIMUM SETBACK THE OPPOSITE SIDE IN ACCORDANCE WITH THE DESIGN CRITERION TABLE ON THIS PLAN.

9. ON TRADITIONAL CORNER ALLOTMENTS, ANY 1.8m HIGH FENCING TO A STREET FRONTAGE (FRONT OR SIDE) MUST SETBACK A MINIMUM OF 1m FROM THE PROPERTY BOUNDARY AND PROVIDE DENSE SCREEN LANDSCAPING.

TRADITIONAL LOT NOTES:

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3. EACH UNIT MUST BE CLEARLY NUMBERED (IE 6A, 6B) FOR EMERGENCY SERVICES.

4. ALL CUCHES DRYING, RUBBISH STORAGE AREAS AND UTILLITES SUCH AS TANKES, HOT WATER SYSTEMS, AND ARK COMDITIONING SYSTEMS, ARE TO BE SOREENED FROM THE SINGER AND PUBLIC OPEN SPACES, ALFRESCO AREAS (GROUND LEVEL) MUST CONTIN ADEQUATE FRANKAT SCREENING AND BE OUT OF 1919 FROM STREET.

5. SIDE AND REAR BOUNDARY SETBACKS ARE MEASURED TO THE WALL OF THE BUILDING.

6. TYPE 'B' DUAL OCCUPANCY MUST NOT BE LOCATED DIRECTLY BESIDE EACH OTHER OR DIRECTLY ACROSS THE ROAD FROM EACH OTHER. 7. ALL BUILDING DESIGN TO CONFORM WITH MINIMUM BUILDING FIRE SEPERATION UNDER THE BCA, UNLESS BUILT TO BOUNDARY WALL IS FIRE RATED.

SECONDARY DWELLINGS UP TO 45m<sup>4</sup> MAY FORM PART OF A DETACHED DWELLING IN ACCORDANCE WITH THE DEFINITION OF DETACHED HOUSE UNDER MARROCHET HAAR 2000 ON LOTS EDUAL TO OR ABOVE 800m<sup>2</sup>. SECONDARY DWELLINGS ON LOTS BELOW 800m<sup>3</sup> WILL NOT BE SUPPORTED BY COUNCIL.

2. SECONDARY DWELLINGS MUST NOT EXCEED 45m2 AND MUST BE ATTACHED TO THE MAIN DWELLING.

1. FOR TRADITIONAL LOTS OF 600m<sup>2</sup> OR GREATER, UNLESS OTHERWISE SPECIFIED, DWELLINGS MUST COMPLY WITH THE LOCUREMENTS OF MIPZOOD DWELLING HOUSE CODE, THE QUEENSLAND DEVELOPMENT CODE AND THE TYPICAL TRADITIONAL LOT ARRANGABLENT BELOW.

SECONDARY FRONTAGE NO GARAGE

BUILDING ENVELOPE GROUND FLOOR ONLY

4.5m

STREET FRONTAGES

- TO WALLS

- TO OUTERMOST PROJECTION

DUAL OCCUPANCY SETBACKS

1.5m

SIDE & REAR

1.5m -FIRST STOREY

mč.! FIRST STORE

28 October 201

SUNSHINE COAST REGIONAL COUNCH

**APPROVED** 

COURTYARD LOTS DESIGN CRITERIA FOR SMALL RESIDENTIAL LOTS COTTAGE LOTS

TYPICAL TRADITIONAL CORNER

PRIMARY FRONTAGE GARAG

LOT ARRANGEMENT SCALE 1:50 A3

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MAXIMUM SITE
COVERAGE MINIMUM

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(b) 5.5m TO GARAGE DOOR AND 3.0m (b) 5.5m (b) 15.5m (b) 15.5m (c) 2.0m TO OUTER MOST PROJECTION (c) 2.0m TO OUTER MOST PROJECTION (c) (a) 1.0m FIRST STOREY (b) 3.0m SECOND STOREY a) 0.3m FIRST STOREY b) 1.0m SECOND STOREY MINIMUM FRONT SETBACK MINIMUM REAR SETBACK MINIMUM SIDE SETBACK (BUILT TO BOUNDARY)

MINIMUM SIDE (a) 1.0m FIRST STOREY
SETBACK (NON (b) 1.5m SECOND STOREY
BUILT TO IINIMUM PARKING BOUNDARY)

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BUILDING ENVELOPE GROUND FLOOR ONLY

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OCHERECTIVE DEVICES TO THE UPSTANES WINDOWS SUCH AS RAISED SILLS, FIXED OPAQUE GLASS, ETC. THE NEED TO IMPLEMENT OR USE SCREENING OR ALTERNATIVE DEVICES BUILDING HEIGHT TWO STOREY HOMES

b) THE MAXIMUM HEIGHT OF BUILT TO BOUNDARY WALLS IS 3.5m a) THE MAXIMUM COMBINED LENGTH OF BUILT TO BOUNDARY WALL IS 15.0m OR 50% OF THE BOUNDARY LENGTH,WHICHEVER IS THE GREATER. c) 0.3m CLEARANCE FOR 'BUILT TO BOUNDARY' LOTS TO NEAREST SIDE ELEMENT 5.5 3) THE MAXIMUM HEIGHT OF BUILT TO COMMENCEMENT OF BUILDING WORKS ON THE RESPECTIVE ALLOTMENT. a) THE MAXIMUM COMBINED LENGTH OF BUILT TO BOUNDARY WALL IS 15.0m OR 50% OF THE BOUNDARY LENGTH, WHICHEVER IS THE GREATER. c) 0.3m CLEARANCE FOR 'BUILT TO BOUNDARY' LOTS TO NEAREST SIDE BUILT TO BOUNDARY

Notwithstanding the information supplied on this drawing, the location, depth and extent of underground or overhead services are to be confirmed and protected on site by the contractor prior to commencement of works. MUL SUBMISSIONS

AMENDED NOTES & LOT CALCULATIONS

AMENDED NOTES

Description Check all dimensions before commencement of Check Site boundary dimensions from the Title I Check Building Boundary clearances by set out. -09-19 AMENDED NOTES

DEVELOPMENT NOTES & DETAILS

DEVELOPMENTS PTY LTD PARKLAKES 2 ESTATE PRECINCT R3 STAGES Site -8 KIRRA ROAD, BLI **PARKLAKES II** 12 & 13 Client -- CAR PARKING SPACES MAY BE
ROWDED IN A TANDEM CONFIGURATION
PROWDED THAT ALL SPACES ARE
WHOLLY CONTAINED WITHIN THE SITE
SUCH THAT PARKED VEHICLES DO NOT
PROTRUDE INTO THE ROAD RESERVE. (a) FOR A LOT EXCEEDING 300m² – AT LEAST 2 (TWO) CAR PARKING SPACES WITH AT LEAST ONE SPACE CAPABLE OF BEING COVERED; (a) 1.5m FIRST STOREY (b) 2.0m SECOND STOREY

THE SECOND STOREY OF A DWELLING HOUSE MUST BE DESIGNED TO ENSURE THAT THERE IS NO OVERLOOKING OF PEDESTRIAN ENTRY AND DOOR VISIBLE AND ACCESSIBLE FROM PRIMARY BUILDINGS SHALL BE NO MORE THAN TWO (2) STOREYS WITH A MAXIMUM FEIGHT OF 8.5m. MINIMUM 1 HABITABLE ROOM WINDOW OVERLOOKING THE PRIMARY STREET IBUILDINGS SHALL BE NO MORE THAN TWO (2) STOREYS WITH A MAXIMUM 'HEIGHT OF 8.5m.

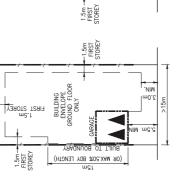
Structural Engineers

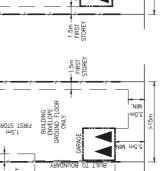
Project Managemen' Fax (07) 5443 7577 & Planning PO BOX 16 MAROOCHYDORE QLD . COVEY 124 DUPORTH AVENUE E-MAIL: engineers©c Ph (07) 5443 7777 Checked: DM NEGHBOURS OUTDOR LIMBO AREAS.
THIS SHOULD BE ATTAINED BY USING APPROPRIATE SETBACKS OR APPENDENCE BLOCKS TO THE UPSTARS WINDOWS SUCH AS RANKED ET CL.S.
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THEN DEPORTED BY THE SETBOLIS.
THEN BEED TO IMPLEMENT OR USE SCREENING OR ALTERWAINE DEPORTES WILL BE INTERNATIVE DEPORTED BY AMOODE PRIOR TO THE CANDON PRIOR TO T COMMENCEMENT OF BUILDING WORKS ON THE RESPECTIVE ALLOTMENT.

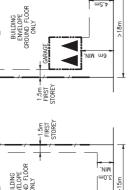
KEVIN COVEY BEng, CPEng, MEAust, MSPEPNG, RPEQ1823 CHRIS CAMP BEng/Hons), MEAust, RPEQ4944 Design : DM Drawn : MAR APPROVAL Date: AS SHOWN Document Stage :

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BUILDING ENVELOPE GROUND FLOOR 15m mex.50% BDY LENGTH) -1.0m FIRST STOREY BUILDING ENVELOPE JUND FLOOR mu.i FIRST STOR NIN 1.0m -FIRST (OR MAX.50% BDY LENGTH)







1.5m -FIRST STOREY -1.5m FIRST STOREY TYPICAL TRADITIONAL LOT ARRANGEMENT SCALE 1:50 A3

TYPICAL DUAL OCCUPANCY LOT - TYPE A ARRANGEMENT SCALE 1:50 A3

	DUAL
	PERCENTAGE
- ONLY	TRADITIONAL 600 - 1500m²
DENTIAL	PERCENTAGE
2 & 13 RESII	COUTYARD LOTS 450 -600m²
rages 1	PERCENTAGE
KDOWN - S	COTTAGE LOTS 300 -450m²
ALLOTMENT YIELD BREAKDOWN - STAGES 12 & 13 RESIDENTIAL ONLY	PRECINCT

TYPICAL SMALL LOT ARRANGEMENT SCALE 1:50 A3

TYPICAL NARROW LOT ARRANGEMENT SCALE 1:50 A3

10-15m

PRECINCT	COTTAGE LOTS 300 -450m²	PERCENTAGE	COTTAGE LOTS PERCENTAGE COUTYARD LOTS PERCENTAGE TRADITIONAL 300 -450m² PERCENTAGE TRADITIONAL 650 - 150C	PERCENTAGE	TRADITIONAL 600 - 1500m²	PERCENTAGE TYPE A DUAL OC	TYPE A DUAL OCCUPANCY 600m² +	PERCENTAGE TYPE B DUAL OC	CUPANCY	PERCENTAGE	TOTAL YIELD	PERCENTAGE TOTAL YIELD TOTAL AREA
R3 - STAGE 12	11	11.7%	16	17.0%	19	20.2%	4	4.3%	0	0.0%	50	4.468Ha
R3 - STAGE 13	3	3.2%	24	25.5%	13	13.8%	3	3.2%	1	1.1%	44	4.472Ha
COMBINED TOTAL	14	14.9%	40	42.5%	32	34.0%	7	7.5%	1	1.1%	94	8.940Ha

# ALLOTMENT YIELD BREAKDOWN (RESIDENTIAL PRECINCTS R2 AND R3 OVERALL)

PRECINCT	COTTAGE LOTS 300 -450m²	PERCENTAGE	COTTAGE LOTS   PERCENTAGE   COUTYARD   LOTS   PERCENTAGE   TRADITIONAL     450 -600m²   600 - 1500	PERCENTAGE	~E	PERCENTAGE TYPE A DUAL OC 600m² +	CUPANCY	PERCENTAGE	CUPANCY	PERCENTAGE	PERCENTAGE TOTAL YIELD TOTAL AREA (DEVELOPABL	TOTAL AREA (DEVELOPABLE)
R2 - RESIDENTIAL 2 (STAGES 2 TO 11)	51	15.0%	165	48.7%	103	30.4%	13	3.8%	7	2.1%	339	27.784Ha
R3 - RESIDENTIAL 3 (STAGES 1A, 1B, 1C, 1D, 12 & 13)	59	14.8%	72	36.7%	78	39.8%	13	29.9	4	2.0%	196	8.940Ha
TOTAL RESIDENTIAL ALLOTMENTS	80	14.90%	237	44.3%	181	33.8%	26	4.9%	11	2.1%	535	36.724Ha

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# **APPENDIX 2: APPLICATION FORM**

All applications MUST be accompanied with the following completed form to be considered for approval.

PLEASE NOTE: Covenant approval MUST be gained PRIOR to building approval.

Please send all necessary documentation to <a href="mailto:admin@parklakes2.com.au">admin@parklakes2.com.au</a>

# **DESIGN COVENANTS**

# **APPLICATION FORM**

LOT NUMBER:		
STREET ADDRESS:		
AREA OF LOT:		
Buyer Details		
Owner's Name:		
<del>-</del>		
Owner's Phone #:		
Owner's Email:		
Builder Details		
Builder's Name:		
Builder's Phone #:		
Builder's Email:		
DESIGN DETAILS	DADIZI	AZECH
EXTERNAL FAÇADE	PARK	LAKESII
Materials:		
Colours:		
Garage Door Colour:		_
ROOF		
Material:		
Colour:		_
DRIVEWAY		
Material:		
Colour:		
Included in my application	for review:	
☐ Site Plan	☐ Roof Plan	☐ Landscape Plan
☐ Floor Plans	☐ Elevation	☐ External Colours & Materials
Signed:		Date:

Please send documentation and completed checklist to <a href="mailto:admin@parklakes2.com.au">admin@parklakes2.com.au</a>