



RESIDENTIAL DESIGN GUIDELINES

Stage 7.1
Eco Gully Release

RESIDENTIAL DESIGN GUIDELINES

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

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

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



ATTRACTIVE STREETSCAPES

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



FENCING

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



LANDSCAPING

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



HOME SIZE

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

CONTENTS

General	2
Lot Types	2
General Siting & Setbacks	2
Minimum Building Size	3
Private Open Space.....	3
Garages.....	3
Front Entry Door	3
Facade Design	4
External Wall Materials & Colours.....	4
Roofs	5
Building Design	5
Privacy and Cross Viewing.....	5
Security & Insect Screens.....	6
External Services & Waste Recycling	6
Driveways & Entry Paths.....	6
Fences General	7
Landscaping.....	8
Construction Obligations	9
Developer Works.....	9
Definitions	10
Annexure	12
Annexure A - Stage Plan	13
Annexure B - Lot Typologies.....	14
Annexure C - Fence Types	16

GENERAL

- The character of your home must be of a contemporary architectural aesthetic or design. It should reflect the natural characteristic of Gainsborough Greens and be sympathetic to the natural colour tones. No federation or colonial design elements should be included in the design.
- The design of your home, fences and landscaping must be approved by the Design Committee.
- Your builder also needs to obtain the statutory approvals required by Government.
- **Construction cannot commence until you have both of these approvals.**

LOT TYPES

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

GENERAL SITING & SETBACKS

Refer to the applicable Lot Typology diagrams in Annexure B for information for Siting and Setback requirements. Ensure that you refer to the right information for your lot type.

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

If your lot has a boundary to Public Open Space then the design of your home needs to include for the Façade facing the Public Open Space:

- 3m minimum setback for the main building wall.
- 1.5m minimum set back to the outer most projection including patios, verandas or balconies if they are unenclosed on at least 3 sides.
- Viewing to the Public Open Space provided by:-
 - Windows and/or doors, with a minimum area of 6sqm, to a Living Area; or
 - Balcony, patio or veranda of at least 8sqm with a minimum dimension of 2m with direct access to a Living Area.



MINIMUM BUILDING SIZE

- For lots with only one street frontage, the minimum width of your home is 75% of the Primary Street frontage width, measured to the outside of walls.
- For corner lots the minimum width and length is 65% of the respective frontage.
- The highest point of the roof of your home must not exceed 8.5m above the As Constructed Site Level.

PRIVATE OPEN SPACE

Private Open Space is to be provided in accordance with Annexure B.

GARAGES

- Garages must be integrated into the main building and are to be setback a minimum of 1m behind the main building front wall and 5.5m from the street boundary.
- Maximum width of your garage is nominally 6m.
- Refer to Appendix B Lot Typologies Information for minimum parking requirements.
- Carports are not permitted.

FRONT ENTRY DOOR

- Your home's front door must be well defined and/or visible from the Primary Street.
- The entry must have a minimum width of 1200mm.

The entry door must be either:

- Nominal 1200mm wide with minimum 20% glazing, or
- Nominal 800 mm wide timber door with clear finish combined with a minimum 200mm wide sidelight.
- Other combinations may be approved on merit if they achieve a positive addition to the Façade of your home.

FACADE DESIGN

Primary Street Facade Design

- The residential character of your home must be of a contemporary architectural aesthetic or design. It should reflect the characteristics of Gainsborough Greens, embracing the natural bushlands and open spaces, with sympathetic colour tones and material palette.
- The Façade must have variation in the elevation with at least one substantial projecting feature element such as a portico, verandah or feature wall.
- Any portico is to be a minimum of 4sqm and 1.5m deep.
- At least 1 habitable room should address the Primary Street frontage.
- Similar homes with similar Façades are not allowed on adjoining lots.
- Obscure windows or windows to toilets and bathrooms should not front the Primary Street. If they do they must be aesthetically screened.
- Walls over 9m in length without windows or articulation are not permitted.
- No garden sheds, air conditioning condensers or clothes lines etc.. can be located between the Primary Street Facade and boundary.

Secondary Street Facade Design

- If your home is on a corner lot, it must be designed to address all streets.
- It must have variation in the Secondary Street Facade with at least one substantial projecting feature element such as a portico, verandah or feature wall.
- Walls over 9m in length without windows or articulation are not permitted.
- At least 1 habitable room should address the secondary street frontage.
- No garden sheds, air conditioning condensers or clothes lines etc.. can be located between the Secondary Street Facade and boundary unless they are screened from view from a Public Area by approved screens or fences.

Glazing to Public Areas

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

EXTERNAL WALL MATERIALS & COLOURS

- To give a sense of variety and interest, a mix of materials or colours must be used to all walls of your home facing a street or park frontage.
- A minimum of 2 and a maximum of 3 variations of colour and/or materials (excluding windows, doors and garage doors) must be incorporated.

External Wall Materials

- Face brickwork or Split-face block work is not permitted on Primary Street, Secondary Street or Public Open Space façades except as a feature only.
- Finishes to the Primary Street and or Secondary Street Façade must return back around the other walls and extend back no less than 1m or to where the side fence meets the house, whichever is the greater.
- Finishes to any non-feature masonry on Primary Street and Secondary Street façade must be solid render not 'bag and painting'.
- Finishes to any non-feature masonry on Public Open Space Façades may be 'bag and painting' and the finish used on this Façade must also be used on the adjoining side and/or rear walls.
- Double or 1.5 height face brick is not permitted anywhere.
- Second hand materials are not permitted unless they are used as highlight architectural elements.

Wall Colours

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

ROOFS

- 40 degrees is the maximum pitch for traditional hip and gable roofs.
- All single storey houses are to have a minimum of 450mm eaves to all publicly visible façades.
- All double 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 second storey.

Your roof materials are limited to

- Corrugated pre-finished metal sheets (e.g. Colorbond).
- Roof Tiles.

BUILDING DESIGN

Windows to north facing Living Areas and Private Open Space must receive at least 3 hours of sun between 9am and 5pm on 21 June.

PRIVACY & CROSS VIEWING

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

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



SECURITY & INSECT SCREENS

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

EXTERNAL SERVICES & WASTE RECYCLING

- If you have a rainwater tank it must be located away from or screened from view from all Public Areas.
- Meter boxes must be painted to match the wall colour.
- TV antennae, satellite dishes and radio masts are not permitted unless they are not visible from Public Areas or neighbouring homes.
- Storage tanks for solar hot water systems, roof and wall mounted air conditioning units, clothes drying facilities, garbage bins and service yards are not to be visible from Public Areas.

DRIVEWAYS & ENTRY PATHS

The driveway to your home must meet the following criteria

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

FENCES GENERAL

- All fences to your lot must be approved by the Design Committee.
- Only fences of the types shown in Annexure C are allowed. No other materials such as Colorbond or bamboo are allowed.
- Fences constructed by Mirvac on any lots cannot be removed or altered without written permission from Mirvac. Any damage to these fences must be repaired to the original standard by the land owner(s).
- Fences visible from Public Areas must be maintained on an ongoing basis including recoating with timber treatment if detailed as part of the fence type.

Fence Types

Fence types referred to in these Residential Design Guidelines are detailed in Annexure C.

Fencing Facing the Primary Street

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

Fencing Facing the Secondary Street

- Must be type 2, 3 or 4 with and a maximum of 1.8m in height.
- May not extend past the Façade line of the other street frontage.
- Must be located inside the Secondary Street boundary by a minimum of 0.5m.
- Fences more than 10m in length must be articulated further from the boundary, to allow for planting alcoves, by a minimum 0.5m alignment variation over a minimum length of 3m.
- Appropriate landscaping must be included within the setback area.

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

- Must be a friendly neighbour fence in accordance with Fence Type 1 except as detailed below).
- Maximum 1.8m in height.
- Must not be visible from Public Areas.
- The portion of the side or rear fence which protrudes forward of the fence facing the Primary or Secondary Street must be the same type as the Primary or Secondary Street fence.

Fencing to Public Open Space Boundaries

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

Fences in Special Locations

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

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



LANDSCAPING

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

Retaining Walls

- All retaining walls must be constructed as part of the construction of your home.
- Retaining walls visible from Public Areas must be constructed from either stone, masonry, concrete or steel.
- Retaining walls may need to be certified by a Registered Professional Engineer. You are required to meet the Local Authorities requirements with regard to this matter.
- Retaining wall heights must not exceed 1.5m without constructing a horizontal offset including a minimum 1m planting zone between each section of the retaining wall to soften the visual impact. If a fence is constructed at the top of a retaining wall, there must also be a 0.5m planting zone between the top of the wall and the fence.

Sheds

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



CONSTRUCTION OBLIGATIONS

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

DEVELOPER WORKS

- Where the Developer has constructed a fence, entry statement or retaining wall, it is to be maintained by the owner to the standard to which it was constructed.
- Any damage caused during construction of a dwelling to any estate infrastructure (e.g. kerbs, grassed verges, street trees, bollards etc.) is to be repaired by the owner to the standard to which it was constructed.

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 on the Zero Lot Boundaries. These walls are to have no windows or other openings.
Design Committee	The entity appointed by Mirvac authorized 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, hall ways and storage areas.
Permitted Encroachments	Eaves, awnings, sun screens, privacy screens, architectural features such as gatehouses and pergolas where not enclosed and not more than 2.4m in height.
Primary Street	The street fronting your lot where the lot has only one street frontage; or for lots with two or more street frontages the street which your home's front door faces.
Private Open Space	External areas of your lot with an area and dimensions as required by Annexure B with internal Living Areas opening onto them via a door with a minimum width of 1.5m and not containing any service items such as bin store, air conditioning condensers or rainwater tanks etc.. It may be roofed or un-roofed.
Public Area	Any land vested to, or under the control of the Gold Coast City Council. E.g. Roads, verges /nature strips, parks, public access ways etc.
Public Open Space	Public Area excluding roads and verges/nature strips.
Setback	Is the distance the external wall of your home (or for garages the garage door) must be away from the adjacent boundary. All setbacks are measured from the relevant boundary to the outer edge of the wall. Permitted Encroachments are permitted to extend into the side setback to a minimum of 450mm off the boundary in accordance with the Building Code of Australia, except for built to boundary walls where no part of the building will encroach over the boundary.
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.
Secondary Street	Applies to lots with more than one street frontage and is the street(s) which is not the primary street.
Zero Lot Boundary	Common boundary of your lot and the neighbouring lot as shown in Annexure A which part of an external wall your home may be permitted to abut. Walls should be sufficiently clear of this boundary to allow for gutters and eaves overhangs. Generally a Zero Lot Boundary is located on either the southern or western property boundary. Not all lots have a Zero Lot Boundary and no lot can have more than one a Zero Lot Boundary.



ANNEXURE A: STAGE PLAN

THE ECO GULLY RELEASE

AT GREEN PARK VILLAGE



KEY

- 12m Lot
- 14m Lot
- 16m Lot
- Oversize Lot
- Duplex
- Bushland
- Zero Lot Line
- Pathways
- Retaining Wall
- Transformer

Your next stage: The Eco Gully Release at Green Park Village

The Eco Gully Release consists of 49 brand new lots within Green Park Village, with frontages ranging between 12.5m – 18m to easily accommodate more builders' homes. All of our lots are flat and many measure longer than a standard lot – so you'll not only save on site costs, your family will have room for that big backyard too!

The Eco Gully Release boasts views over the lush Eco Gully, part of the Gainsborough Greens dedicated open space. All lots have easy access to The Greenway and pathways, which links the entire release to extensive open spaces like conservation areas, golf course, parklands, fishing ponds and wetlands, sports ovals and playground areas.

ANNEXURE B: LOT TYPOLOGIES

Identified below are the Gold Coast City Council requirements relating to private open space and car parking.

10M FRONTAGE LOTS

- Height: 1+2 storeys
- Site Cover: 60% max
- An additional 10% site cover is allowable for roofed private open space open at least 2 sides
- Private Open Space: 25m² min width 4m
- Car parking: Resident 1 car min (internal)
Visitor 1 car min (in driveway)

12.5M FRONTAGE LOTS

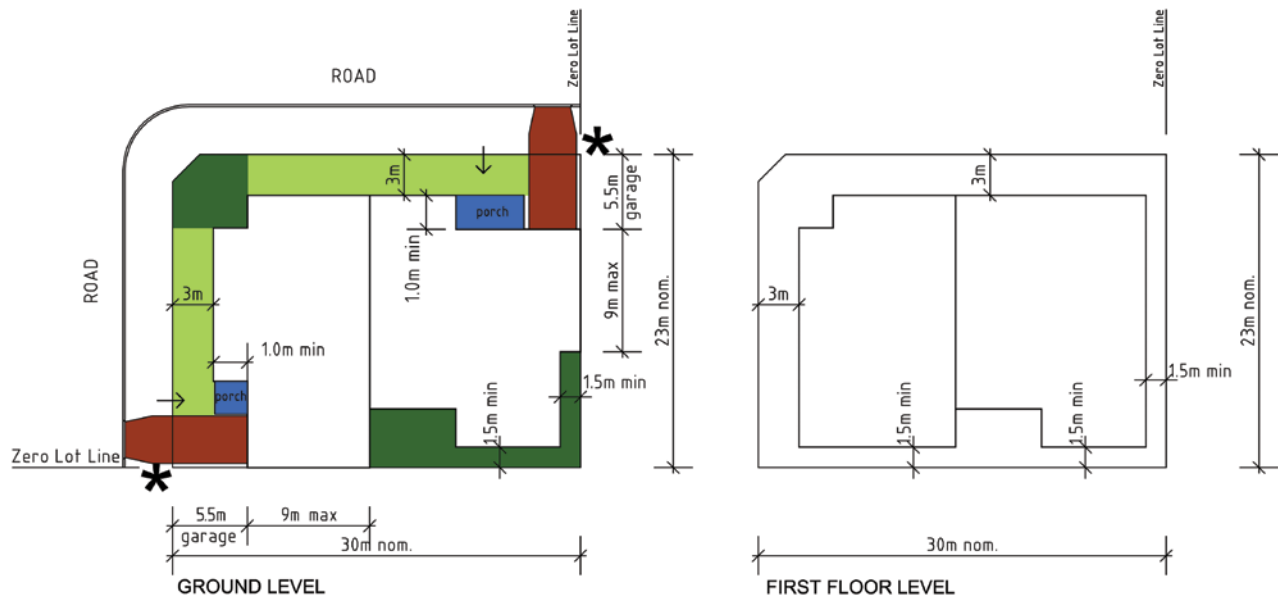
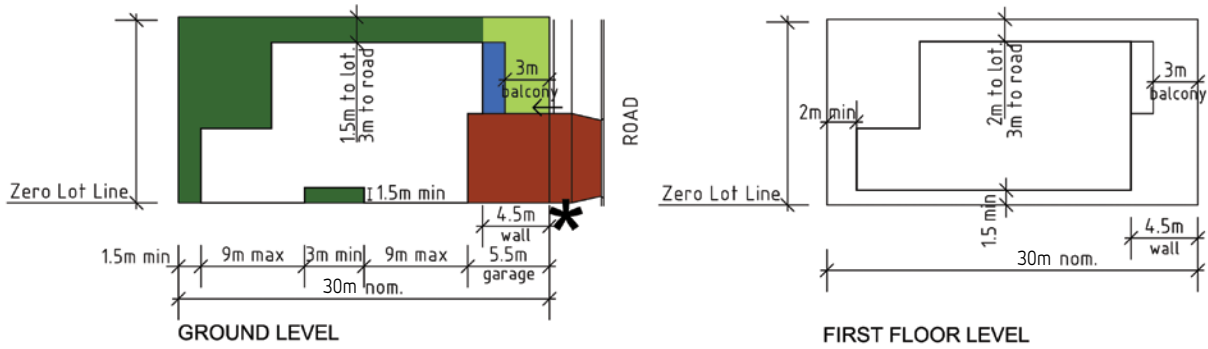
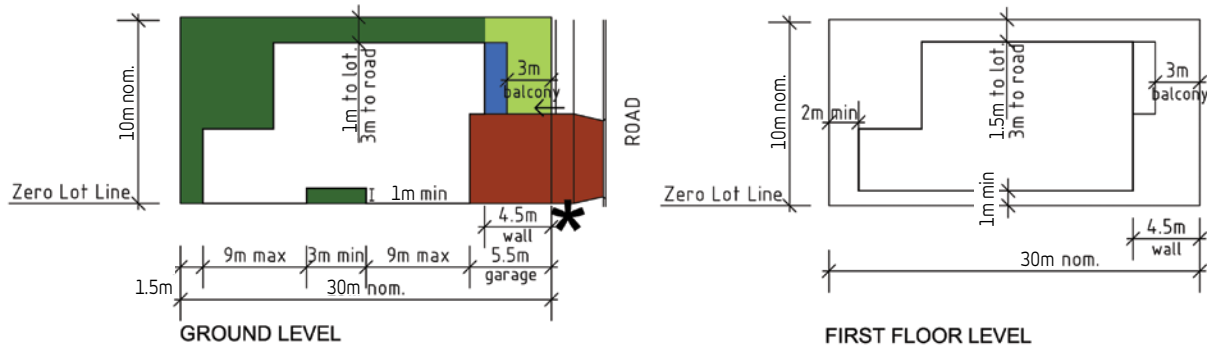
- Height: 1+2 storeys
- Site Cover: 60% max
- Private Open Space: 30m min width 4m
- Car parking: Resident 2 car min (internal)
Visitor 1 car min (in driveway)

14M + 16M + 18M FRONTAGE LOTS

- Height: 1+2 storeys
- Site Cover: 60% max
- Private Open Space: 40m² min width 5m
- Car parking: Resident 2 car min (internal)
Visitor 1 car min (in driveway)

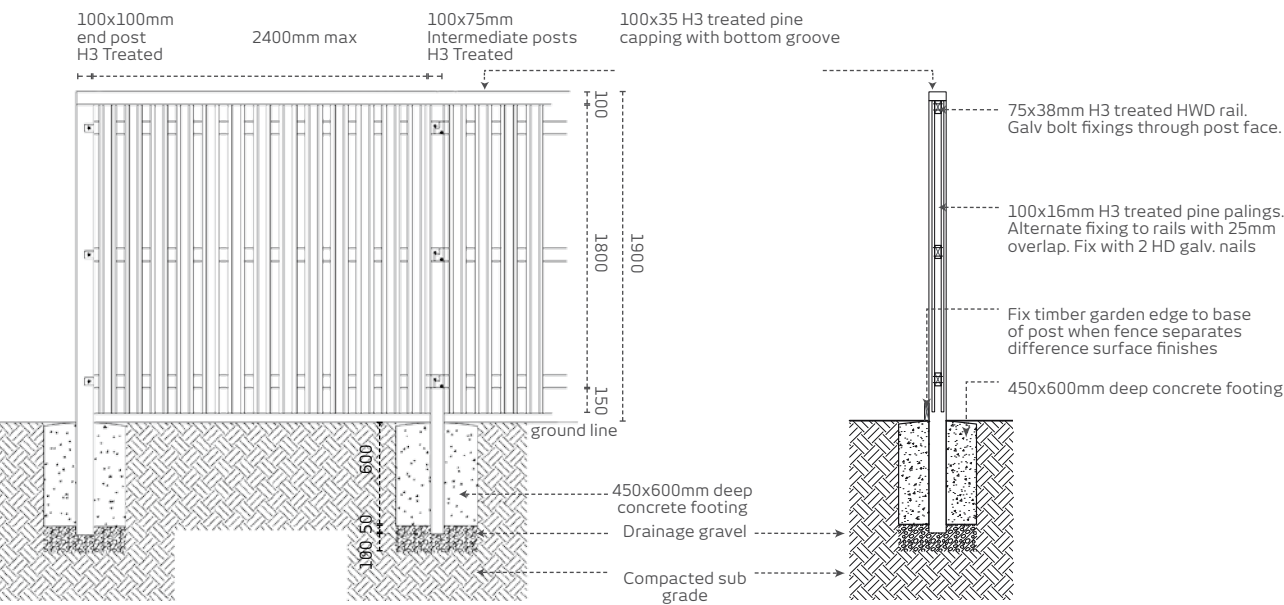
DUPLEX LOTS

- Height: 1+2 storeys
- Site Cover: 60% max
- Private Open Space: 25m² min width 4m (per dwelling)
- Car parking: Resident 2 car min (internal) (per dwelling)

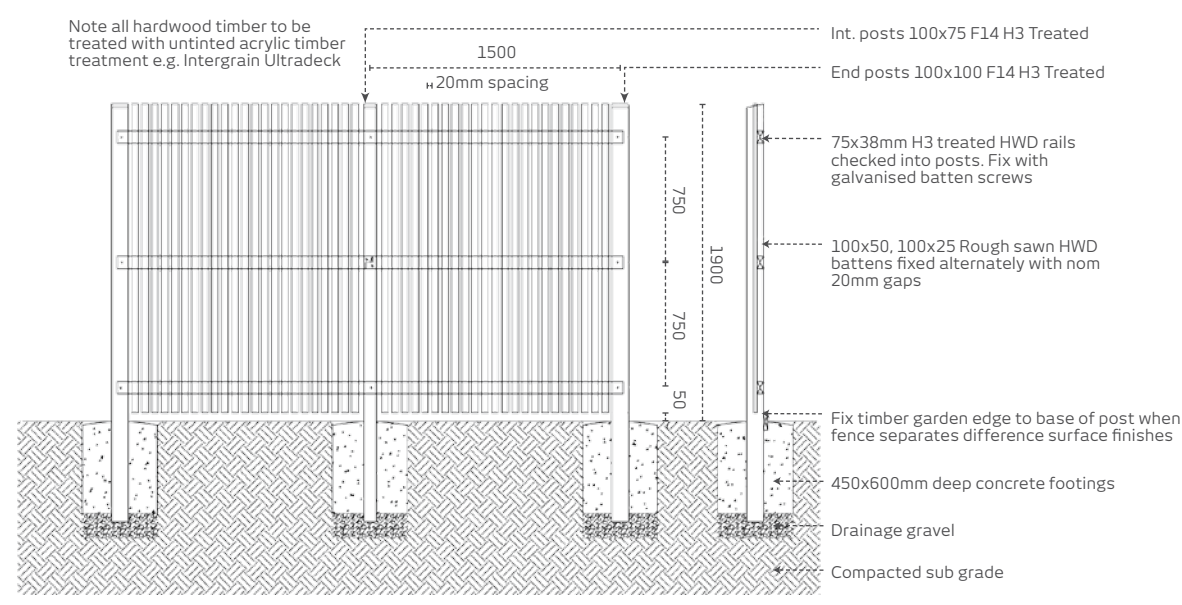


ANNEXURE C: FENCE TYPES

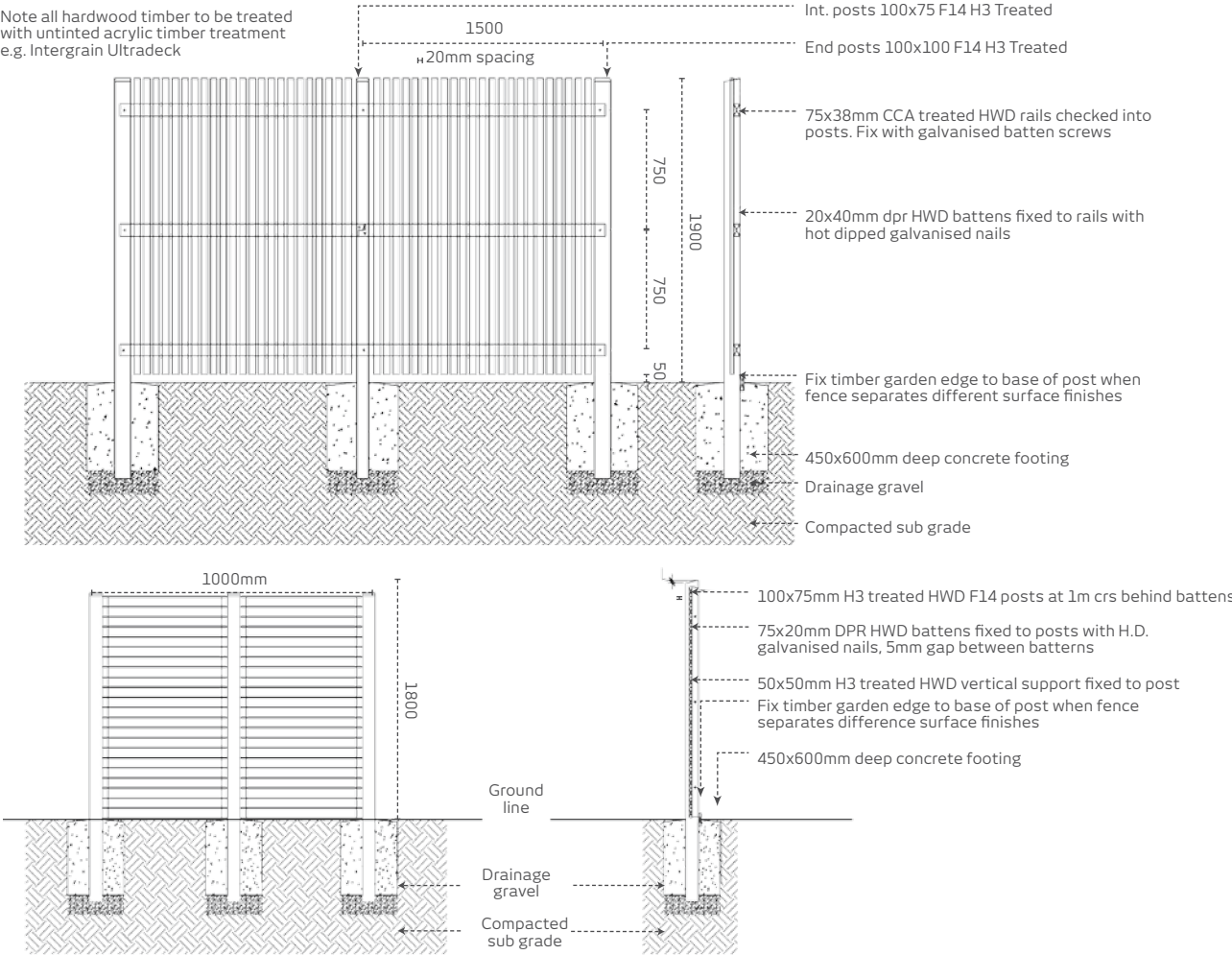
FENCE TYPE 1: GOOD NEIGHBOUR PINE FENCE



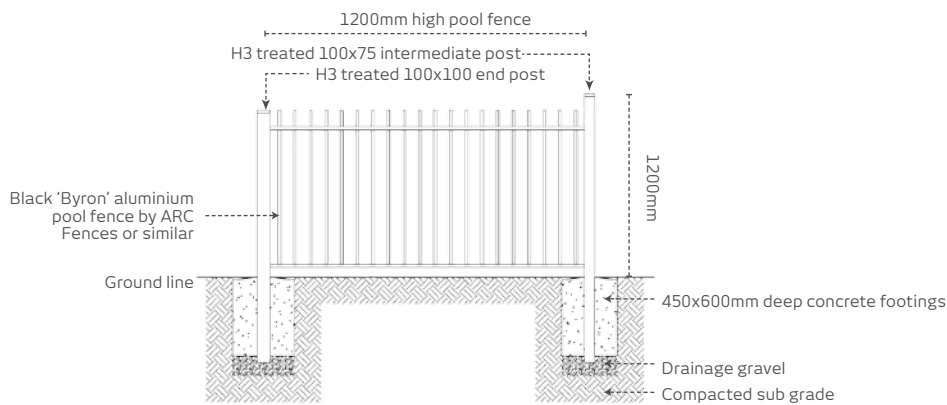
FENCE TYPE 3: ROUGH SAWN HARDWOOD



FENCE TYPE 2: DRESSED HARDWOOD



FENCE TYPE 4: POOL FENCING





Gainsborough Greens PIMPAMA

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

07 5549 2322
GAINSBOROUGHGREENS.COM.AU

Mirvac does not give any warranty or make any representations, expressed or implied about the completeness or accuracy of any information in this document or provided in connection with it. All photographs, diagrams, drawings, plans or other graphics are indicative only and may not be accurate. This document is not binding on Mirvac and is not intended to be relied upon. All persons should make their own independent enquiries as to the matter referred to in this document. Mirvac expressly disclaims any and all liability relating to, or resulting from, the use, or reliance on, any information contained in this document by any persons. Correct as at February 2015. Version 1. © Published by Mirvac Pacific Pty Ltd ABN 59 121 949 639. Designed by Bullet Studios.

The masterplan was prepared prior to construction and is indicative only and not intended to be a true representation. Changes may be made to all aspects of the development (including, without limitation, to the layout, composition, streetscape, dimensions, specifications, fittings and finishings) during the development without notice. The masterplan is believed to be correct as at February 2015, but is not guaranteed. Prospective purchasers must rely on their own inquiries. Please refer to individual plans and specifications, as the masterplan is for guidance only.