



PARKSIDE GROUP

DESIGN STANDARDS & ESTATE COVENANTS



TABLE OF CONTENTS



1. PURPOSE	1
2. DESIGN & APPROVAL PROCESS	2
a) Design and Siting Approval	2
b) Application Requirements	2
2. DESIGN & APPROVAL PROCESS CONT.	3
c) Materials & Colours Schedule	3
d) Landscaping Design	3
e) Innovative Home Designs	3
3. HOW TO GET DESIGN & SITING APPROVAL	3
4. CONSTRUCTION TIMELINE REQUIREMENTS	4
5. PERMISSIBLE DEVELOPMENT	4
6. BUILDING DESIGN & SITING	5
a) Design Siting and Construction	5
b) Street and Park Front Appearance	5
c) External Building Materials and Colours	5
d) Variation of Housing Styles	5
7. VERANDAHS & BALCONIES	6
8. ROOF FORM	6
9. CAR ACCOMMODATION	7
10. FOOTPATHS & PEDESTRIAN PATHS	7
11. FENCING	8
a) Front Fencing – Along Front Property Boundary	8
b) Side & Rear Lot Fencing – Fencing to Neighbouring Properties	8
c) Side Fencing to Corner Lots – Fencing to the Street or Laneway	8
12. DRIVEWAY	9
13. TREES & LANDSCAPING	9
14. OCCUPATION	10
15. MARKETING & SALES	10
16. CLOTHES DRYING AREA & LETTERBOXES	10
17. OUTDOOR STRUCTURES & ITEMS	11
18. GARDEN SHEDS & OUTBUILDINGS	11
19. COVENANT DURATION	11
20. MAINTENANCE OF VACANT LAND	12
21. COMPLIANCE ASSURANCE	12
22. DESIGN APPROVAL APPLICATION FORM	13

1. PURPOSE

As the developer, Parkside Development Pty Ltd believes it has an obligation to clients to assist in protecting their investment and lifestyle by the establishment of the Design Standard and Estate Covenants. These Standards & Covenants ensure the quality of the estate for both presentation and maintenance of the environment, and of course enhance the development of the community.

The Design Standard and Estate Covenants offer peace of mind to buyers providing knowledge that your neighbours are expected to meet the same level of standards.

Parkside Development Pty Ltd administers these Design Standard and Estate Covenants on behalf of all of our communities for the life of the project.

Parkside Development Pty Ltd encourages diverse, innovative and sustainable design solutions. An application seeking approval for a design that is not strictly within the Design Standard and Estate Covenants will be considered on its merits. Please note that some Design Standard and Estate Covenants will vary between estates.

The Design Standard and Estate Covenants are accepted by the Buyer/s who agree to comply with and be bound by them. In the interpretation and enforcement of these Design Standards and Estate Covenants, Parkside Development Pty Ltd reserves the right to exercise their full discretion in the refusal or acceptance of any proposal without creating any legal obligations to a third party.



2. DESIGN & APPROVAL PROCESS



Parkside Development is here to help you through the process of designing your home and the surrounding landscape by offering a free design review service.

We can offer advice regarding the design of your home and its compliance with the Design Standards and Estate Covenants.

a) DESIGN AND SITING APPROVAL

To obtain Design and Siting Approval from Parkside Development, detailed construction plans must be submitted for any building works before gaining approval from your private certifier. Submissions can be emailed to **covenants@parkside.biz**.

Please note that this document does not assess your home against the Building Code of Australia, Queensland Development Code or any other relevant Australian Standards with regards to the construction of your home. It is the responsibility of your architect, designer, builder and building certifier to ensure that your home complies with all statutory requirements relating to its construction.

b) APPLICATION REQUIREMENTS

Your application should include the following:

Site Plan (1:200 scale) including:

- Street address, lot number and estate name.
- Property boundaries and easements (if any).
- Finished floor levels.
- Boundary setback/s.
- Building outline and extent of overhangs.
- Driveways and material finishes.
- Position of solar panels and air conditioning units (if applicable).
- Height and construction of all fences.
- Proposed cut and fill (if applicable).
- Proposed retaining walls and batters (if applicable).
- Any structures including (but not limited to) outbuildings, sheds, pergolas, gazebos, pools and the like.

Plans (1:100 scale)

- Plans of house structure and any other proposed structure on the site.
- Internal and external dimensions.

Elevations (1:100 scale)

- Of all sides of building structures.
- Indication of proposed floor and excavated site levels.
- Location and choice of proposed materials and colours.
- Position, size proposed materials and colours of any screening to services such as gas, air-conditioning units and the like.
- Meters where required.
- Roof pitch and heights.

Landscaping Design Plan

- Landscaping plan demonstrating compliance of section 13 of this covenant

2. DESIGN & APPROVAL PROCESS CONT.



c) MATERIALS & COLOURS SCHEDULE

The external materials and finishes must be described in detail, including the manufacturer/brand, profile/model and colour selected for all external surfaces. External colour schemes should be a selection of light/pastel colours of a contemporary nature. Feature highlights and accent colours are permitted however bold and bright colours are not to be used as main wall colours.

All colours must be chosen from the Greater Ascot Exterior Collection Colour Pallet booklet which can be obtained from parksideland.com.au/building-info or by contacting our office.

d) LANDSCAPING DESIGN

A landscaping plan at an appropriate scale is also to be provided with your Application for assessment.

e) INNOVATIVE HOME DESIGNS

An application that seeks approval for a quality design, which is not strictly within the Design Standard and Estate Covenants, may be considered on its merits at the complete discretion of Parkside Development.

3. HOW TO GET DESIGN & SITING APPROVAL

STEP 1

Ensure you, your architect/designer and builder is aware of all the requirements that relate to your lot; all building covenant documentation can be located in your land contract.

STEP 2

Lodge your plans with Parkside Development, by emailing them to covenants@parkside.biz

The assessment of your plans could take up to five (5) working days after receipt of all the required documentation.

STEP 3

In the event you receive advice from Parkside Development that changes are required to your plans, please advise your architect/designer and builder. You will need to resubmit the new plans with said changes for reassessment.



4. CONSTRUCTION TIMELINE REQUIREMENTS

We have minimum timelines in place for building your home. If for some reason you need an extension of these time limits, please contact Parkside Development to discuss, on 07 4774 6767.

You have twelve (12) months from the date of settlement of your vacant land in which to construct your home. The construction of your home must not exceed twelve (12) months from the construction commencement date.

The turf between the front building line and curb line **must** be laid prior to occupation.

Fencing and driveways must be completed prior to occupation.

Landscaping needs to be completed within three (3) months after occupation of the dwelling.

5. PERMISSIBLE DEVELOPMENT

To ensure the appropriate standard of home is maintained throughout our estates, the following are required works to be effected on the lot:

- Hard standing accommodation and manoeuvring for two (2) vehicles.
- Privacy fencing and compulsory front fencing (refer to Chapter 7 Fencing Requirements).
- Landscaping.
- Clothesline.
- Letterbox.
- Window dressings.

It is important that all development within our estates be constructed in a consistent manner and be designed not to deteriorate. For this reason, the following types of development shall not be permitted in our estates:

- Temporary dwellings, prefabricated structures and caravans.
- Second hand or non-standard materials.
- Any existing dwelling house which has been removed from another site.
- Temporary, partial or relocated buildings or structures, unless for use in connection with the construction of the residence.



6. BUILDING DESIGN & SITING



a) DESIGN SITING AND CONSTRUCTION

The home must comply with the setbacks contained within the Building Envelope for your lot.

A copy of the Building Envelope will be given to you when you sign the land contract. Homes on traditional blocks must be designed with a house frontage width of **not less than 75%** of the front boundary dimensions of the block.

Existing trees on the lot must not be removed without prior permission from Parkside Development. Clearing trees from road reserves will also not be permitted for the purpose of constructions driveways, paths or gardens unless approval has been granted from Parkside Development. In circumstances where the relocation of a street tree is deemed necessary, Parkside Development will be happy to arrange at the owners cost. A quote will be provided by Parkside on request of the owner depending on the age and species of tree.

b) STREET AND PARK FRONT APPEARANCE

The dwelling must incorporate two (2) or more of the following elements to every frontage facing a street, park or public space (including secondary street frontages):

- Verandah, balcony or porch with a minimum depth of 1.5m.
- Feature window.
- Window hoods or fixed shade structures.
- Variation of building lines (building walls must be stepped every 6m with a minimum of 1.5m).
- Variation in the design of the roof lines of the home.
- The use of a variety of external wall materials on walls facing streets and public places.

c) EXTERNAL BUILDING MATERIALS AND COLOURS

Where visible to the street or to a public place, downpipes, gutters, retaining walls, fences, driveways, footpaths and letterboxes must be painted, stained or coloured to compliment the house colours and must be chosen from the Greater Ascot Exterior Collection Colour Palette booklet. Exposed aggregate driveways and stamped coloured concrete are also permitted.

No raw or untreated materials are permitted to be used for external building materials. This includes galvanised iron, zincalume, unfinished and unpainted blockwork, fibre cement sheeting, polystyrene cladding and plain grey concrete.

For elevated construction the underside of the floor structure must be screened (e.g. battens) and landscaped to minimise the visual impact of under-house services

d) VARIATION OF HOUSING STYLES

If two (2) homes with the same or similar elevations are proposed on the same street and are within close proximity of each other, including the opposite side of the street, the homes must include four (4) of the following variations:

- Rooflines.
- Verandahs.
- Entry structures.
- Front windows treatments and styles.
- External wall/s, roof materials and colours.
- Fencing details.
- Driveway materials.
- Entry door detailing.



7. VERANDAHS & BALCONIES

Verandahs and balconies are important structures in the Townsville climate and are compulsory on all laneway lots within Greater Ascot as an integral part of the home. They provide a sheltered transitional zone between the public street and private house. The following applies to verandahs and balconies:

- Verandahs are required to be built on all laneway homes within Greater Ascot.
- The minimum depth of verandahs facing the street must be 1800mm and be a minimum of 5m².
- Verandahs must also have a form of privacy screening/balustrade and must be raised a minimum of 400mm from natural ground level.

8. ROOF FORM

The roof pitch of the home must comply with the following requirements:

- A gable or hip roof must have a roof pitch between 21 degrees and 35 degrees.
- A skillion roof must have a roof pitch between 5 degrees and 25 degrees.
- Lower pitches may be considered depending on façade options provided to Parkside Development.
- All roofs must be built from Colourbond sheet metal.
- Roof colours must be selected from the Greater Ascot Exterior Collection Colour Pallet booklet.
- Flat, parapet and curved roofs may be considered based on architectural merit.

9. CAR ACCOMMODATION

All garages and car accommodation structures must be built:

- Built 1.5m behind the longest section of the front of the building wall of the homes.
- Accommodate at least one (1) car.
- Be covered with a garage door.
- Be adjoined to the house and enclosed forward of the fence line.

The car accommodation may be built in line with the front wall only if:

- The home is two (2) stories and the entry structure incorporates a two (2) story roofed element.
- The home has a substantial verandah or balcony that projects forward from the front of the building wall by a minimum of 1.5m for the full frontage of the house, excluding the area for the garage/driveway.

Triple garages are only permitted on lots with frontages of 18m or more. If incorporated, the third garage must be setback a minimum of 1m behind the alignment of the other garages.

Any vehicle requiring other than "R", "RE", or "C" Class Driver's License is not permitted to be accommodated on the lot for any duration of time.

Any vehicle that is having repairs or other such works carried out must be situated in a place that is screened from the public view. Such vehicles cannot be left in driveways, carports, front yards or on the street.

Parking in laneways (for Greater Ascot) is also not permitted for any duration of time. Laneways (in Greater Ascot) must be kept clear at all times to allow access by council and emergency service vehicles.

The long term parking or storage of any leisure vehicle / marine vessel is not permitted in the front yard, footpath or in on street parking at any time. This policy is actively enforced by Parkside Development.



10. FOOTPATHS & PEDESTRIAN PATHS

For lots where a concrete pathway is within the road reserve or footpath, the following applies:

- Must not restrict a clear passageway.
- Be kept clear of any vegetation that restricts or inhibits a clear passageway.
- The parking of any vehicle, trailer or leisure vehicle/boat across the path is not permitted.
- At all times throughout the construction and occupation of the dwelling, the occupiers, its visitors or contractors must not cause or allow structural damage in any way or form to the path.

If you or your builder/contractor causes damage to the path that Parkside Development deems as requiring replacement or rectification, you agree to have the path repaired to the express satisfaction of Parkside Development by an approved contractor or reimburse Parkside Development the full costs of having the path repaired by a contractor of their choice.

11. FENCING



a) FRONT FENCING – ALONG FRONT PROPERTY BOUNDARY

Low fences with a defined height and range of materials assist in providing a unified attractive streetscape

- Front fencing must be at least 50% permeable and no higher than 900mm.
- Fences must be contemporary and match the housing style. Rendered blockwork is recommended with infill panels of natural pine, white pickets or hedging.
- Fence colours must be selected from the Greater Ascot Exterior Collection Colour Palette booklet and must compliment the colour scheme of the house. All front fencing and returns must be painted and raked.
- Front fencing is mandatory for all homes in Greater Ascot and any single garage homes in all Parkside estates.
- All front fencing in Greater Ascot and Cosgrove MUST be painted.

b) SIDE & REAR LOT FENCING – FENCING TO NEIGHBOURING PROPERTIES

- Good neighbour style timber fencing for the side and rear boundary fencing to neighbouring properties is compulsory in Swinley Forest.
- No Colourbond, steel or chicken wire fencing is permitted.
- Side boundary fencing beyond the side returns must be 1.8m. Fencing in front of the returns must be the same height as the front fence of 900mm and must not be raked.
- Return side fencing must be 1.8m or higher and setback 200mm behind the front elevation line. Return side fencing to corner lots must be setback 800mm behind the front elevation line.
- All laneway returns must be painted (Greater Ascot lots only).
- All homes in Greater Ascot and Cosgrove must paint the fencing to compliment the house colours, (all fencing that is visible from the streetscape, lane or within public view).

c) SIDE FENCING TO CORNER LOTS – FENCING TO THE STREET OR LANE

Some lots will enjoy the aspect of being situated on a street corner, making a significant impact on the streetscape of their surrounding neighbourhood. Fencing required for such lots are covered by special provisions.

- All side fencing to corner lots must be painted to compliment the colour scheme of the house and chosen from Greater Ascot Exterior Collection Colour Pallet booklet.
- Corner fencing must have exposed square posts and timber capping as a minimum.



Please discuss your proposed fencing with the adjoining lot owner prior to its construction and refer to The Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 for further information. Notwithstanding the above mentioned Act, the Buyer agrees not to make any claims against Parkside Development to contribute to the construction of any dividing fences between their lot and any adjoining lot owned by Parkside Development. The Buyer also agrees to cooperate readily with adjoining owners in the construction of boundary fencing in accordance with the Act.



12. DRIVEWAY

Only one (1) driveway is permitted per lot, with exceptions made for corner lots and duplex/unit developments. Driveways must:

- Be completed prior to the occupation of the home.
- Not be constructed of plain concrete unless stenciled, coloured or paved.
- Be of one continuous surface; car tracks and wheel strips are not permitted.
- Extend between the covered car accommodation and the curb and as otherwise required for the accommodation and manoeuvring of vehicles.
- Temporary shade structures are not permitted to be erected over the driveway for extended periods of time.

13. TREES & LANDSCAPING

Parkside Development believes in preserving, planting trees and creating landscaping to both the footpath and public spaces in all of our estates. To help preserve the trees and landscaping the Buyer agrees to:

- Identify on the landscaping proposal the location of all existing trees on the lot and adjacent to the lot.
- Receive written approval from Parkside Development to remove or alter any existing trees.
- Provide an attractive level of landscaping to the portion of the property between the street and the dwelling including a compliant driveway, fencing, garden beds and the turfing of all unplanted non hard stand areas.
- The turf between the front building line and curb line must be laid prior to occupation.
- The following planting is the minimum level required, # Five (5) plants which are at least 1m high or three (3) plants if the lot is less than 14m wide; and # two (2) shade trees (minimum canopy of 3m x 3m) with a minimum height of 2m at time of planting.
- Install a fixed automatic irrigation system to areas located between the front building line and the curb line.
- Maintain an acceptable level of maintenance to all turf and landscaped areas to a standard deemed acceptable by Parkside Development. This includes regular watering, turfing, mowing and weed control.

14. OCCUPATION

The achievement of a residential environment in harmony with the community and surrounding development depends not only upon the control of construction but also upon the subsequent use and inhabitation of the dwelling. Therefore occupation of a property within a Parkside Development estate shall be excluded to:

- All persons and property prior to the Form 21 Final Inspection Certificate being issued from a qualified and registered building certifier.
- All persons and property prior to the completion of the driveway and the provision of suitable purpose/made window dressings to the street fronts.
- Livestock, poultry and any other animals kept for breeding and or commercial purposes.
- Domestic dogs and cats in excess of a total of two (2) per lot.
- Domestic dogs and cats without suitable provision for restraint.

Small home run businesses may operate within the estate however they need to be approved by Townsville City Council. Advertising and operating of the business is allowed with all signage and hours of operation to be approved by Parkside Development.



15. MARKETING & SALES

In order to ensure the visual quality and maintenance of a community within Parkside Development estates, properties that are for sale will in regards to advertising signage and hoardings must:

- Not to be erected on a vacant lot without permission being granted by Parkside Development.
- Be limited to only one (1) "For Sale" sign on the lot at any one time.
- Be removed by Parkside Development at the cost and expense of the Buyer who grants their right of entry upon the land for that purpose in the event that the advertisement, sign or hoarding was erected on the lot without prior approval.

16. CLOTHES DRYING AREA & LETTERBOXES

All clothes drying areas and letterboxes:

- Are required as part of the building works.
- Be aesthetically sensitive in terms of design and location.
- Not be zincalume or other non-colour coated metal except in the case of proprietary rotary clothes line.
- The clothes line must be discreetly located and screened from view from the streetscape or other public space/s.
- Letterboxes should be purpose built and replicate the colour, materials and style of the dwelling.

17. OUTDOOR STRUCTURES & ITEMS

The items listed below (but not limited to) must be positioned or suitably screened to minimise detrimental visual impact from the street or public space:

- Water tanks.
- Clothesline.
- Heating systems.
- Evaporative coolers.
- Air conditioner units.
- Pools and pumps.
- Satellite dishes, radio masts and antennas.
- Rubbish bins.
- External plumbing (not including downpipes).
- BBQ's.
- Play equipment.
- Solar equipment.
- Caravans and boats are to be screened to minimise their appearance to the street.
- All sheds must be located behind the front building line, comply with the relevant boundary setbacks of the lot and be no more than 3.6m in height.
- Sheds with a floor area of 20m² or more must match the dwelling in construction style and materials.

You must obtain a Design and Siting Approval from Parkside Development for all garden sheds,



18. GARDEN SHEDS & OUTBUILDINGS

Garden sheds and other outbuildings may be permitted and shall:

- Be of proprietary Colourbond or equivalent garden sheds and of a size up to 21m² for small lots and 36m² for traditional lots.
- Integrated with the colours of the house and/or landscaping and generally not used for the parking of roadworthy vehicles.
- Not be visible from the street or other public spaces.
- Generally only be permitted behind the rear alignment of the dwelling.
- Not be made of galvanised iron, zincalume coated steel (unless painted), asbestos, cement fibre sheeting or any reflective material.
- Be of similar materials, form and construction to the house for structures of a size over 24m² for small lots, less 500 sqm and 36m² for traditional lots 500sqm or larger.

19. COVENANT DURATION

These Covenants shall not extinguish on completion of the Works or transfer of the property but shall endure in full force and effect and remain binding on the Buyer and the Buyers heirs, executors, administrators, successors and assigns.

Should the Buyer sell the Lot, the Buyer must obtain a Deed Poll in the form contained in the Land Contract of Sale in favour of Parkside Development whereby the transferee agrees to be bound / by the terms of these Design and Standards and Estate Covenants.

20. MAINTENANCE OF VACANT LAND



To provide the best possible residential environment at all stages of development, conditions apply to the maintenance of vacant lots, during the pre-construction stages, which require that the property shall:

- Always be kept and maintained in a neat and tidy condition.
- Maintained free of weeds, rubbish and vermin before during and after construction of the works.

If the property is deemed to be untidy by Parkside Development or adjoining property owners, the Buyer grants right of entry to the property for Parkside Development to make it tidy at the Buyer's cost and expense.

21. COMPLIANCE ASSURANCE

The assurance of full compliance with the Design Standard and Estate Covenants Requirements detailed in the Contract of Sale is the best way for the quality and lifestyle of all estates. In order to encourage and enforce these Covenants, Parkside Development has defined a range of damages applicable to these Covenants which is included in the agreement between the Buyer and Parkside Development ("seller") to the following purpose:

A) In the event of a breach by the Buyer of any of the provision of this Covenant, the Seller shall suffer loss, which each of the parties hereto estimate to be an amount of not less than fifteen thousand dollars (\$15,000) and the Buyer hereby covenants in the event if such a breach, the Buyer shall pay Parkside Development the sum of fifteen thousand dollars (\$15,000) (by way of liquidated damages and not as a penalty), or the election of the Seller, such sum may represent the actual loss and damage suffered by the Seller as a result of the breach.

B) The Buyer also acknowledges that the Seller may enforce its right against him, his agents, servants, contractors or workman under this or any other Clause in this Contract by way of an injunction issued by the Supreme Court of Queensland or other court of competent jurisdiction on the application of the Seller in respect of any breach thereof or any attempts so to do by the Buyer, their agent, servant, contractor or workman.

22. DESIGN APPROVAL APPLICATION FORM



ALLOTMENT DETAILS

Lot Number: _____ Street: _____

OWNERS DETAILS

Name: _____

Mailing Address: _____

Phone: _____ Email: _____

BUILDERS DETAILS

Name: _____

Mailing Address: _____

Phone: Email: _____

House Type: _____

HAS THE HOUSE BEEN MODIFIED IN ANY WAY FROM THE STANDARD BUILDERS PLAN FOR THIS HOUSE TYPE AND FACADE?

Yes

No

Unsure

ATTACHMENTS (HARD COPY OR EMAIL)

Design Approval Checklist

A3 copy of Site Plan

A3 copy of full set Building Plans, including Floor plan, Roof plan and Elevations

I/we certify that the attached Application is a true and accurate representation of the home I/we intend to construct. In the event that changes are made to the proposed plans, I/we undertake to resubmit this Application for approval of such changes and agree to incur any additional fees which may result from this process.

Signed: _____

Date: ____/____/____



**DESIGN STANDARDS
& ESTATE COVENANTS**

Land Sales and Information Centre

15 The Rocks Boulevard
COSGROVE QLD 4818
Phone 07 4774 6767

