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1.1 Overview

1.2 The Design Guidelines

1.3 The Approval Process

The Rise Park Ridge is a new residential community developed by Frasers Property providing a range of housing choices.

Frasers Property has consistently encouraged high standards of development in their residential estates by means of covenants and design guidelines.

This has helped maintain residents' expectations of what the immediate surroundings will look like and has provided guidance on common issues concerning the interface between properties.

Environmental sustainability and house designs which are appropriate to a sub-tropical climate also form part of the guidelines. To maintain those standards in The Rise Park Ridge each house must be constructed in accordance with The Rise Park Ridge Design Guidelines (TRDG).

There is no requirement to commence construction within any timeframe, however once construction commences the Building must be completed within nine (9) months.

A Design Review Panel (DRP) will manage the compliance process.

An attractive residential environment in which the houses express individuality, harmonious built form and compatible scale.

Whereas all houses must be designed in accordance with the applicable Building Regulations, all houses must also comply with The Rise Park Ridge Design Guidelines (TRDG).

TRDG have been formulated to produce the following outcomes:

- An attractive residential environment in which the houses express individuality, harmonious built form and compatible scale.
- Inviting streetscapes, attractive landscaping and a reduction in the dominance of garages to the street front.
- Housing that utilises Built to Boundary locations to maximise the building area.
- Housing which is liveable, comfortable and addresses its subtropical location.
- Housing which promotes public safety and a sense of community consistent with the overall concept of The Rise Park Ridge.
- Promotion of environmentally sustainable design addressing energy efficiency, water conservation and waste minimisation.
- Housing which achieves all these outcomes principally by good design through common sense and innovation rather than undue extra expense.

Where this document applies:

TRDG applies to all conventional detached houses on sites in this subdivision.

Who will get the most out of this document?

This document will be invaluable to the building designer or prospective builder in setting the design parameters for house design and siting and should be issued to the building designer or builder at the earliest stage for consideration of acceptable built form on your property.

What you have to comply with:

 Park Ridge South East Community Development Code has been developed and approved only for this development to advise and control future development for the project. All house designs need to go through the normal process of building certification prior to construction.

In addition all house designs must be submitted to the Design Review Panel (DRP) for compliance with TRDG prior to building certification.

It is intended that TRDG will provide design criteria for the building designer as well as background information for the Buyer and future residents.

The DRP may allow and grant dispensations or relaxations where a proposal satisfies the objectives but not necessarily the acceptable solutions.

What you need to do:

- 1. Submit concept plans to the DRP for preliminary comment if necessary to clarify any issues.
- Provide full working drawings and checklist to the DRP for approval and endorsement.
- 3. Submit DRP-endorsed plans to building certifier or Council for building certification.
- Once building certification has been granted, construction can commence.

Application of Planning Instruments, Policies and Design Guidelines:

Where there is a conflict of design criteria between codes, policies and planning instruments the following rules shall apply:

- The Park Ridge South East Community Development Code takes precedence over the Queensland Development Code, local policies and planning instruments.
- . The Plan of Development has been extracted from the Park Ridge South East Community Development Code to inform buyers and designers on these specific requirements.
- Where the criteria in the Rise Park Ridge Design Guidelines exceeds the criteria in other codes, policies and planning instruments TRDG shall prevail.

2. Quality Standards

Intro

All residents of The Rise can expect a minimum standard of construction to provide some predictability that the houses in the immediate vicinity are of a certain standard and constructed within a realistic timetable.

These standards are not intended to limit design or the use of innovative materials.

A major cause of disharmony in a streetscape occurs when neighbouring houses have discordant colour schemes. Some simple rules can prevent this happening and provide a measure of control, predictability and expectation.

The DRP will review the façade treatment to prevent repetitious or similar facades or colour schemes.

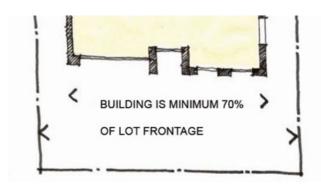


Figure 1: Appropriate scale of house (2.3)



Figure 2: Limited use of strong colours permitted (2.6)

Design Guidelines

- To ensure the incorporation of materials appropriate to resident's expectations of new housing.
- To ensure a compatibility of housing scale appropriate to the lot size.
- 3. To ensure that colours are compatible and do not aesthetically 'scream' at their neighbours.
- To ensure that similar facades or colour schemes are not seen together and that the front facade is compatible with all other facades visible from the street.
- To ensure adequate on-site undercover parking is incorporated.
- 6. To ensure that construction proceeds expeditiously and to minimise impact on neighbouring properties.



Figure 3: Face brickwork permitted however must be used in a combination with other materials such as painted render

- Non-standard materials must be submitted to the DRP for approval.
- 2.2 Recycled materials or components must be submitted to the DRP for approval.
- 2.3 Maximum site coverage is 60% in the Residential Living zone and 70% in Residential Choice zone.
- 2.4 A minimum 2 car spaces is to be provided per dwelling with at least 1 space covered. Parking spaces may be provided in tandem.
- 2.5 To ensure a compatible scale of house a single dwelling facing the street should represent at least 70% of the width of the principal frontage (Figure 1).
- 2.6 Vibrant colours are not preferred but may be used as features as long as they are limited to 25% of the external façade on any face (Figure 2).
- 2.7 Fascia boards, trim and exposed metalwork must be colour coordinated with the balance of the building.
- 2.8 Unpainted metalwork is not permitted.
- 2.9 Fences (where painted), storage facilities and retaining walls must be colour coordinated with the building and not painted in vibrant colours.
- 2.10 Highly visually reflective glazing treatments are not permitted.
- 2.11 Galvanised steel and similar reflective roofs are not permitted.
- 2.12 Identical house designs are not permitted side-by-side or opposite one another i.e. immediately recognisable from a point of view.
- 2.13 Facades or colour schemes which are seen together are to demonstrate individuality.
- 2.14 Facade treatments should be continued around the sides and rear to present a consistent aesthetic when viewed from the street.

3. Siteworks

Intro

Excessive siteworks can detract from a streetscape, impact on the quality of a streetscape and cause issues along side and rear boundaries.

A significant rise or drop from the street frontage resulting in a high retaining wall or embankment can not only be unsightly but also be very expensive if not done properly. It can also complicate car access.

It is in everyone's interest to reduce the level of excavation between finished levels and natural ground levels.

Considerable level changes on side or rear boundaries can also result in high retaining walls compounded with high fences causing added cost as well as overlooking and overshadowing problems. They might also block out views.

Excessive siteworks can also cause drainage problems as existing overland flow paths are forced into new directions potentially causing flooding of yards or even houses.

In the interests of better design and maintaining amenity there needs to be reasonable limits on modification of existing site levels and consideration of interference to existing drainage paths.

Supporting a fence on a retaining wall can place extra stress on the retaining wall in high winds and can result in damage to the wall.

The developer may have constructed retaining walls as part of the streetscaping or to make the sites more usable and to standardise the method of construction and materials used. The Lifestyle Design Guidelines will be applied to assess further modifications or the need for extra retaining walls.

Oriteria has been set for driveway construction to ensure standards and timely completion are met.

It is advisable to check with the DRP design consultant as to special site conditions such as drainage, swales, trees, retaining walls and services.

Design Guidelines

- To ensure that siteworks do not visually impact on the streetscape.
- To contain modification of site levels to acceptable standards of residential amenity.
- To ensure that driveways are of a consistent standard and are constructed in conjunction with the house.



- 3.1 Out and fill shall be limited to 1.2m above or below natural ground level.
- 3.2 Adequate provision must be made to intercept overland flow affected by siteworks to prevent damage and nuisance to adjoining or downstream properties. Such provisions must be indicated on the plans submitted for DRP approval.
- 3.3 Provide drains at the foot of each embankment or retaining wall and discharge all surface water to the street, gully or drain provided and not onto adjacent land.
- 3.4 Retaining walls over 1m in height must be designed and supervised by a structural engineer in accordance with Council's Code and a Certificate of Structural Adequacy provided prior to occupation.
- 3.5 Retaining walls are generally not permitted on principal street boundaries and may be permitted on a secondary frontage on a comer lot.
- 3.6 Where fences are constructed in conjunction with retaining walls they must be either independently supported or the wall must be designed for the addition of a fence structure and certified for stability by a structural engineer.
- 3.7 Driveways are to have a maximum setback of 0.5m from the side boundary.
- 3.8 Driveways shall be pavers or concrete with exposed aggregate or stamped or stencilled surfacing of approved colours.
- 3.9 Driveways must be completed prior to habitation or completion of the Building whichever is the sooner.
- 3.10 Alternative solutions will be considered based on merit.
- 3.11 Note that certain retaining walls may be built by the Seller in creating the lots and that these walls may not comply with the acceptable solutions and are not to be used as a precedent.

4. Streetscape & Siting

Intro

Although the residents of The Rise are mainly concerned about the liveability and amenity of the interior of the house it is the façade and the streetscape which embodies the identity of the house.

It is also important that house designs are compatible with one another and although it is not expected that all designs are the same, it is possible to set design guidelines to avoid unacceptable and undesirable outcomes.

There are two potentially undesirable streetscape issues to be addressed:

- A single front setback can produce unattractive 'gun-barrel' streetscapes.
- In some designs, the garage tends to disproportionately dominate the façade of the house.

To ensure that the façade and the streetscape are enhanced by the design of the house these guidelines outline the desirable design parameters.

Retaining walls within public view must contribute to the quality of the streetscape.

The visual amenity of the streetscape can also be tarnished by the parking of caravans, trailers and boats in public view, along with unsightly advertising signage.



Figure 4: Translucent elements such as porches and verandahs forward of the garage are encouraged (4.4)

Design Guidelines

- To encourage varied front setbacks resulting in an interesting articulated façade and streetscape.
- 2. To downplay the visual dominance of the garage door and its impact on the streetscape.
- To ensure that visitor parking in front of a garage door does not transgress into the footpath reservation.
- To ensure that the houses frame the street to emphasise its width and that fencing does not dominate the streetscape.
- Retaining walls within public view must be constructed of approved materials.
- 6. To eliminate disturbance of the streetscape's visual amenity.

ALLOTMENT SETBACKS TABLE

Allotment Type	Allotment Type				Potential Duple:		
Allotment Width	10m - 12.49m wide	12.5m - 13.9m wide	≥14m wide	≥ 16m wide (min. 500m² lot			
FRONT SETBACKS		111 10011					
	To Habitable Room		4.0m		4.0m		
Front Setback	To Garage Door		5.0m				
(Primary frontage)	Projections / porticoes / belconies		3.0m				
REAR SETBACKS	1.00	of the second					
Rear Setback (to Habitable Room)	All storeys		QDC MP	1.1 or MP1.2			
SIDE SETBACKS							
Side Setback Built to Boundary (Mandatory)	All storeys	0.1	0m	N/A	N/A		
Side Setback Built to Boundary (Optional)	All storeys	N/A		0.0m	N/A		
Side Setback Non-built to boundary wall	All storeys		QDC MP	1.1 or MP1.2			
Side Setback on Corner Lots Secondary Frontage or Adjacent Parkspace	All storeys	2.0m			2.0m		
GARAGES, SITE COVER, POS, I	HEIGHT	8					
Garage Location			uilt to bounda indicated on ti plans		Where indicated on the adjacent plans		
Mandatory Garage Type		Single, Tandem Do or Double		uble	Single, Tandem or Double per dwelling		
Maximum Building Height			25	Storeys			
Site Cover	Residential Living Zone		60%		N/A		
sue Cover	Residential Choice Zone		70%				
Private Open Space (POS)	Where located centrally in the dwelling / building envelope		16m²		16m² per dwelling		

 MP1.1 is applicable to lots < 450m² and MP1.2 is applicable to lots: ≥ 450m². For side and rear setbacks they will be taken to the outer most projection as per the QDC requirements.

Figure 5: Allotment Setbacks Table

- 4.1 Setbacks are to be in accordance with the Park Ridge South East Community Design Guidelines outlined in the applicable Plan of Development Table for each stage (Figure 5).
- 4.2 Porches, verandahs and pergolas which are open on three sides may extend within the setback in accordance with the Development Controls.
- 4.3 The increased setback for the garage ensures that a car parked on the driveway can be fully contained within the boundaries of the site. The garage locations and position are nominated on the applicable Plan of Development for each stage.
- 4.4 Translucent elements such as porches and verandahs soften the perception of the façade and are encouraged (Figure 4).
- 4.5 Retaining walls within public view are not encouraged. Gardens, rock placement and rock gardens are preferred that can accommodate batters up to 1:2 in front of dwellings.
- 4.6 Built-to-boundary walls are permitted and shall be in accordance with the applicable Plan of Development for each stage.



Figure 6: Tiered setbacks and subjugation of garages create attractive streetscapes

5. Built Form

Intro

As previously mentioned control of the built form is an important factor in encouraging an attractive streetscape. Some of the elements which can enhance a facade and streetscape are as follows:

- Varied front setbacks
- Translucent elements such as porches, verandahs and pergolas
- Roof profiles
- Eaves, sunhoods, screens and blades
- Deep window recesses
- Colour scheme
- Landscaping.

Architectural articulation and elements which produce shadows such as porches and verandahs and filter elements such as screens all enhance the appearance of a house and add to an attractive streetscape.

A diversity of built form is encouraged and conversely houses which look the same or have the same colour schemes are discouraged where they can immediately be seen together.

Walls where indicated on the POD can be built-to-boundary where permitted by standard building regulations however the DRP will not permit built-to-boundary walls on adjoining properties.

It is advisable to check with the DRP representative to determine whether the adjoining home is either built with or has approval for a wall built-toboundary prior to commencing your house design.



Figure 7: Desirable front façade embellishments such as timber, stone, wide eaves, porches and verandahs

Design Guidelines

- 1. To encourage contemporary Australian architecture.
- To ensure interesting front facades the building design should incorporate a combination of plan articulation, colours, façade details and feature materials.
- 3. To encourage building designs that will enhance the streetscape.
- 4. To ensure that the garage door does not dominate the façade.
- To encourage a compatibility of form and scale without constraining the designer's capacity to create individual house designs.
- To encourage house designs which are appropriate to their region in terms of the sub-tropical climate.
- 7. To discourage repetitious or similar facades and colour schemes where they can be immediately seen together.
- To avoid back-to-back built to boundary walls.

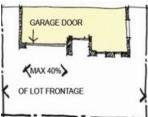


Figure 8: Limitation on Garage Width (5.3)

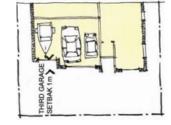


Figure 9: Third Garage set back further (5.3)



Figure 10: This example of contemporary sub-tropical design incorporates eaves to shade walls and windows (5.6)

- 5.1 Building designs shall have a contemporary sub-tropical aesthetic as opposed to historical styles such as Federation, Georgian, Colonial, Italianate and Tudor.
- 5.2 The front facade must incorporate a combination of the following components:
 - Plan profile stepped a minimum 0.5m
 - Interesting details such as balconies, porches, pergolas, window margins, sunhoods and screens.
 - Two or more distinctly different but complementary wall materials and colours (Figure 3).
- 5.3 The garage door width must not exceed 40% of the width of the lot frontage. Where the design incorporates a triple (or greater) garage the third garage door must be set back a further 1m to reduce visual dominance from the street (Figure 11).
- 5.4 A double car garage is permitted only on a Villa lot (10 12.4m wide) if the design is double storey and the first storey projects over the face of the garage elevation by 1m. Otherwise a single or tandem is mandatory for single level designs, so that the garage does not dominate the facade.
- 5.5 Roof pitches under 20 degrees, excluding verandahs, are discouraged and only permitted if approved by the DRP.
- 5.6 Eaves or similar architectural shading devices are desirable to provide shading of walls and windows and are mandatory on pitched roofs (Figure 10).
- 5.7 Eaves must be minimum 450mm wide.



Figure 11: This design incorporates wide 1m wide eaves (5.5), stone and timber elements (5.2), a translucent porch (5.2) and a third garage discreetly set back from the main garage door (5.3)

5. Built Form (continued)

Contemporary Australian sub-tropical architecture is acceptable



















Unacceptable historical styles







Figure 12: Built form must conform to certain aesthetic character criteria (5.1)

6. Landscaping

Intro

The most effective element in creating great streetscapes is high quality landscaping.

Landscaping can also help soften the appearance of the Building especially when newly constructed.

To ensure that The Rise maintains its best appearance and value a time limit has been placed on front yard landscaping to ensure that it is completed as part of the construction process.

It can also define the boundaries of the allotment in the form of hedging and planting strips rather than fencing.

There are strict limitations on fencing forward of the building alignment. The desired effect is to encourage high quality landscaping as a method of defining the property and as a foreground to the built form.

In an environment in which water is becoming a scarce and expensive resource we encourage water-sensitive species to minimise demand for irrigation and to give the landscaping more chance of succeeding during water restrictions.

To assist you, a list of recommended plant species is in the Guide to Landscaping Principles (Appendix B).



Figure 13: Landscaping helps soften the appearance of the Building especially when newly constructed

Design Guidelines

- To ensure that landscaping softens the appearance of the house and adds to the streetscape.
- 2. To encourage water conservation.
- To encourage planting that improves the comfort of the house and the yard by consideration of shading and solar access.
- 4. To allow for mature trees.
- To ensure that services are not affected by the landscaping works and will not be damaged once planting has reached maturity.
- 6. To ensure that landscaping is completed in a timely manner.

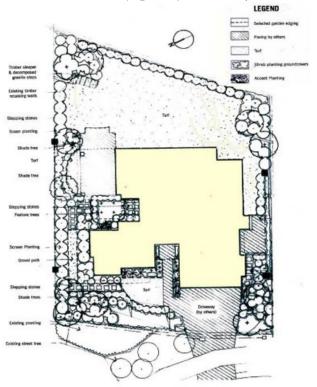


Figure 14: Example of landscaping plan which must be lodged for DRP approval (6.1)

- 6.1 House designs should incorporate trees, shrubs and/or hedges to define the property and adom the front yard. A landscape plan must be lodged with the DRP for approval prior to commencement of landscaping works.
- 6.2 Landscaping should incorporate predominantly water-sensitive species to minimise demand for irrigation. Local plant species are recommended. For your information refer to the list of preferred landscaping species in Appendix B (Figure 15).
- 6.3 Plant species should be selected to provide shade in summer but allow sun penetration in winter.
- 6.4 Trees should be located to avoid services and provide shade from the western sun.
- 6.5 Landscaping of the front yard and driveway must be completed within six months from certificate of occupancy.



Figure 15: Water-sensitive landscaping minimises demand for irrigation and saves water (6.2)

7. Residential Amenity

Intro

Common sense planning can enhance liveability and residential amenity.

Apart from sensible house design there are three attributes which can be optimised by good planning:

- Useable outdoor space
- Privacy
- Optimum solar access

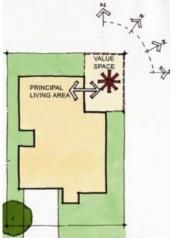
It is important that one house does not overlook or overshadow a neighbour's private space or windows.

It is also desirable to get winter sun into living spaces and shade in summer.

It is important to set Acceptable Solutions to optimise privacy especially in the dedicated private open space areas.

Indoor-outdoor living is an essential component of living in Queensland.

The Acceptable Solutions set out a framework to encourage and protect these valuable attributes.





Design Guidelines

- To ensure a minimum area of private open space (value space) is connected to a principal living space.
- To ensure that the principal living space and the value space have optimal solar access.



Figure 17: For optimum solar access and comfort the value space should be orientated to the north and/or east (7.3)

Figure 16: These diagrams show how the value space can be located as part of a yard space or to create a private courtyard according to the orientation of the lot (7.3)

- 7.1 House designs shall incorporate a value space with a minimum area of 16sq.m and has no dimension less than 3.0m located contiguous with a principal living area. May be open or covered with a roof or pergola (Figure 18).
- 7.2 Covered outdoor spaces shall be incorporated into the design of the building in terms of materials and finishes. Flimsy lightweight verandahs are not permitted.
- 7.3 The principal living area and value space should be oriented north and/or east and have windows to allow sunlight to penetrate the room (Figure 17).



Figure 18: Design should incorporate a value space minimum area of 16sq.m and a dimension of no less than 3m and may be open or covered with a roof or pergola (8.1)



Figure 19: The value should be private and located off the principal living area (7.1)

8. Fencing, Privacy & Public Safety

Intro

Fencing defines property boundaries and can effect privacy between lots.

In front of the building line it can have a negative effect if not controlled and one bad fence can destroy a whole streetscape.

It is also important that fences do not get in the way of public safety. It is a good planning principle to ensure that public places such as streets, parks and walkways can be overlooked from the houses to provide passive surveillance.

They balance privacy against public safety and give strong emphasis on maintaining an open looking streetscape in which any fencing is a minor element.

Where transparent fencing (such as metal picket) prefabricated powder coated fence is mandated in TRDG it is for situations where the fence should not be a dominant visual element yet may be required for securing pets or defining the boundary. It should always be accompanied with landscaping such as hedges either inside or outside the property.

Translucent (minimum 15% openings) fences are permitted where privacy should be created because the outdoor open space faces north to a street and cannot be planned any other way. It is still important to retain some degree of passive surveillance of the street (Figure 20).

The trade-off between privacy and public safety is embodied in the acceptable solutions for various situations.





Figure 20: Examples of timber and metal slat translucent fencing (min. 15% openings) (8.6)

Design Guidelines

- 1. To permit securing of the property boundaries where desired.
- 2. To create privacy where required.
- To maintain reasonable levels of passive surveillance of public places in the interests of public safety.

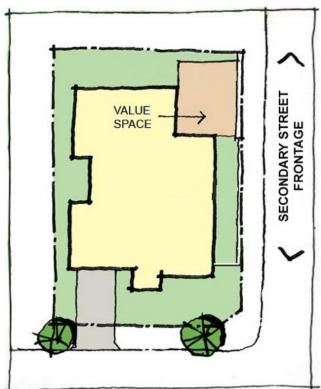


Figure 21: Corner Boundary fencing is permitted to the secondary frontage and may extend to the front building line of the dwelling (8.3)

Acceptable Solutions

Front

8.1 Fencing forward of the principal building line is not permitted.

Side and Rear

8.2 Side and rear boundary fencing shall be timber 'good neighbour' fencing with a maximum height of 1.8m.

Corners

8.3 On comer lots fencing is permitted to the secondary frontage and may extend only to the front building line of the dwelling. Fencing rails are to remain internal that cannot be seen from the road (Figure 21).

Materials

- 8.4 Solid fencing must be rendered and painted masonry or stained or painted timber slats and must be accompanied with landscaping.
- 8.5 Timber fencing is to be CCA treated pine/hardwood.
- 8.6 Translucent metal or timber slat fencing: Must have minimum 15% openings.
- 8.7 No prefabricated solid coloured metal fencing will be accepted.

Public Safety

8.8 There must be at least one habitable room facing the street.



9. Attachments & Services

Intro

Add-ons to the Building can be unsightly, especially to your neighbours.

They can also have a detrimental effect on the streetscape.

Some attachments and outside structures are either necessary or add to residential amenity and should be permitted.

The AADG provide acceptable limits to attachments and outbuildings.



Rainwater tanks visible



Lightweight add-on verandah should integrate with house

Design Guidelines

- 1. To minimise the visual impact of attached elements.
- To place reasonable limits on the size and visual impact of outbuildings.
- 3. To minimise visual impact of satellite dishes.
- To especially control the appearance from the street.
- To ensure that future extensions maintain the standards and aesthetic integrity of the original house design.



Airconditioning unit on show

Satellite dish

above roof



Good example of masonry letterbox

- 9.1 The following attached elements shall be located in accordance with the prescribed criteria:
 - Antennae: Not highly visible from street.
 - Satellite Dish: Below lower storey roofline and colour coordinated with adjacent surfaces and not highly visible from street.
 - Solar Panels & Heaters: Integrated with roof and not highly visible from street. Locate in rear half of roof or minimum 4m from rear if backing onto public space.
 - Clothes Line: Screened from view from public areas.
- 9.2 Air-conditioners, pool filters, rainwater pumps, mechanical equipment: Preferably located well below eaves and concealed from view from public areas and neighbouring houses. All equipment shall be compliant with local noise regulations.
- 9.3 Letterbox shall be erected at time of occupation and be of metal, timber or masonry construction.
- 9.4 The design, appearance and external colours and building materials of all outbuildings (such as lock-up garages, garden sheds and pergolas, gazebos, etc) rainwater tanks and letterboxes, shall be integrated with and complement the design of the house.
- 9.5 Garden sheds shall satisfy the following requirements:
 - Maximum height of 3m and maximum area of 9sq.m
 - Sheds with a floor area less than 9sq.m may be colorbond and match the external colours of the dwelling.
 - Sheds shall not be visible from any public road or public open space which abuts the property nor be located forward of the building alignment.
- 9.6 The position of any attachment shall be indicated on both site plan and landscaping plan. If not known at the time of lodgement then a plan showing location shall be submitted prior to installation.
- 9.7 Extensions and add-on structures such as verandahs should use similar materials and colours of the main structure and give the appearance of being built at the same time. Flimsy lightweight verandahs are not permitted.

10. Environmental Standards

Intro

Environmentally responsible house design is largely a matter of common sense and can result in a house which is more liveable, comfortable and more economical to run.

A well-designed house can be made intrinsically comfortable in terms of the climate just by sensible design. This is not to say that fans and air-conditioners won't be necessary but there will be less dependence on them for basic comfort and health.

Factors to consider in climatically-responsible design are as follows:

- Orientation of rooms and windows.
- Shading of windows and walls.
- Higher ceilings.
- Exhausting hot air at high level.
- Catching breezes.
- Crossflow ventilation.
- Covered open space.

Attending to these factors usually costs nothing extra and is just a matter of intelligent design choices.

On the other hand, there are also choices to be made in terms of building services which support best-practice environmental sustainability. These decisions will help conserve energy, water and materials which will not only save you money but also protect the environment.

Natural Gas will be provided throughout the development and is the preferred fuel for items such as heating water and cooking appliances.

The guidelines in this section include both mandatory and discretionary guidelines to give you and the designer some simple guidance towards a sustainable 'green' house design.

Certain mandatory statutory requirements are stipulated in state and local government legislation and may vary from time to time.

The requirements in this document may be over-ridden or exceeded by such legislation.

Design Guidelines

- To encourage environmentally sustainable housing which conserves energy, water and materials.
- To encourage houses which are naturally comfortable through climatically-responsible design and less reliant on air-conditioning (Figure 22).
- 3. To comply with current environmental legislation and conditions of planning approval.

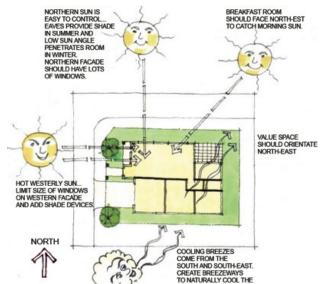


Figure 22: Climatically responsive design principles

- 10.1 Principal living areas should orientate to a northerly and/or easterly aspect.
- 10.2 Large windows on the western façade should be avoided to minimise excessive heat gain.
- 10.3 Roofs should have eaves or shade devices to shade walls and windows (including ground floor).
- 10.4 House design should encourage crossflow ventilation to take advantage of summer breezes to cool house in summer.
- 10.5 House design must incorporate a covered outdoor living space.
- 10.6 Internal rooms should incorporate natural lighting devices such as Solartube.
- 10.7 Water heaters and cooking appliances are encouraged to be connected to mains gas.
- 10.8 Comply with current environmental legislation and energy rating standards.



11. Common Problems

Intro

Frasers Property has applied guidelines such as these on many projects in the past and there is a pattern of common problems.

In some cases it can cost you money in terms of having to do something twice because it didn't comply with TRDG in the first place.

More often than not, it causes delays in approvals which also costs time and money but can also cause unnecessary frustration.

The most common problem is where a builder quotes on a house design which is incompatible with the site and TRDG and refuses to modify the design without asking for a variation.

And the second-most common problem is where the Buyer doesn't pass on TRDG to the building designer, builder or contractors.

A builder or building designer cannot fairly present concepts or prices without first being aware of TRDG and working within them.

Here is a summary to help you to avoid these unnecessary problems and to make your house procurement process an enjoyable and constructive one.

We have a representative to help you with site selection and house designs if needed.

Problem	Solution
TRDG are not passed on to builder and/or building designer causing miscommunication on design requirements and unnecessary variations to the building contract.	Make sure that builder and building designer are aware of these guidelines and have included everything in the price.
Garage door setback is a site-specific standard set by us.	Make sure that the garage door is set back at least 5m from the front boundary.
North point missing on plans (on site plan only) and elevations not named.	Check for north point on all plans and identify all elevations with their orientation.
Outdoor living area gets insufficient sun.	Position outdoor living area on north and/or east side of house.
Windows not shaded, especially on ground floor.	Incorporate eaves or shading devices over large exposed openings.
Plan is not conducive to cross ventilation.	Plan for breezeways to cool house.
Insufficient natural light to hallways and internal kitchens and bathrooms.	Install Solartube to introduce natural light where necessary.
Cooktops internally vented and horizontal vents cause nuisance odours for neighbours.	All cooktops must be vented to outside through ceiling or roof.
Roof material is reflective.	Reflective (galvanised) roofs are prohibited.
Fences not indicated on plans and therefore holds up approval process.	Indicate all fence details including height and retaining walls on plans.
Fences proposed forward of building alignment.	Not permitted.
Landscaping concept and program not submitted prior to landscape works commencing.	Concept and program must be submitted prior to commencement of landscape works.
Retaining wall causes drainage problems on adjoining site.	Show retaining wall drainage on plans.
External colour scheme and materials not submitted and therefore holds up approval process.	Colour scheme and material selection must be submitted with plans for approval.

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12. Definitions

Phrase	Definition
Building	Dwelling house, garages, garden sheds, pergolas, gazebos, swimming pools and outbuildings proposed to be constructed on your property.
Building Covenants	This document titled The Rise Design Guidelines being an agreement between the Seller and Buyer whereby the Buyer agrees to adhere to its terms, in particular the Acceptable Solutions.
Building Plans	Those plans and specifications detailed in paragraph 14.2 of Section 14 of the TRDG.
Buyer	The person listed as Buyer in the Schedule and also as defined in the Contract of Sale.
Checklist	The checklist contained in Section 16 of the TRDG.
Contract of Sale	The Contract between the Seller and Buyer in respect of your property.
Council	Logan City Council.
Design Review Panel	Person/s selected by us to review and approve all Building Plans in accordance with the Design Guidelines.
DRP	Design Review Panel.

Phrase	Definition
Design Guidelines	A set of minimum guidelines with which all house designs must comply with.
TRDG	The Rise Park Ridge Design Guidelines.
OMP	Outermost projection in terms of boundary setbacks usually the fascia on an eave.
Frasers Property	Is the trading name of the Seller and various related entities of the Seller.
Seller	As defined in the contract of sale.
Sketch Plans	Preliminary concept drawings for the Building.
Value Space	Refers to a useable open space area for recreation purposes.
We or Us / we or us	The Seller.
Works	Any building operation.
You or Your / you or your	The Buyer.
Your property	That land identified in the Schedule.

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13. The Approval Process

Intro

You need to obtain the Seller's approval of Building Plans prior to Council approval.

Prior to submitting Building Plans to Council or a private certifier for approval you may submit your Sketch Plans to the Design Review Panel for preliminary approval (if you need to clarify any issues) followed by your Building Plans prior to commencing construction.

13.1 Preliminary Application

- 13.1.1 Concept sketches, floorplans and elevations indicative of the Building including an indication of setbacks, façade treatments, colours and building materials may be submitted for preliminary approval to clarify any primary design issues prior to an application for endorsement.
- 13.1.2 The purpose of this preliminary approval phase is to ensure that you understand and have incorporated TRDG into your Building before proceeding to working drawings.



13.2 Building Plans

Once your Sketch Plans have been approved your designer and/or builder will prepare working drawings of the Building and submit these to the Design Review Panel for approval. The Building Plans must include the following:

- 13.2.1 Plans and specifications including finishes and colour schedules for the Building (including site plan showing retaining walls and driveways) to be constructed on your property.
- 13.2.2 Colour, material, heights and design details of all fences.
- 13.2.3 Floorplans (minimum scale 1:100) including:
 - Internal layouts
 - Floor area calculations
 - Proposed floor levels
 - · Location of hot water system.
- 13.2.4 Elevations (minimum scale 1:100) including:
 - Finished ground levels
 - Material for external walls and roofing
 - · Directional aspect identified on all elevations.
- 13.2.5 Cross section (minimum scale 1:100) including:
 - Existing ground levels
 - Proposed finished ground levels.
- 13.2.6 Excavation, fill and finished ground levels.
- 13.2.7 Drainage of your property demonstrating that entrapped stormwater will not detrimentally affect adjoining properties.
- 13.2.8 Swimming pool or proposed location including pool pump room.
- 13.2.9 Rainwater tank: location, type and size,
- 13.2.10 The designers checklist with responses to all items.

13.3 Delivery and the Process

The Preliminary Application, the Building Plans and Checklist must be forwarded to the Design Review Panel in PDF (electronic) format at the following address:

Electronic Delivery: The Rise Design Review Panel therise-drp@frasersproperty.com.au

The DRP will assess the Building plans and will (in writing) approve or reject such plans, with or without conditions, within 14 days of receipt.

No approval or consent of the Building Plans by the Design Review Panel shall constitute any agreement or representation as to the adequacy, suitability or fitness of such plans and you acknowledge that no reliance shall be placed on such approval or consent.

Additions and extensions to the Building including new verandahs, pergolas, sheds, swimming pools and garden structures are subject to TRDG and application for approval must be made to the Design Review Panel in the same manner as the original application.

13.4 Council Approval

You need Council approval of Buildings Plans following DRP approval.

TRDG establish a minimum standard when undertaking construction of a building. It is your responsibility and risk to do the following:

- 1. Identify all of the Council's or other statutory authorities building requirements for inclusion on the Building Plans.
- Seek and obtain the Council's approval to the Building Plans which have been approved by the DRP as well as complying with any other statutory requirements.

14. Designer's Checklist

The	The Rise Lot Number:				r:		Date:
Desi	gner/E	Builder:		Buye	r's Sig	nature	re: Witness:
Item	Page	Clause	Item	Yes √	No√	N/A	Comments
1	2	2.1	Do you intend to use non-standard materials?				
2	2	2.2	Do you intend to use second-hand materials?				
3	2	2.3	Is your site coverage less than 60% in the Residential Living zone or 70% in Residential Choice zone?				
4	2	2.4	Do you have 2 car spaces at least 1 of them covered?				
3	2	2.5	Is your house width less than 70% of lot frontage?				
4	2	2.6	Are vibrant colours limited to 25% of façade area?				
6	2	2.7	Are fascias and metalwork colours coordinated with building?				
7	2	2.8	Are you proposing unpainted or galvanised metalwork?				
8	2	2.9	Are fences, storage facilities and retaining walls colour coordinated?				
9	2	2.10	Are you using reflective glazing?				
10	2	2.11	Do you propose to use galvanised steel and reflective roof finishes?				
11	2	2.14	Do your façade treatments continue around the sides of the building?				
12	3	3.1	Is cut and fill limited to 1.2m above or below natural ground?				
13	3	3.2	Are overland flow solutions shown on site plan?				
14	3	3.3	Have you provided drains at the foot of each embankment and or retaining wall?				
15	3	3.4	Are there any retaining walls over 1m in height? Such walls must be designed by structural engineer.				
16	3	3.5	Are there retaining walls on street boundaries?				
17	3	3.6	Are fences on top of retaining walls?				
18	3	3.7-3.8	Do driveway setbacks and materials comply and are colours provided?				

^{*} Where Yes/No is shaded please provide comment or justification

14. Designer's Checklist (continued)

tem	Page	Clause	Item	Yes √	No√	N/A	
19	4	4.1	Have you complied with the front setbacks?				
20	4	4.2	Is there a translucent element (porch or verandah) and if so does it comply with the setbacks?				
21	4	4.3	Have you complied with the front setback for your garage?				
22	4	4.5	Are there retaining walls on view from the street and if so, do they comply in terms of construction and finishes?				
23	4	4.6	Are any external walls built-to-boundary and if so are they on the southern or western boundaries?				
24	5	5.1	Does the design have a contemporary sub-tropical aesthetic?				
25	5	5.2	Does the front façade incorporate at least 2 special treatments?				
26	5	5.3	Is the garage door limited to maximum 50% of the length of the frontage?				
27	5	5.3	Do you have a triple garage and if so does it comply with the setbacks?				
28	5	5.4	Is the roof pitch less than 20 degrees?				
29	5	5.5	Does the design have eaves and shading devices?				
30	5	5.6	Are eaves a minimum 450mm wide?				
31	7	6.1	Is a landscape plan included in DRP application?				
32	7	6.2	Does the landscape Plan include water-sensitive landscape species?				
33	7	6.4	Are trees located to avoid services?				
34	8	7.1	Does the value space comply in terms of size and location?				
35	8	7.2	Do you have a covered outdoor space?				
36	9	8.1	Is there any solid fencing forward of building alignment?				
37	9	8.3	Is this a corner lot and if so does fencing finish on and behind the secondary frontage?				
38	9	8.4	If solid fencing is proposed is it of painted masonry or stained or painted timber slats?				

* Where Yes/No is shaded please provide comment or justification

14. Designer's Checklist (continued)

Item	Page	Clause	ltem	Yes √	No √	N/A	Comments
39	9	8.5	Do you have timber fencing if so is it CCA treated pine/hardwood?				
40	9	8.6	If translucent fencing is proposed does it have min. 15% opening?				
41	9	8.7	Do you have any prefabricated solid metal fencing?				
42	9	8.8	Does the house have at least one habitable room facing the street?				
43	10	9.1	Are any attachments such as antenna, satellite dish, solar panels, clothes line, air-conditioner visible from street or do not comply with acceptable solutions?				
44	10	9.2	Do you have any mechanical equipment such as air conditioners, pool filters and rainwater pumps?				
45	10	9.3	Is your letterbox constructed of metal, timber or masonry?				
46	10	9.4	Do outbuildings, rainwater tanks, pergolas, gazebos etc complement the design of the house?				
47	10	9.5	Do garden sheds comply with max. height of 3m and max. area of 9sq.m?				
48	10	9.6	Have you shown the position of all attachments on both the site and landscape plans?				
49	10	9.7	Do you have any add-on structures and are they constructed of similar materials and colours of the main structure?				
50	11	10.1	Do principal living areas orientate to north and/or east aspect?				
51	11	10.2	Are windows on westerly facades limited in size?				
52	11	10.3	Are openings protected by eaves and/or shade devices?				
53	11	10.4	Is the building designed for crossflow ventilation?				
54	11	10.5	Does the design incorporate covered outdoor space?				
55	11	10.6	Internal rooms have natural light devices?				
56	11	10.7	Are water heaters and cooking appliances to be connected to mains gas?				

* Where Yes/No is shaded please provide comment or justification

14. Designer's Checklist (continued)

Item	Page	Clause	Item	Yes √	No √	N/A	Con
57	14	13.2.1	Is there a building plan (min. 1:100) showing structures, roofs, walls, fences and levels?				
58	14	13.2.2	Are colour, heights and design details of all fences specified?				
59	14	13.2.3	Are there floorplans (min. 1:100) with calculations, proposed levels and location of hot water system?				
60	14	13.2.4	Are there elevations (min. 1:100) showing finished ground levels, materials of walls and roofing and directional aspect on all elevations?				
61	14	13.2.5	Is there at least one cross section (min. 1:100) showing existing and proposed finished ground levels?				
62	14	13.2.6	Are details of excavation, fill and ground levels included?				
63	14	13.2.7	Are details of stormwater drainage included?				
64	14	13.2.8	Is proposed location of swimming pool indicated?				
65	14	13.2.9	Have you shown the location and size of the rainwater tank?				

Appendix A: Special Site Conditions

Subject	Reference	Special Condition	Further Information	
•	•	•	•	
•	•	•	•	
•	•	•	•	
•	•	•	•	
•	•	•	•	
•	•	•	•	

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Appendix B: Guide to Landscaping Principles

Recommended Plant Species





Stripey White



Dwarf Sacred Bamboo







COMMON NAME	BOTANICAL NAME (EXOTIC / NATIVE)	FEATURES
White Iris	Dietes bicolor (E)	Sword like foliage and pale yellow flowers.
Stripey White	Ophiopogan "Stripey White" (E)	White/green leaved form of Mondo grass.
Dwarf Sacred Bamboo	Nandina domestica 'Nana' (E)	Small shrub with red, yellow and green foliage.
Jasmine "tricolour"	Trachelospermum jasminoides variegatum (E)	Grey/green leaves with white & pink colourings. Fragrant white flower.
Native Violet	Viola hederacea (N)	Creeping evergreen groundcover with tiny violet flowers.



Bottle Brush













Red-fruited









Port Wine Magnolia

Giant Liriope

Philodendron

Day Lily









Dwarf Magenta Cherry

Bottle Brush	Callistemon "Matthew Flinders" (N)	Small shrub growing to 75cm tall, dark red flowers.
Red-fruited Palm Lily	Cordyline fruiticosa "Rubra"	Dark red foliage, strap like floppy leaves with white to mauve flowers.
Day Lily	Hemerocallis sp. (E)	Evergreen perennial grows to 1.2-1.8m, flower colours ranging from yellow, orange and pink.
Japanese Sago Palm	Cycas revolute (E)	Slow growing palm-like plant, grows up to 3m tall.
Ixora	lxora "Coral Fire" (E)	Rounded shrub of 1m high by 1m wide, bright orange flowers that fade to pale orange.
Tea Tree	Leptospermum "Pacific Beauty" (N)	Low growing shrub approx 1m high by 1.5m wide with long, thin branches. Pink buds but white flowers.
Giant Liriope	Liriope "Evergreen Giant" (E)	Clump-forming, evergreen perennial. Grass-like leaves growing to 60cm high. Minimal care.
Claret Tops	Melaleuca "Claret Tops" (N)	Compact shrub of 1.5m wide by 1m high. Red new growth contrasting with white flowers in spring.
Port Wine Magnolia	Michelia figo (E)	Medium shrub up to 2m high. Small, shiny, deep green leaves with heavily scented cream flowers.
Philodendron	Philodendron "Xanadu" (E)	Evergreen, low shrub. 1m high by 1m wide. Compact, tidy growth, lobed leaves, petal-less flowers.
Dwarf Magenta Cherry	Syzygium "Elite" (N)	Columnar 3m high by 1.5m wide. Glossy dark green leaves with red tinted foliage.

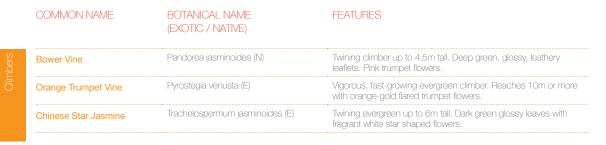
Appendix B: Guide to Landscaping Principles (continued)

Recommended Plant Species











Orange Trumpet Vine

Chinese Star Jasmine







Alexander Palm	Archontophoenix alexandrae (N)	Tall, slender evergreen palm. 15m high with 3m spread. Pinkish/ white flowers in summer followed by bunches of red berries.
Foxtail Palm	Wodyetia bifurcate (N)	Evergreen palm with solitary, feather leaves. Grows 6-15m high by 3m spread.

Alexander Palm Foxtail Palm









Native Frangipani

Lemon Scented Ironwood Vory Curl Flower Blueberry Ash



Frangipani

Pink Trumpet Tree

Golden Penda

Lemon Scented Ironwood	Backhousia citriodora (N)	Grown for its masses of flowers and scented as a hedge or feature tree with attractive creamy white flowers.
Ivory Curl Flower	Buckinghamia celsissima (N)	Attractive foliage and flowers, attracts birds.
Blueberry Ash	Elaeocarpus reticulates (N)	Very attractive upright symmetrical shape with small leaves, white-pink flowers. Grows 6-8m high.
Native Frangipani	Hymenosporum flavum (N)	Upright open tree fragrant yellow flowers in spring. Prefers well-drained site. Attracts insects.
Frangipani	Plumeria obtusa (E)	Small evergreen tree with rounded dome form, Tubular fragrant flowers in pure white with yellow centres. Grows 6m high with 4m spread.
Pink Trumpet Tree	Tabebuia palmerii (E)	Small to medium deciduous tree grows to 10m high. Open, rounded crown with slender leaves and oval leaflets. Olusters of pink trumpet shaped flowers.
Golden Penda	Xanthostemon chrysanthus (N)	Excellent ornamental tree with golden yellow flower heads contrasting well with dark glossy green foliage. Grows 8-10m high with 5m spread.

Appendix C: Schedule & Execution Page

Buyer Acknowledgement

We acknowledge we have read and understand and agree to comply with the Building Covenants titled *The Rise Design Guidelines*.

Your Property: Lot No:	
1. Buyer's Name:	
Address:	
Signed:	
Dated:	
2. Buyer's Name:	
Address:	
Signed:	
Dated:	

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