

# THE GRAND RESERVE

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Gainsborough  
Greens PIMPAMA

## Residential Design Guidelines

STAGE 3.1A



A great design will add value to your home, increase sustainability, improve your quality of life and foster a premium image for Gainsborough Greens.



# Design Guidelines Overview

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

## COVENANT APPROVAL PROCESS

This section provides you with easy to follow steps on the approval process managed by the Design Committee. Following these steps will ensure your home meets the Gainsborough Greens Design Guidelines.



### HOME SIZE & SIZING

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



### SUSTAINABLE LIVING

Mirvac considers sustainability and innovation to be key components in delivering cohesive communities that are safe, encourage healthy lifestyles and result in lower household expenses. We will provide you with some helpful tips on how you can incorporate sustainability and innovation into the design of your home.



### BUILT FORM

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



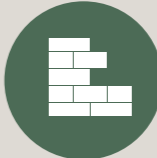
### LANDSCAPING

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



### FENCING

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



### CONSTRUCTION OBLIGATIONS

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

# Covenant Approval Process

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



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# Home Design

*The design of your home is essential to ensuring a consistent standard of quality throughout Gainsborough Greens. Façade design, materials, colours, screening, service locations, roof design and considered architecture allowing privacy and reducing cross viewing are all important factors.*

These Design Guidelines work to ensure a consistent standard of high quality housing, giving you and your neighbours comfort in what you can expect to be built throughout Gainsborough Greens.

## GENERAL

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

## LOT TYPES

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

## MINIMUM BUILDING SIZE

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



# Home Design continued

## PRIVATE OPEN SPACE

- Your home must provide a minimum of 25m<sup>2</sup> private open space with a minimum 3m width.
- Must be accessible from a living room, dining room or kitchen, provided these areas are on ground level.
- Part of the private open space may be roofed.
- Private open space must not include any service items such as bin storage, air conditioning condensers, water tanks etc.
- Gradients for private open space must not exceed one in ten (1:10).

## GARAGES

- Garages must be integrated into the main building and are to be setback a minimum of 1m behind the main building front wall and 5.5m from the street boundary.
- Minimum internal garage dimensions are 6m deep and 5.7m wide.
- Minimum two car internal garage and minimum one off road visitor car space (in driveway and wholly within the lot) must be provided.
- Carports are not permitted at Gainsborough Greens.

## FRONT ENTRY DOOR

- Your home's front door must be well defined and visible from the primary street.
- The entry door must be nominal 1200mm wide (not including side light) with 20% glazing.
- Other combinations may be approved on merit if they achieve architectural interest to the façade of your home.

## SECURITY & INSECT SCREENS

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

## EXTERNAL SERVICES & WASTE RECYCLING

- If you have a rainwater tank it must be located away from or screened from view from all Public Areas.
- Meter boxes must be painted to match the wall colour.
- TV antennae must be located as to minimise visual impact from Public Areas.
- Satellite dishes and radio masts are not permitted unless they are not visible from Public Areas.
- 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 and Open Space.



# 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 bushland and open spaces, with sympathetic colour tones and material palette.*

## PRIMARY STREET FAÇADE DESIGN

- The façade must be designed to address the street frontage and should include, but not limited to:
  - Large areas of glazing, arranged to create interest and variation in the façade.
  - Variation in the wall plane through the use of material variation, architectural projections, feature panels, recesses in the vertical wall plane etc.
  - Articulation of the roof line.
- Ground floor ceiling heights must be 2700mm to houses on Gainsborough Drive.
- Any entrance portico must be proportional to the façade of the building and designed as a feature on the façade. Excluding eave overhangs, steps and entry paths, any portico is to be a minimum of 4m<sup>2</sup> 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, clothes lines, or other utilities can be located on the primary, secondary or open space façades.

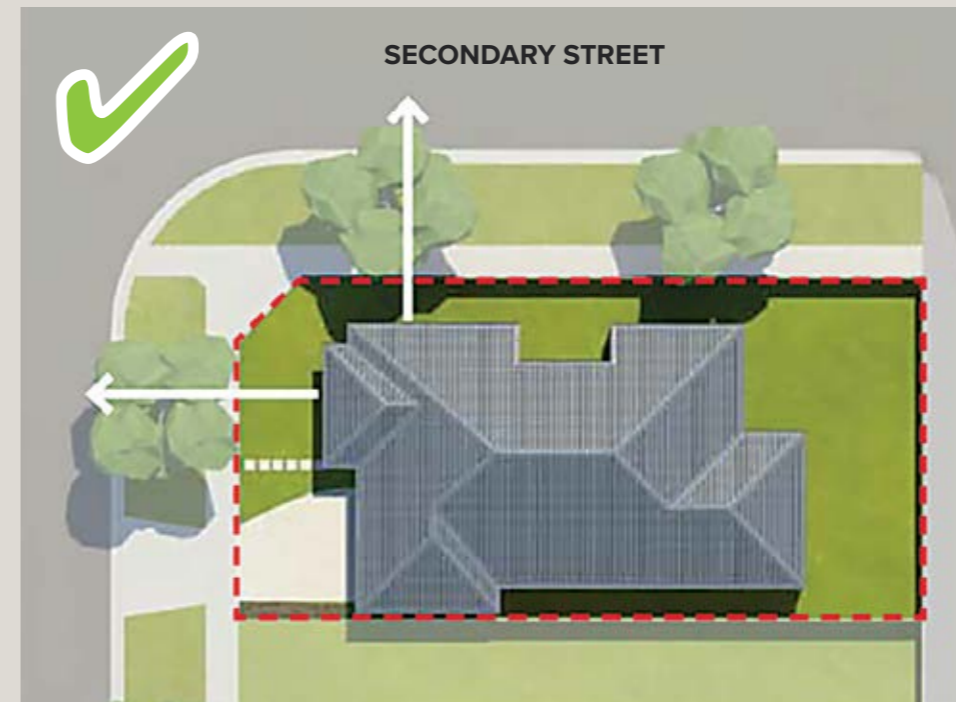
## CORNER LOT FAÇADE DESIGN

This section is only applicable to Corner Lots.

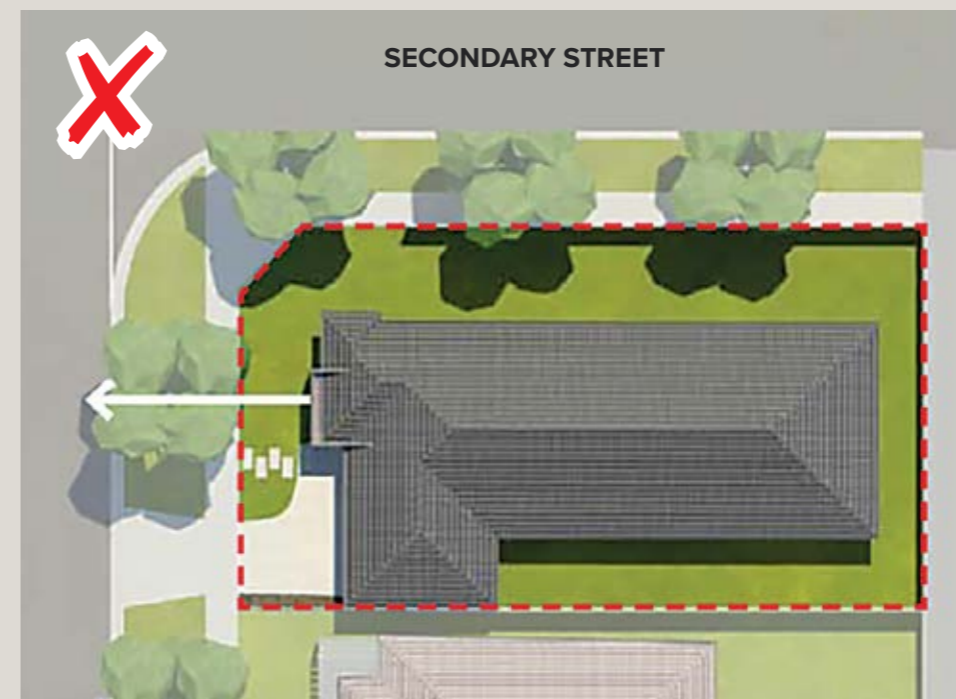
- Your home must be designed to address both primary and secondary street frontages.
- The secondary façade must be designed to address the street frontage and should include, but not limited to:
  - Large areas of glazing, arranged to create interest and variation in the façade.
  - Variation in the wall plane through use of material variation, colour variation and/or feature panels.
  - Variation in the wall plane through architectural projections, intentional articulation and/or recesses in the vertical wall plane. See example diagram.
  - Articulation of the roof line.
- 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, clothes lines or other utilities can be located between the Secondary Street façade and boundary unless they are screened from view from a Public Area by approved screens or fences.

To assist you with designing your corner lot home, please refer to the example of articulation addressing the secondary frontage.

Example of compliant articulation along secondary frontage



Example of no articulation along secondary frontage



# Façade Design continued



## GLAZING TO PUBLIC AREAS

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

## EXTERNAL WALL MATERIALS & COLOURS

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

## Standard Lots (no adjoining open space)

- Finishes to any non-feature masonry must be solid render, not 'bag & painting'.
- Facebrick blockwork is not permitted (primary, secondary, side and rear walls).
- Masonry used as a feature material must be a contemporary architectural style brick different to that used as the main house brick and/or laid in a feature pattern, i.e. stack bond. Please refer to acceptable feature brick examples on page 16.
- Finishes to the Primary Street and/or Secondary Street façade must return back around the other walls and extend back:
  - a) For built to boundary walls, the full length of the wall, or
  - b) For other walls to the first change in the vertical plane of the wall or window or door edge (excluding corner windows).

## Lots with a boundary to Open Space

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

## ROOFS

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

## Your roof materials are limited to:

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

## PRIVACY & CROSS VIEWING

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

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



# Façade examples

## HAMPTONS FAÇADE



## CONTEMPORARY FAÇADE

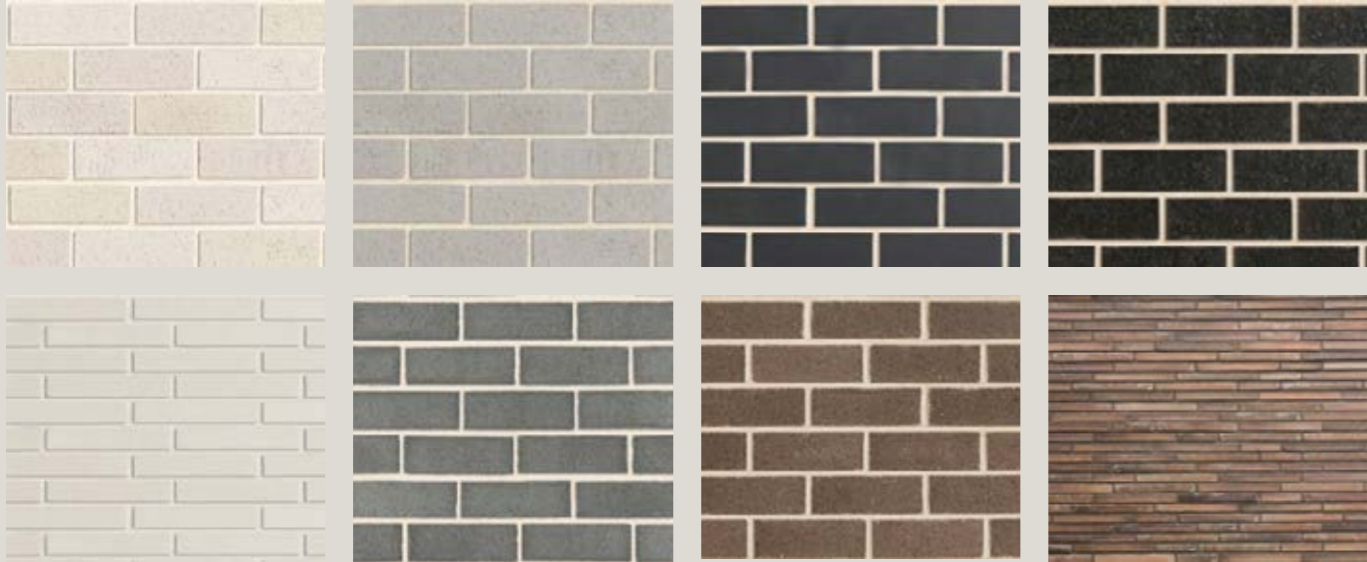


# Feature Brick examples

*Masonry used as a feature material must be a contemporary architectural style brick different to that used as the main house brick and/or laid in a feature pattern, i.e. stack bond.*

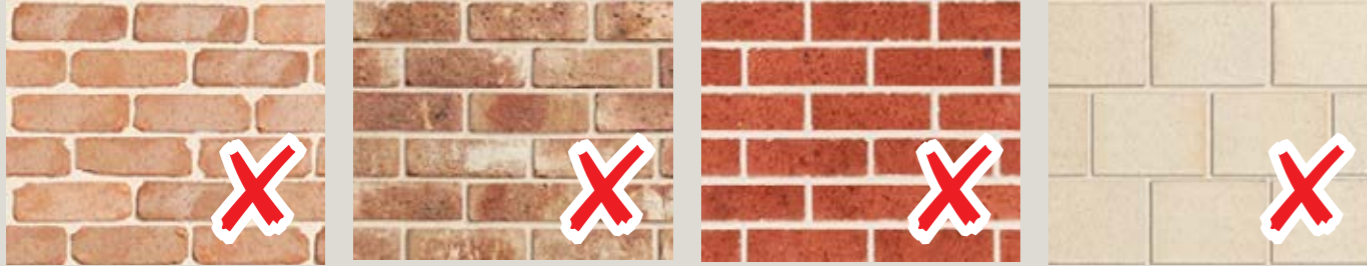
## Acceptable feature brick

Clean crisp lines, uniform contemporary colours, single/half height.



## Not Acceptable

Mottled colouring, rough edged, bland colouring, double height.



# Material examples



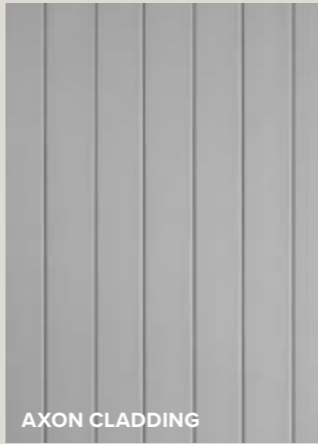
FEATURE TILE



LINEA WEATHERBOARD



MATRIX CLADDING



AXON CLADDING



STAINED TIMBER



SCYON CLADDING



SCYON CLADDING

# General Siting & Setbacks

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

## BUILDING SETBACKS

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

### Permitted Encroachments:

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

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

## ZERO LOT BOUNDARY WALLS

- Zero Lot boundaries are shown on the Lot Plan included in Annexure A of this document.
- It is not mandatory to build to boundary.
- Second storey walls of Built to Boundary walls must be setback a minimum of 1 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 recess.
- Built to Boundary walls must not have any openings or windows.
- Built to Boundary walls must not encroach over the property boundary.
- Walls, which have windows and doors, adjacent to Zero Lot Boundaries must be setback a minimum of 1 metre.

## SITE COVER

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

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

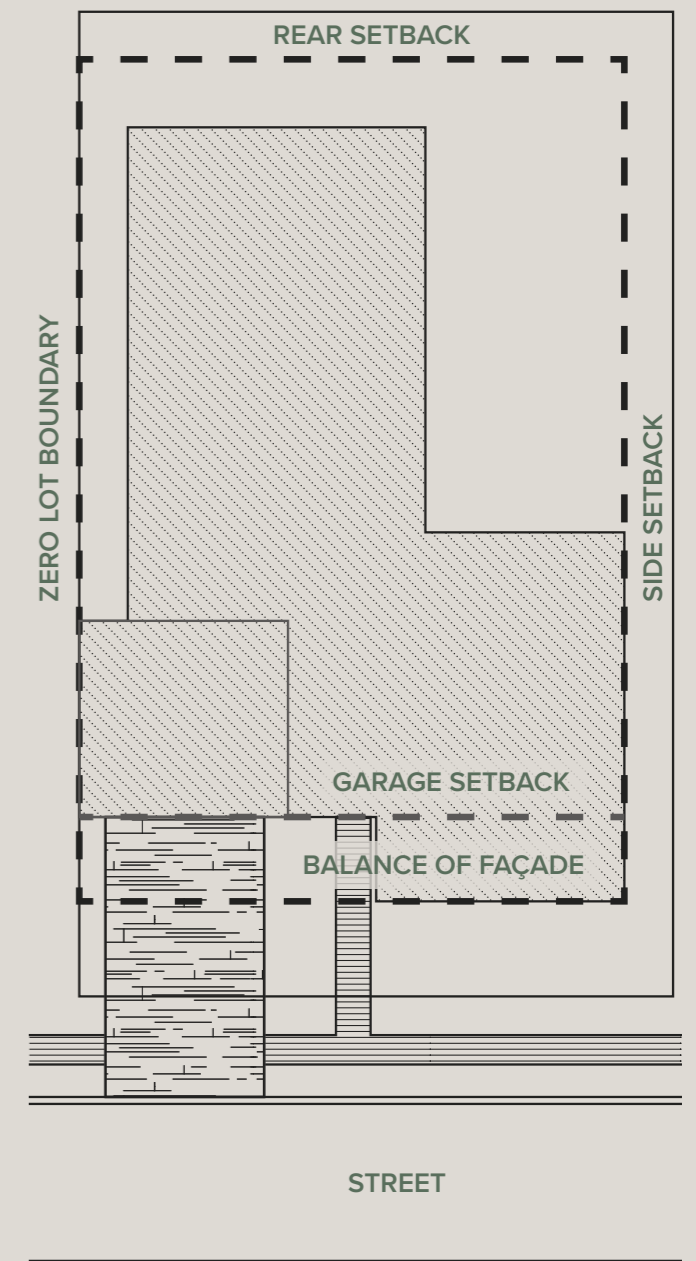
### Lots 600m<sup>2</sup> or smaller

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

## DWELLING ACCESS

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

Example only



# Landscaping

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



## LANDSCAPING (PLANTING)

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

- Landscaping should be designed and arranged to complement the architectural features of the home.
- Your landscaping design must incorporate a mix of trees, shrubs/hedging, groundcover and high quality turf.
- Planted gardens beds must be provided to minimum of 60% of the available landscaping area on the Primary Street frontage.
- Garden beds should be planted with an appropriate number of shrubs/hedging and groundcover that present highly at the time of planting.
- Your landscaping must include two advanced trees minimum 100L/1.8m trees at the time of planting, located on the Primary Street frontage. At least one of the two advanced trees is not a palm species.
- Garden beds should be edged with concrete, smooth face galvanised steel, masonry, hardwood but not round timber, logs or flexible plastic. Edging must be dug to be in line with turf level.
- Raised garden beds standing higher than 200mm are considered retaining walls and must be constructed from either stone, masonry, concrete or steel. Raised timber garden beds are not permitted.
- High quality mulch must be used with a minimum depth of 75mm.
- High quality turf must be used to the remainder of the soft landscaping area.
- Landscaping must be completed strictly within 3 months of the construction of your home.

## LANDSCAPING (MATERIALS)

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

# Landscaping continued

## RETAINING WALLS

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

### Example A:

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



### Example B:

Coloured / textured sleeper block retainer.



### Example C:

Charcoal coloured smooth-faced masonry block.



### Example D:

Treated Pine Retaining Wall.



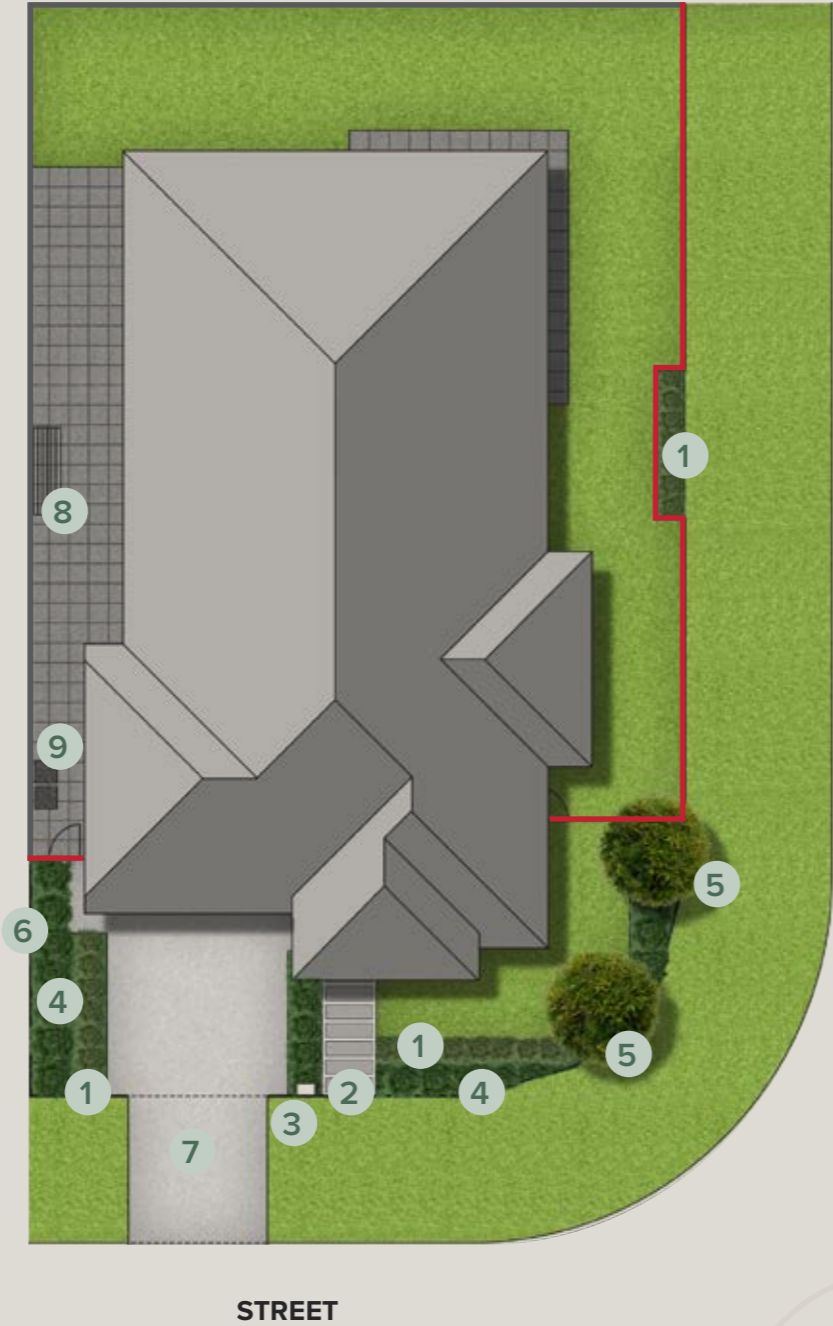
# Landscape Design

Landscaping should be designed and arranged to complement the architectural features of the home. Your landscaping design must incorporate a mix of trees, shrubs/hedging, groundcover and high quality turf.

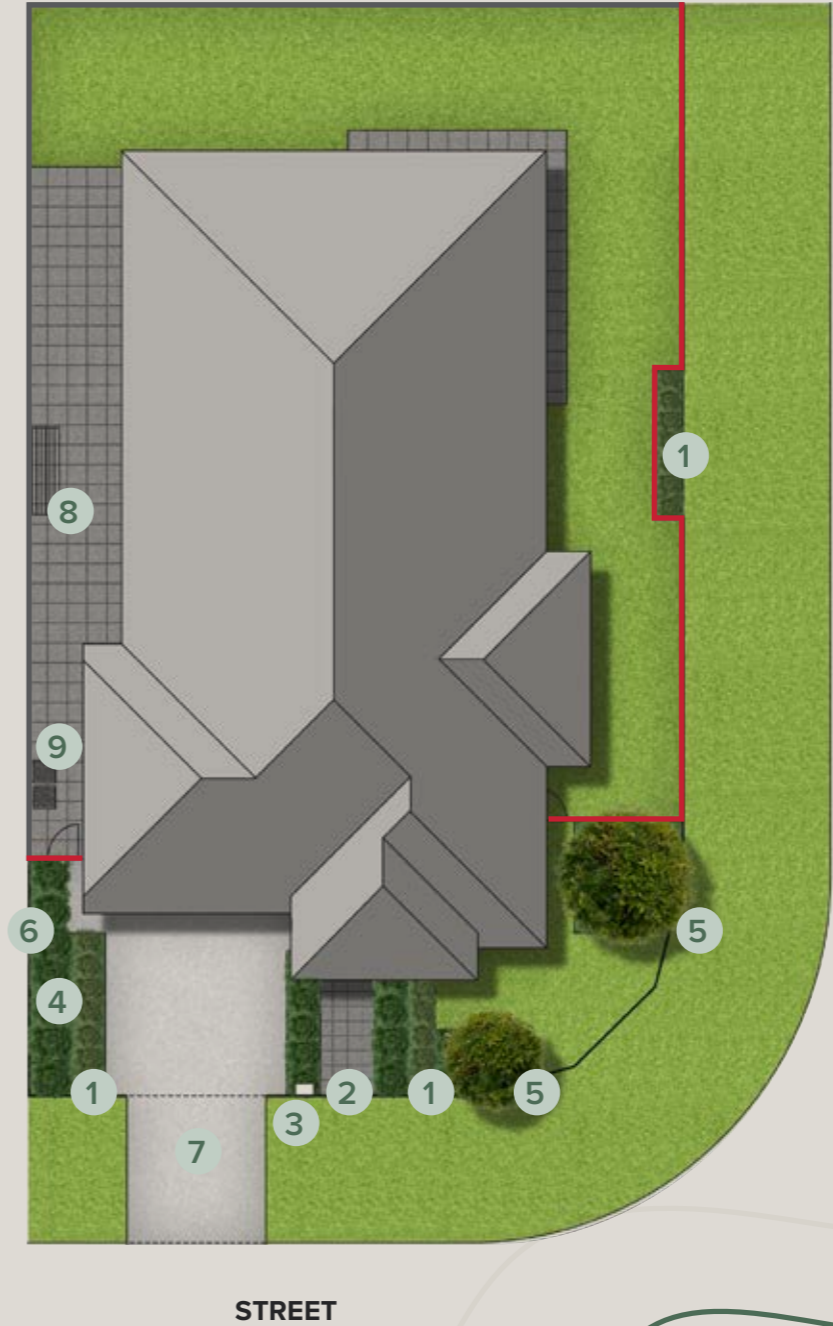
**Legend**

- 1. Shrubs and ground covers
  - 2. Entry path constructed from a permanent hard surface
  - 3. Information on letterbox style required for approval
  - 4. Hedging plants and ground covers
  - 5. Advanced Tree
  - 6. Feature hardwood fence Type 2 or 3
  - 7. Driveway to GCCC standards
  - 8. Clothesline
  - 9. Concrete pads for rubbish bin storage
- Fence Type 1
  - Feature Hardwood
  - High Quality Turf

**CORNER LOT**  
*Example 1*



**CORNER LOT**  
*Example 2*



# Landscape Design examples

**Legend**

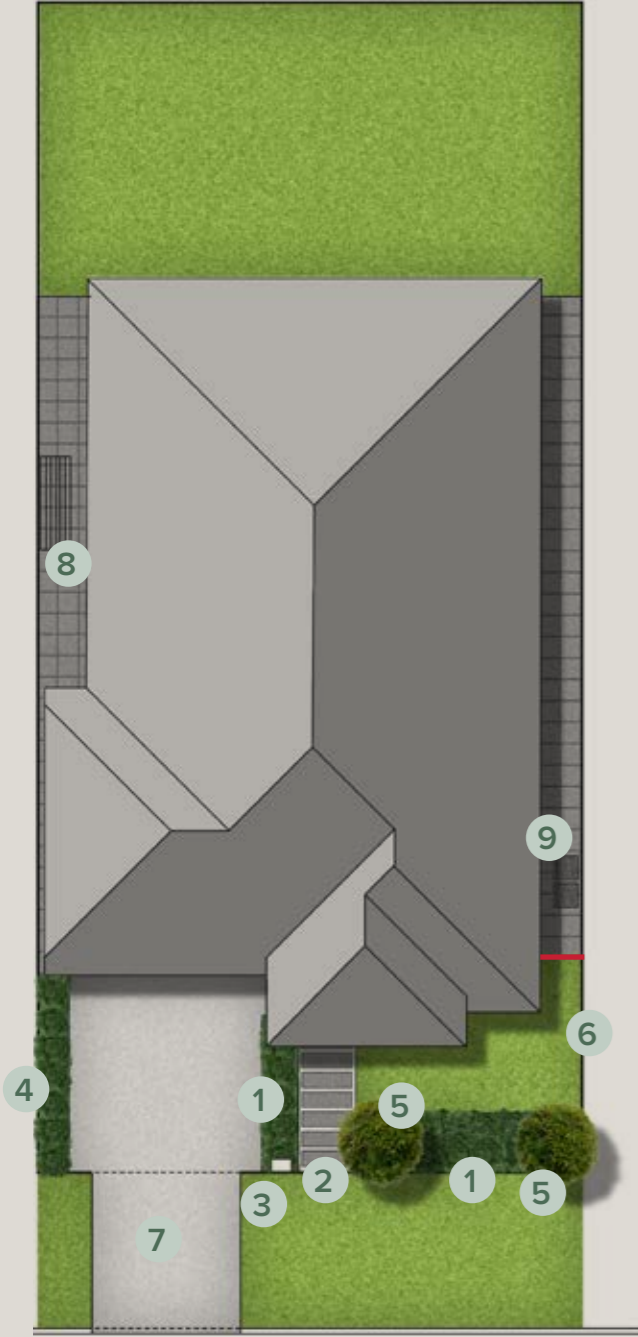
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STANDARD LOT  
Example 1

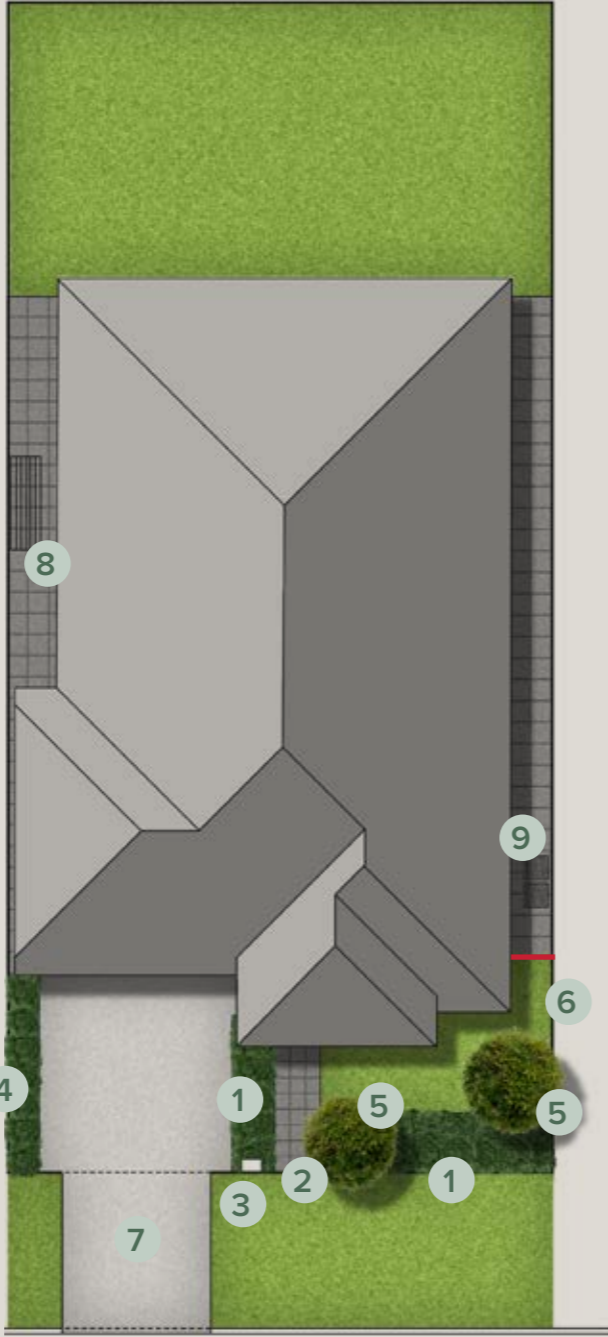
STANDARD LOT  
Example 2

STANDARD LOT  
Example 3

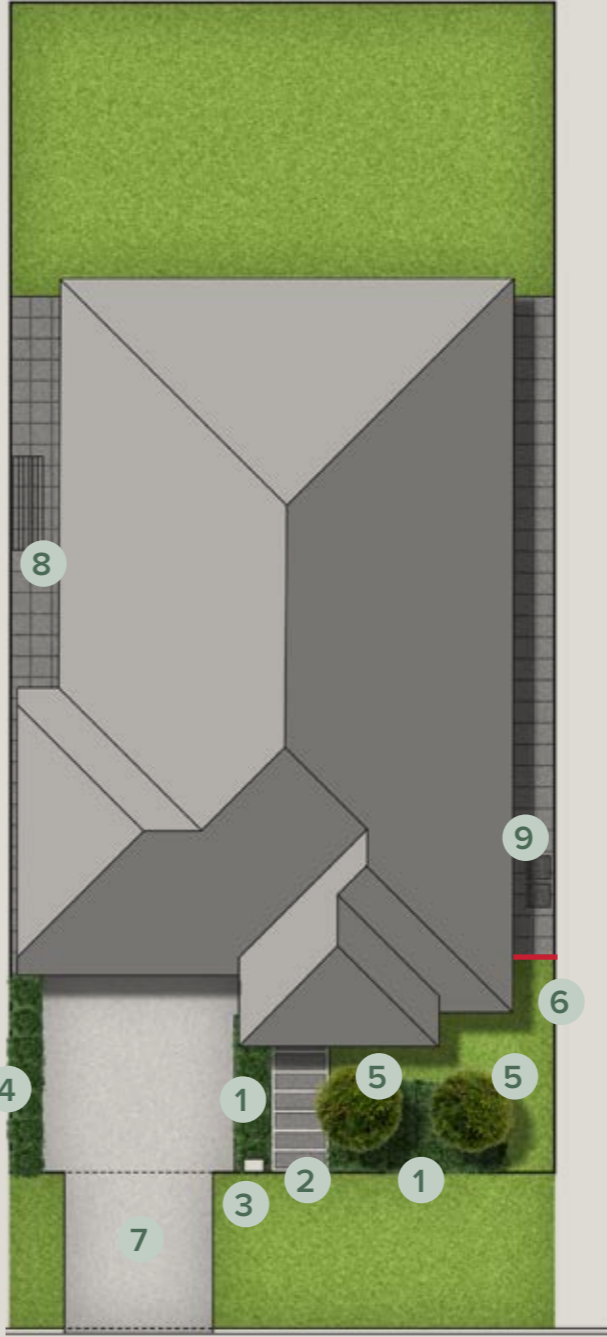
STANDARD LOT  
Example 4



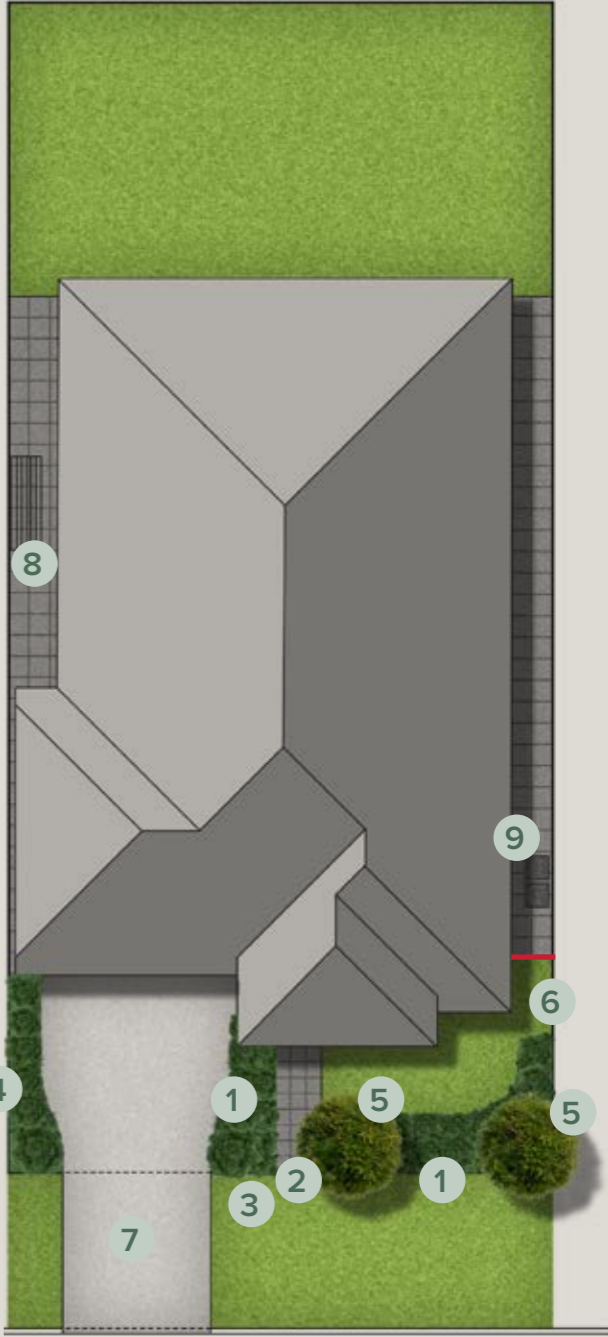
STREET



STREET



STREET



STREET

# Landscaping continued

## SHEDS

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

## LETTERBOXES

- Letterboxes are a repeating element in the streetscape. With consistent detailing and careful selection, your letterbox will help to visually link the individual homes on a street to provide a coherent street character.
- Letterboxes must be a modern aesthetic, constructed from rendered masonry or similar material. Elements of timber or metal will be permitted as a limited feature. Other styles may be approved on merit if they achieve a positive addition to your façade and overall presentation to the street.
- Please ensure details of your letterbox as outlined above are included within your Covenant Application. This will form part of your Covenant Approval.

### Compliant letterboxes



### Non-compliant letterboxes





# Landscaping continued



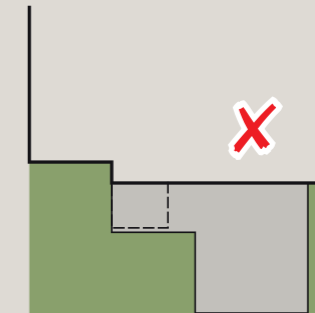
## DRIVEWAYS & ENTRY PATHS

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

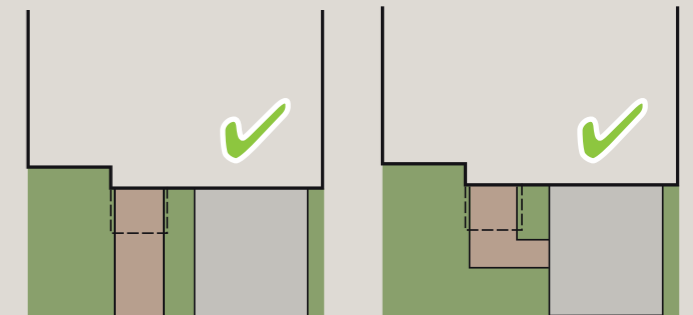
To ensure this is achieved the following guidelines must be followed:

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

### Driveways and Entry Paths that are not supported



### Driveways and Entry Paths that are supported



#### Legend

- Driveway
- Entry path (different material to driveway)
- Front yard
- Portico roof over

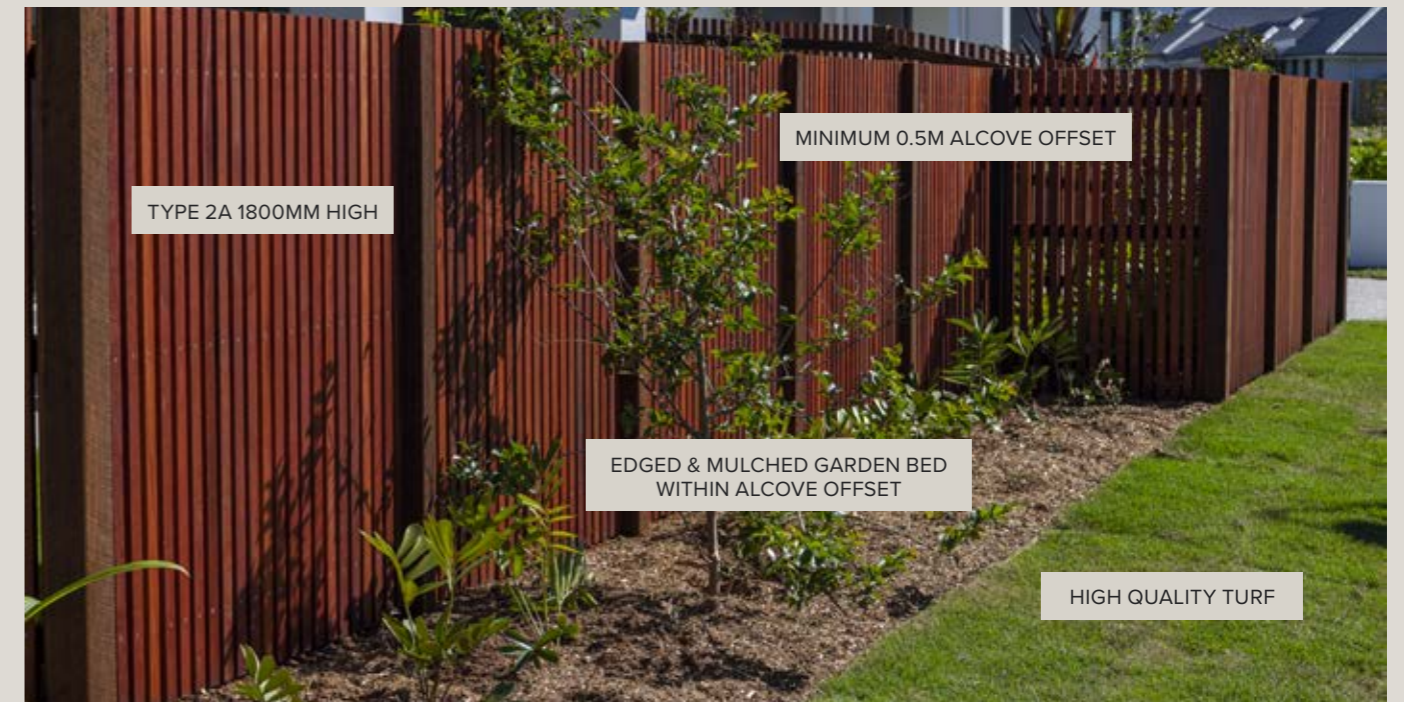
# Fencing

*Fencing accompanies landscaping in setting the tone of the Gainsborough Greens streetscape. Any fences that are visible from the street contribute towards the overall aesthetic of the development. Gainsborough Greens residents are required to choose a quality fence design that complements the innovative architecture of your home.*

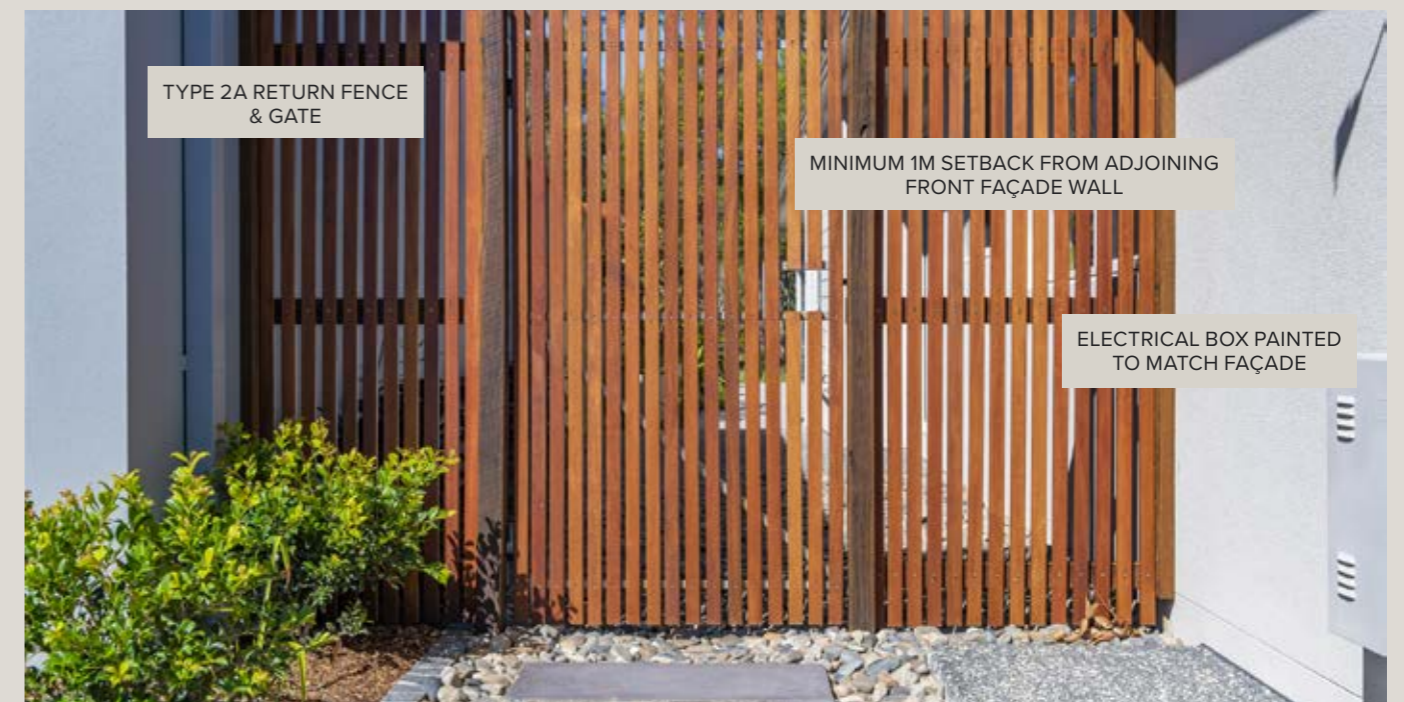
## FENCES GENERAL

- Only approved fences of the types and materials shown in Fencing Types on pages 36–43 are permitted. No other materials such as COLORBOND® or bamboo are allowed.
- It is important that fencing takes into consideration public safety through passive surveillance. This can be achieved through ensuring that Public Areas such as streets and walkways can be overlooked from your house.
- Fences constructed by Mirvac on any lots cannot be removed or altered without written permission from Mirvac. Any damage to these fences must be repaired to the original standard by the land owner(s).
- Fences visible from Public Areas must be maintained on an ongoing basis in accordance with the recommended maintenance instructions provided by the timber treatment supplier.
- As per the Federal Government Koala Management Plan, all lots are required to have side and back fences and any dogs must be contained in a fully fenced yard.
- All fences to your lot must be approved by the Design Committee.

*Corner lot fencing example*



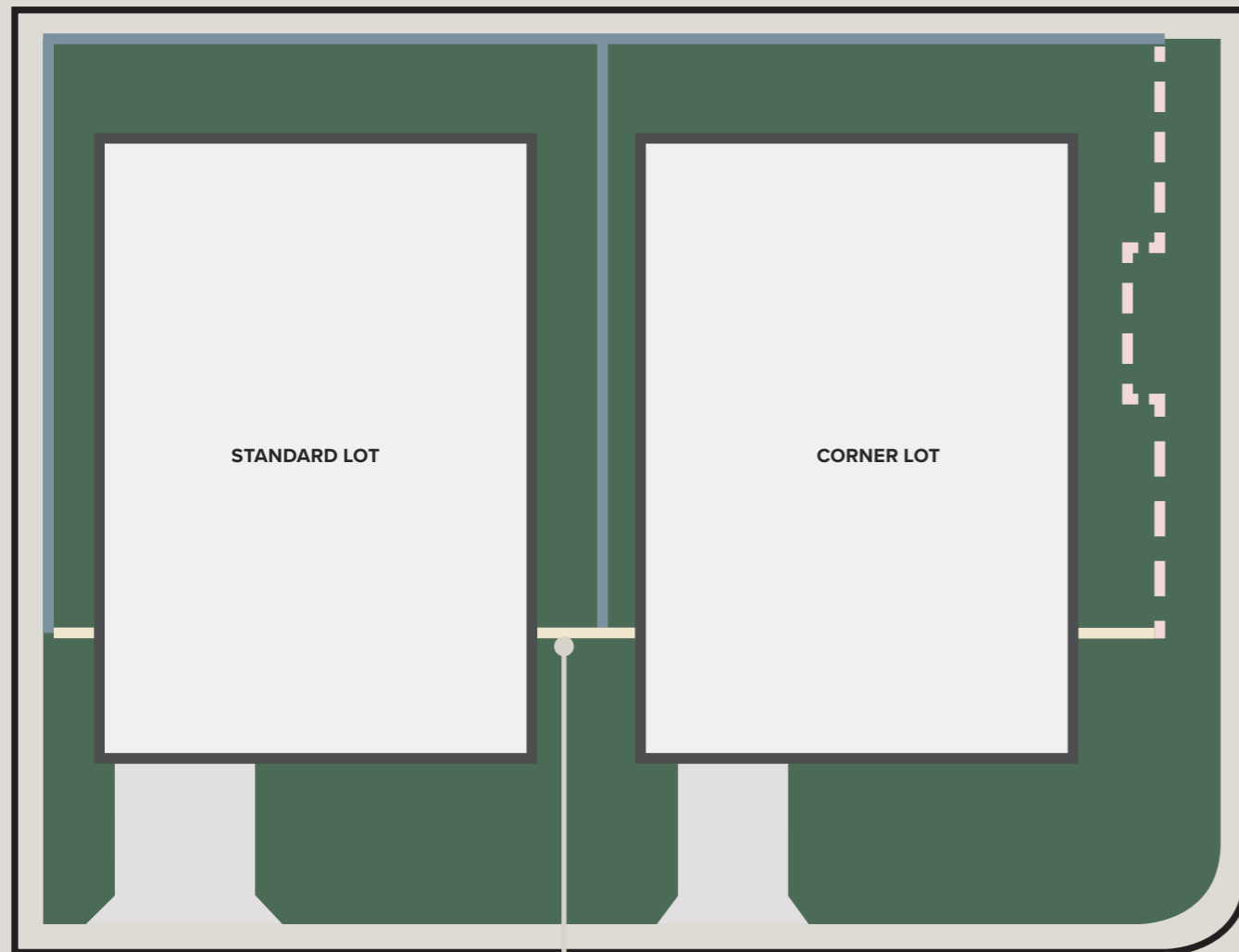
*Public Facing fencing example*



# Fencing continued

## FENCE LOCATION CONTEXT

The below diagram has been prepared to assist you in understanding the specified fencing locations on your block.



### Important Tip

Ensure side fencing does not extend past side gates!  
This will need to be rectified come final inspection.

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

## FENCING LOCATIONS

### Return fencing facing the Primary Street

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

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

### Side and Rear Fencing

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

### Fencing Facing Secondary Street or pedestrian pathway

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

### Fencing to Open Space Boundaries

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

### Fencing Specifications

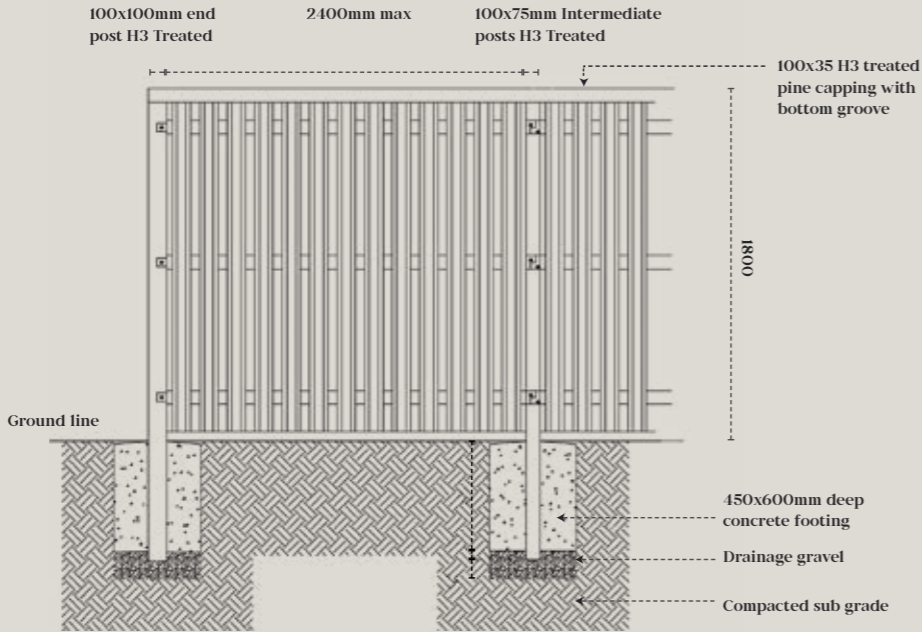
- Ensure you pass on the specifications to your chosen fence to your fencing contractor. Construction specifications prescribed on pages 36–43.

# Fence Type 1: Good Neighbour Pine Fence

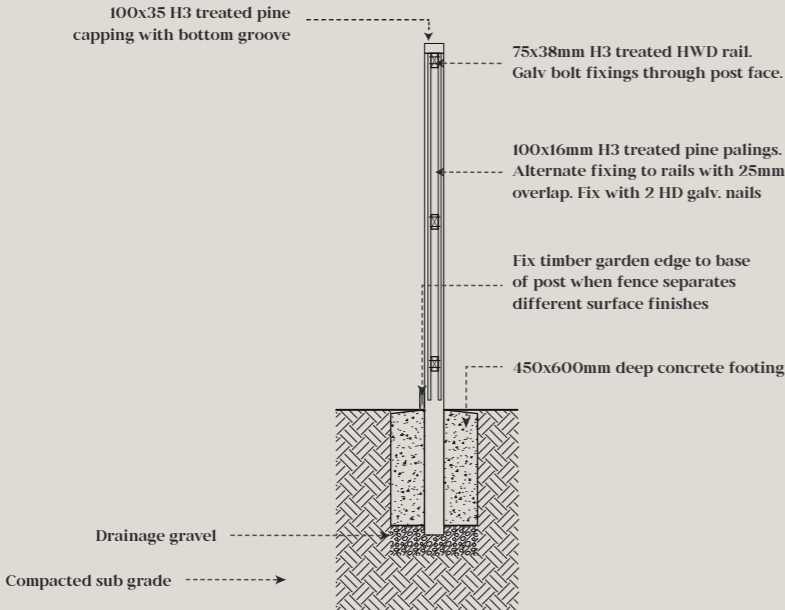
The good neighbour fence must only be built as the side and rear fence between you and your neighbours property. The neighbour fence must strictly remain behind your return (side gate) and must not be visible to the street.

## GOOD NEIGHBOUR PINE FENCE

### Fence Type 1 Front On



### Fence Type 1 Side On

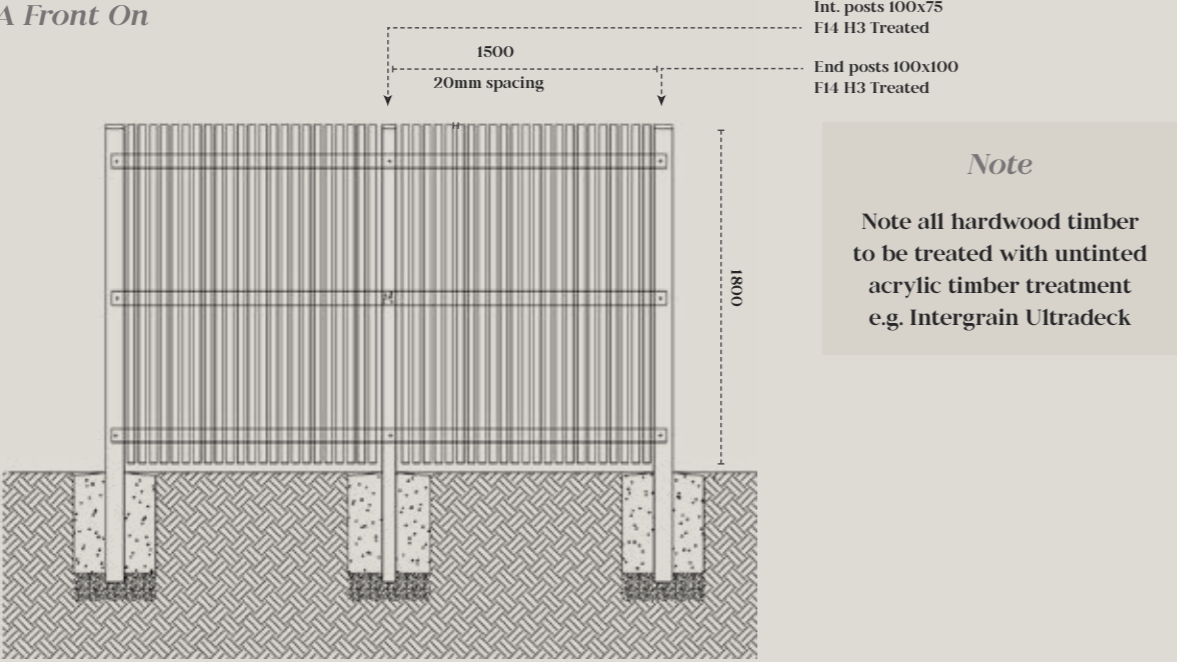


# Fence Type 2A: Feature Fence

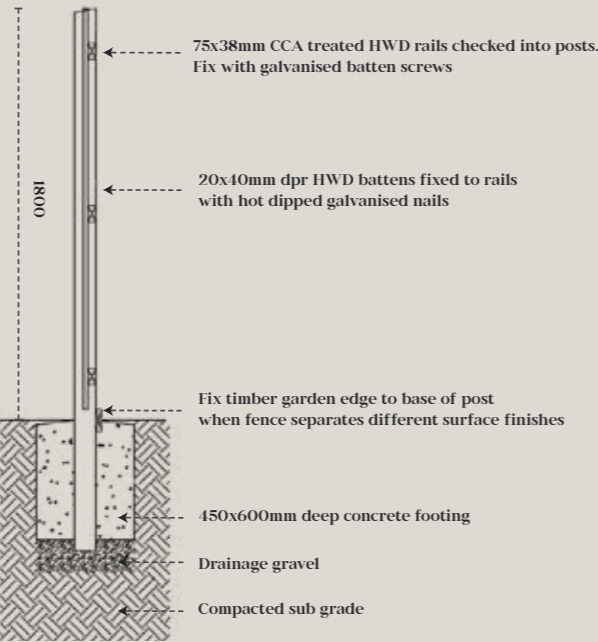
Feature fences act as a side gate or fencing that face both the Primary or Secondary Street, this fence should screen any good neighbour fence from public view.

## DRESSED HARDWOOD VERTICAL BATTENS

*Fence Type 2A Front On*



*Fence Type 2A Side On*

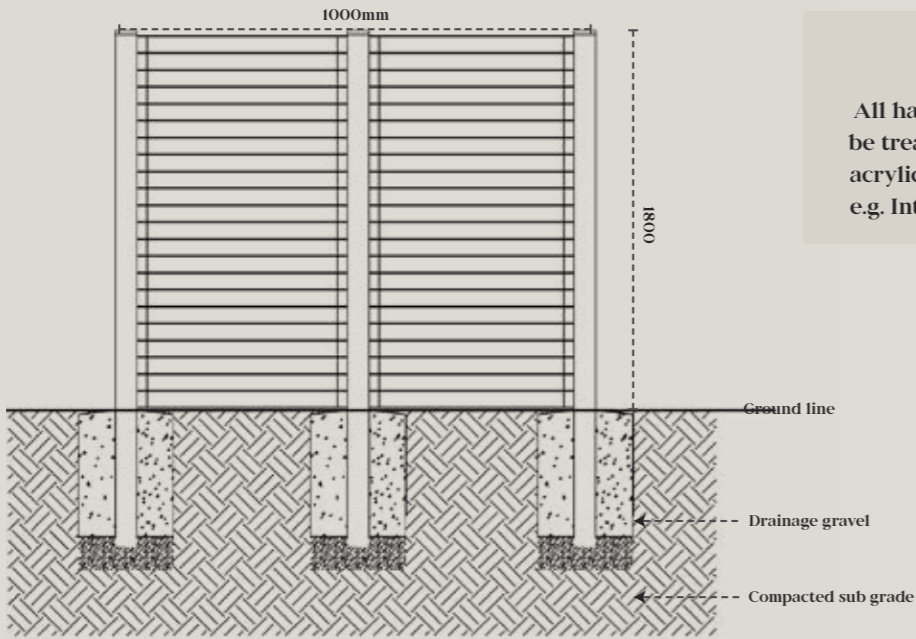


# Fence Type 2B: Feature Fence

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

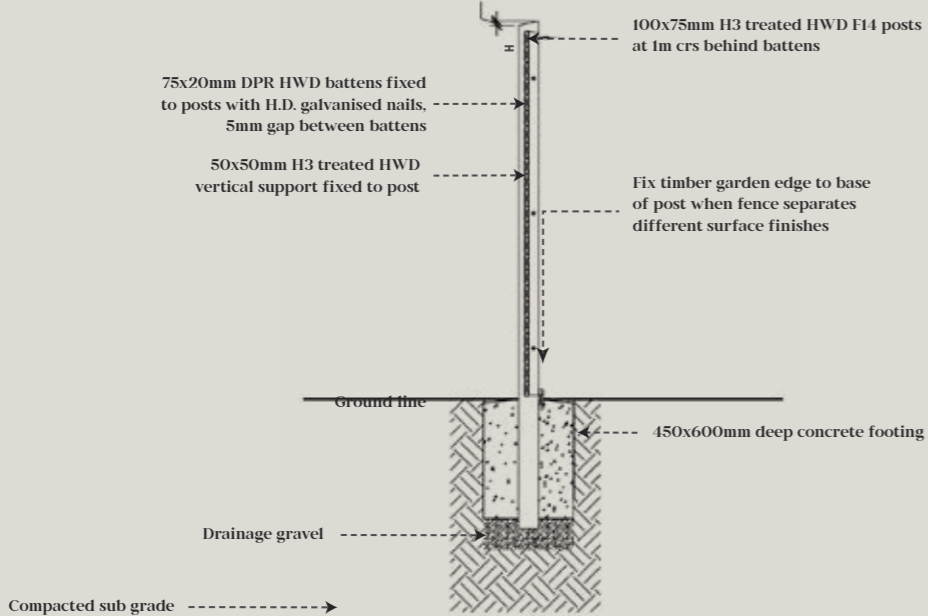
## DRESSED HARDWOOD HORIZONTAL BATTENS

*Fence Type 2B Front On*



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

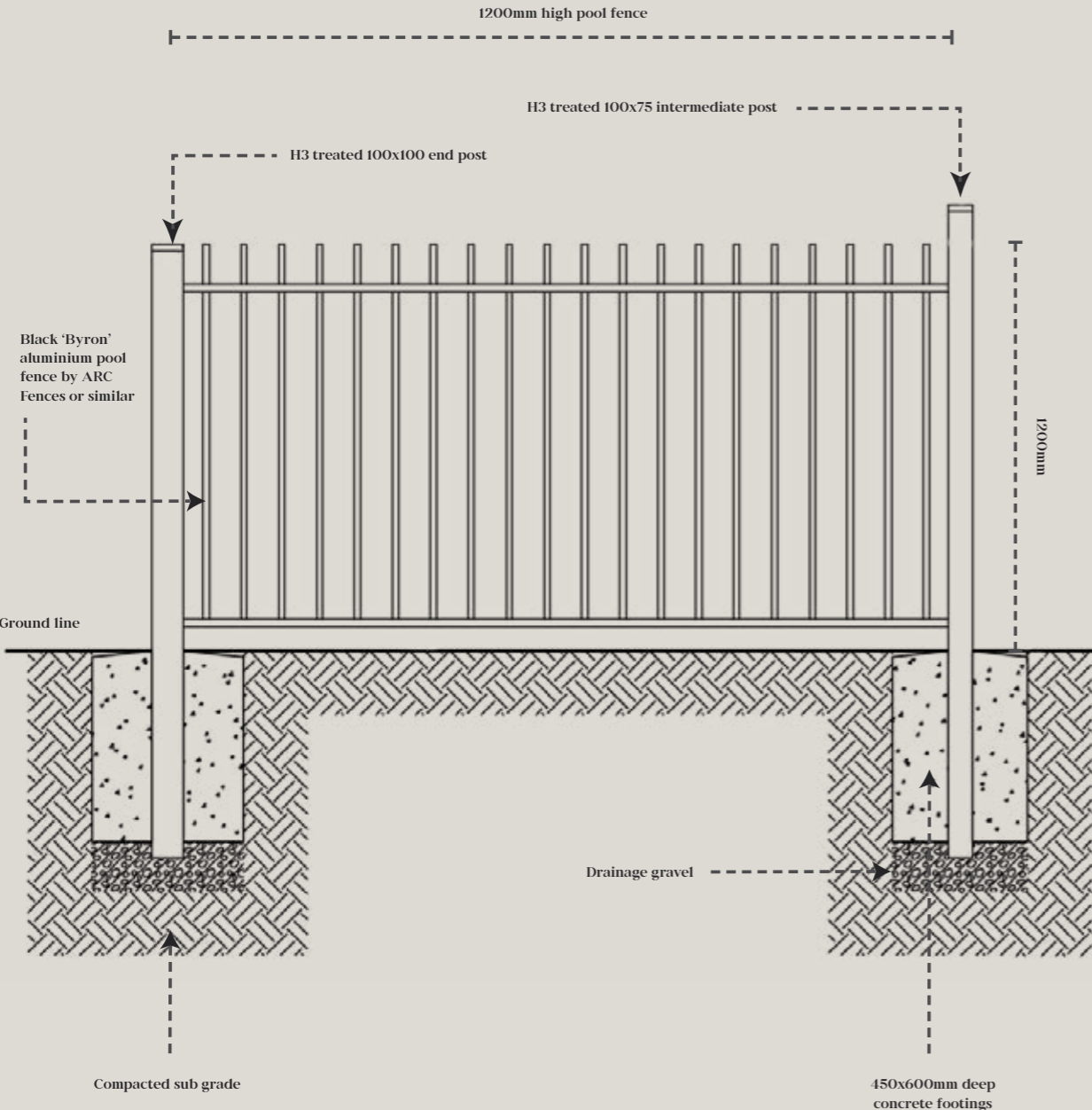
*Fence Type 2B Side On*



# Fence Type 4: Open Space Fencing

**POOL FENCING**

*Fence Type 4 Front On*



# Construction Obligations

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

## DEVELOPER WORKS

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





# Sustainable Living Recommendations

*Mirvac considers sustainability and innovation to be key components in delivering cohesive communities that are safe, encourage healthy and active lifestyles and result in lower household expenses.*



Please note the following items are not mandatory and are intended to be used as a guide only.

## ENERGY CONSUMPTION AND GREENHOUSE GAS-EMISSION REDUCTION

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

# Sustainable Living continued

## WATER CONSERVATION AND REUSE

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

## MATERIALS AND WASTE

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

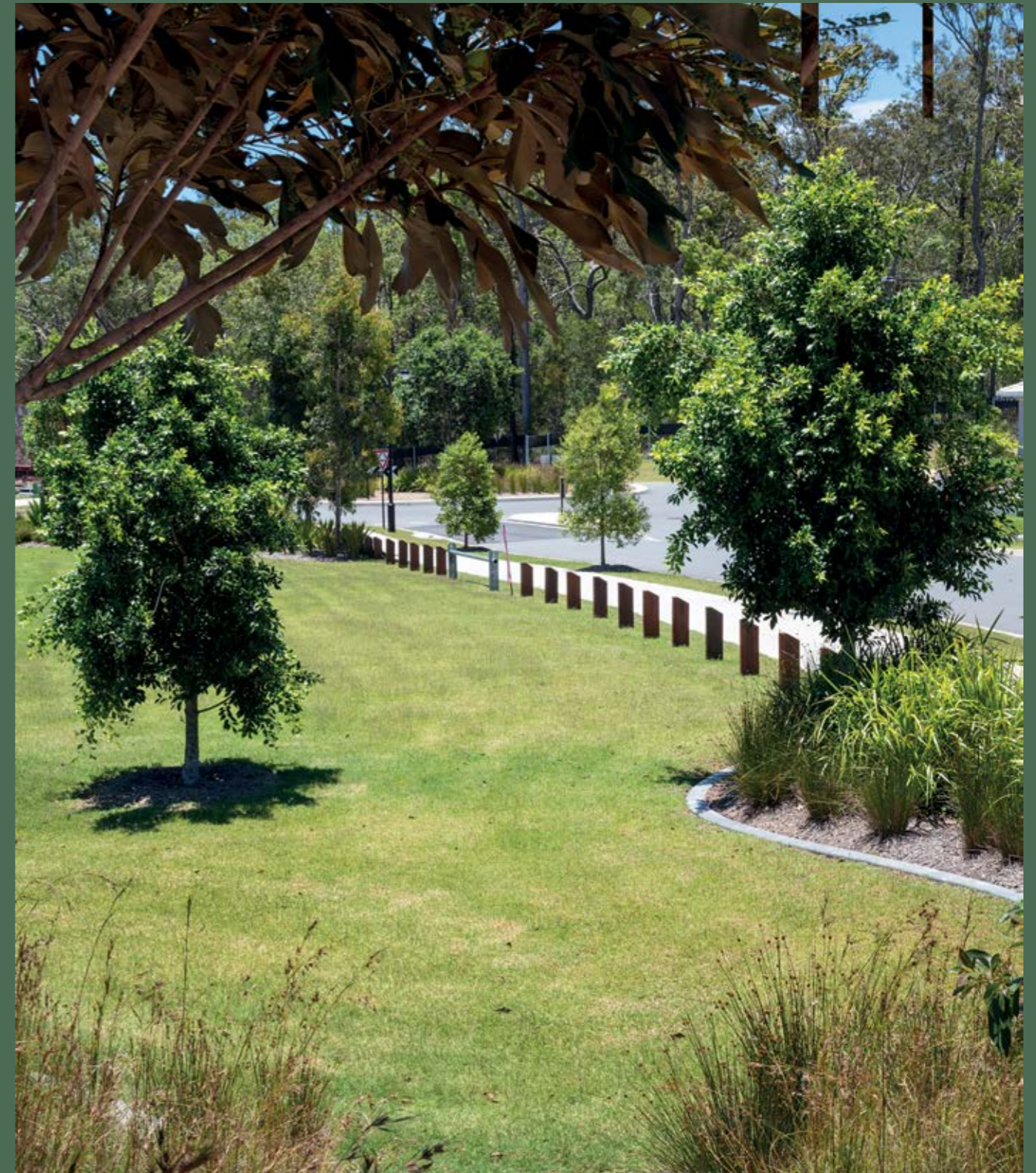
- To reduce waste to landfill during the operation of your home, consider:
  - Installing a dual bin in the kitchen joinery to make recycling as easy as disposing of general waste.
  - The use of a worm farm or composting bin to reduce food waste and provide fertiliser for your gardens.

## LANDSCAPING

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

## SMART TECHNOLOGY

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



# Definitions

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 closer than 1m from the Zero Lot Boundaries. These walls are to have no windows or other openings.
DESIGN COMMITTEE	The entity appointed by Mirvac authorised to approve building applications under these Residential Design Guidelines.
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, hallways 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 this document with internal Living Areas opening onto them 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.)
OPEN SPACE	For the purpose of this precinct, open space refers to both the Golf Course, vegetated and Park frontages.
SETBACK	Is the minimum distance the external walls of your home (or for garages the garage door) must be away from the adjacent boundary. All setbacks are measured from the relevant boundary to the outer edge of the wall. For lots with a bushfire setback buffer, the setback to the outermost projection to the buffer line is zero.
SITE COVERAGE	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.  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.
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.



# THE GRAND RESERVE

Gainsborough Greens PIMPAMA

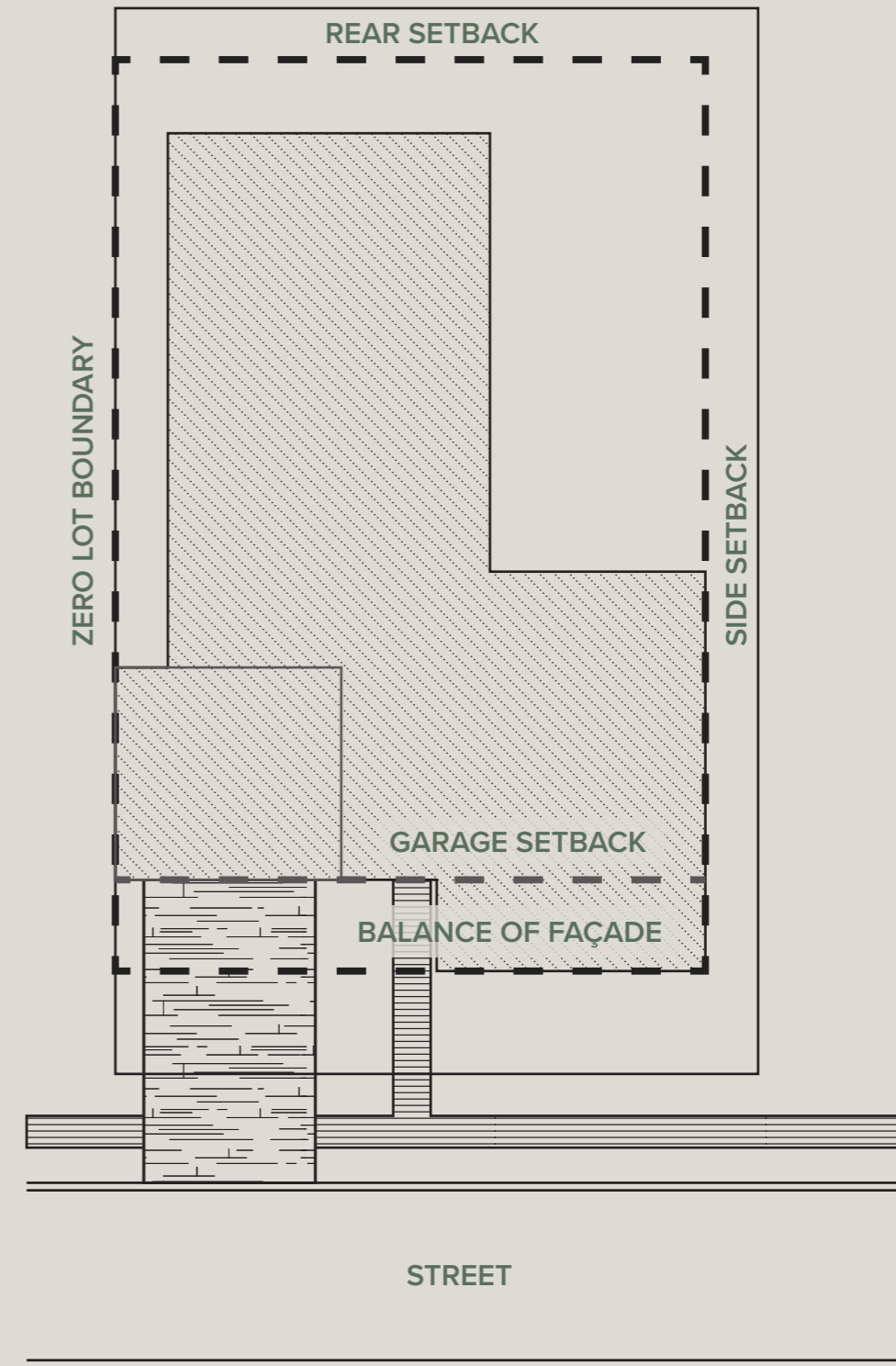


This lot layout plan is indicative only and not intended to be a true representation. Changes may be made during the development and are subject to change without notice. This site plan is believed to be correct at the time of construction but is not guaranteed. Prospective purchasers must rely on their own enquiries. Please refer to house plans and specifications as this lot layout plan is for guidance only. Refer to survey plans once lot titles are registered for full specifications. Current as at June 2020.

# Annexure A: Setback Tables

## SETBACKS

LOT TYPOLOGY CODE		BOUNDARY		GROUND FLOOR SETBACK (MIN)	FIRST FLOOR SETBACK (MIN)
<i>Standard</i>					
S	Standard	Front	Garage	5.5	N/A
			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	Front	Garage	5.5	N/A
			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
<i>Golf</i>					
PF	Park / Golf Front	Front	Garage	5.5	N/A
			Balance of Façade	3	3
		Side	Built to Boundary	0	1
			Non-built to Boundary	1.5	2
Rear	Rear	1.5	1.5		
	Bushfire Setback Buffer (if applicable)	0	0		
PFC	Park or Golf Front Corner	Front	Garage	5.5	N/A
			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
Bushfire Setback Buffer (if applicable)	0		0		
<i>Conservation</i>					
CF	Conservation Front	Front	Garage	5.5	N/A
			Balance of Façade	3	3
		Side	Built to Boundary	0	1
			Bushfire Setback Buffer (if applicable)	0	0
Rear	Rear	1.5	2		



\*Maximum length of build to boundary wall is 9m without 3m long x minimum 1.5m recess. Note: Any lots identified on the Development Parameter Plans as having a bushfire buffer must not have any part of the building structure project into the identified bushfire buffer.

# 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: \_\_\_\_\_

## Owner's Details:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Contact No: \_\_\_\_\_

Home No: \_\_\_\_\_

Mobile: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

## Builder's 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
- Covenant bond to be fully refunded upon completion of the home and landscaping, and final inspection by the Design Committee.

I/we the owners/builder of Lot \_\_\_\_\_ at Gainsborough Greens, Pimpama acknowledge that I/we have read and accept The Grand Reserve Design Guidelines requirements.

Signature 1: \_\_\_\_\_ Date: \_\_\_\_\_

Signature 2: \_\_\_\_\_ Date: \_\_\_\_\_

## VISIT THE SALES CENTRE

Open daily 10am – 5pm

MI Exit 49, 8 Swan Road, Pimpama QLD 4209

[gainsboroughgreens.com.au](http://gainsboroughgreens.com.au)

**07 5549 2322**

**Gainsborough  
Greens** PIMPAMA



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