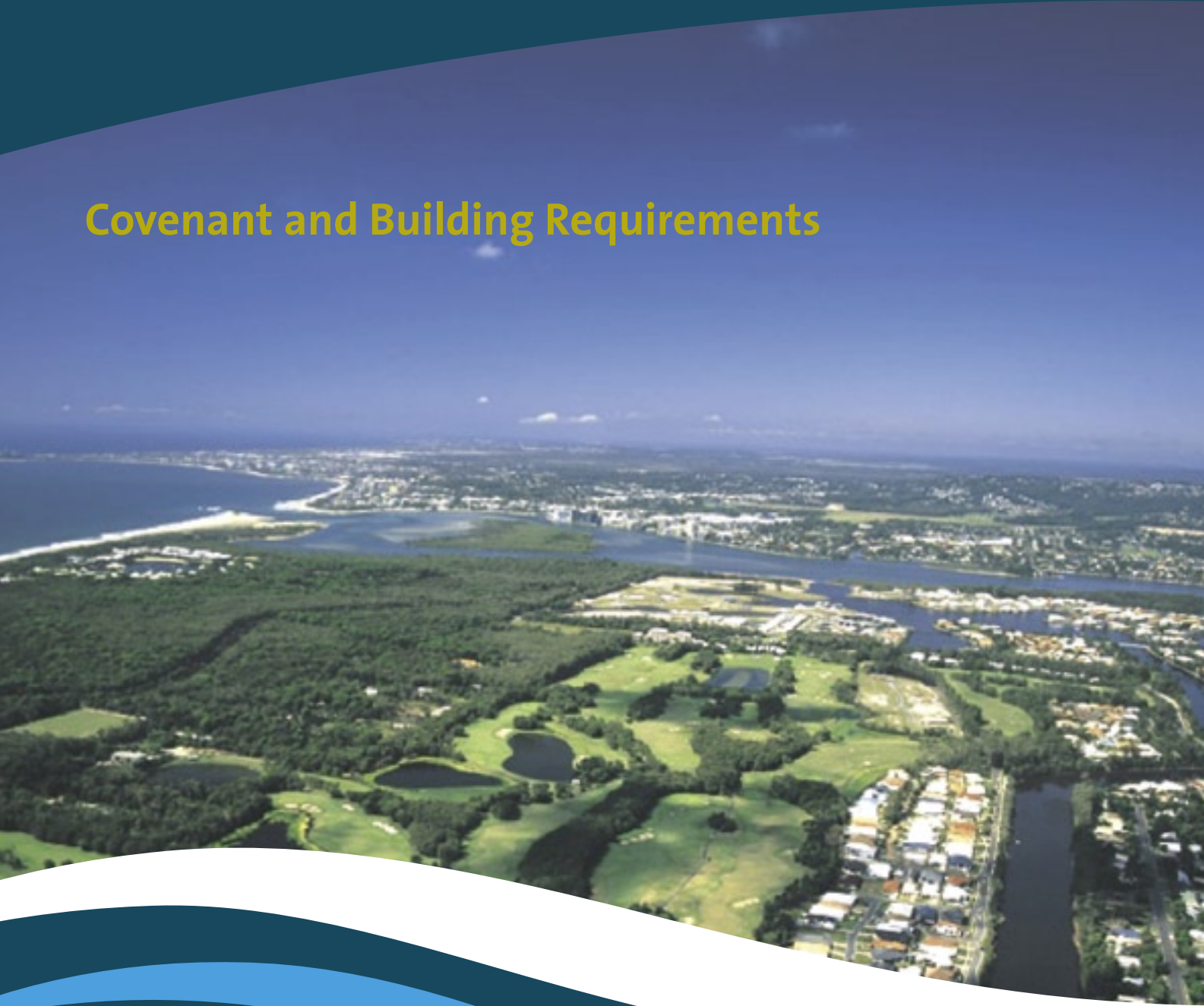




Covenant and Building Requirements



Introduction

The Twin Waters Coastal Community is a fully planned residential project by Lend Lease Development Pty Limited. To encourage good design and a high standard of housing quality, a set of covenant and residential guidelines has been introduced. The building controls will ultimately help establish a Sunshine Coast style of character for Twin Waters without unduly restricting the designs of individual homes.

Lend Lease also makes available, free of charge, a covenant manager who will assess plans and provide advice in the planning of your house and garden.

If we can be of any assistance in helping your housing design process, please contact us on (07) 5448 9940.

Contents

The Covenant sets out the following items for your information as you design your home and external landscaping.

	Page
1.0 The Approval Process	1
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1.0 The Approval Process

To ensure that quality housing standards are achieved, the Contract requires land purchasers to obtain approval from Lend Lease for any Building works prior to the lodgement of a building application with Maroochy Shire Council or private certifier. The term 'Building works' refers to the construction, alteration, renovation or repair of any dwelling, earthworks, sign, fence, landscaping, retaining wall, driveway, swimming pool or other external element that may impact on the streetscape or neighbouring residences.

To approve your home we need two sets of plans (A3 minimum size) incorporating:

- A site plan (showing the contours and where your house sits on the block);
- A floor plan (showing all the rooms in your house with measurements);
- Front, rear and both side elevations;
- A cross-section (including details of boundary wall and gutter treatment);
- Schedule of external colours and materials (e.g. tile colour and type, colour of external walls etc.) Samples of wall and roof colours aid in the approval process;
- An area schedule showing the house/garage floor space along with the floor space of verandahs and pergolas;
- Fencing, driveway and retaining wall details indicating elevations, heights and materials;
- Front yard landscape plan.

These details will usually be supplied by your builder and/or architect.

Lend Lease will endeavour to process your plans within five (5) working days of submission and there is no charge for the approval process.

- Note:*
- 1. The approval required by the Covenant is additional to, and not in lieu of, any State or Local Government building or planning approval requirements.*
 - 2. Notwithstanding the Covenant requirements contained in this document, any application which seeks approval of a design or materials which are not within these requirements may be considered on its merits.*

2.0 Important Points To Consider

The following are important elements to consider in the purchase of your allotment at Twin Waters.

Building Time

Each purchaser at Twin Waters will need to commence building their home within 12 months of land purchase and complete the home within 9 months of commencement of work.

Purchasers will not be able to re-sell undeveloped vacant land without the prior written permission of Lend Lease Development Pty Limited. Failure to comply with the building time requirement or an attempt to re-sell vacant land without approval may result in Lend Lease compulsorily repurchasing the land. These are legally binding conditions of your contract.

Allotment Maintenance

Prior to, during and after construction commencing, your block should be kept clear of excessive weeds or rubbish and maintained to an acceptable standard. No excavation material, rubbish or builder's waste shall be deposited on adjoining properties during construction.

Builders should provide an enclosed rubbish container/area during the construction period to contain rubbish on site.

One Home on Each Allotment

Only one home will be permitted on each allotment. Dual occupancy or multiple dwellings will not be approved on any allotment within Twin Waters other than those specified by Lend Lease Development Pty Limited.

Building Size

The following minimum house floorspace (including garage/carport) for each allotment type is outlined in the adjacent table.

Temporary Structures

No temporary, relocatable buildings or structures shall be erected or located on an allotment unless for use in connection with the building of the home.

BUILDING SIZE

Allotment Type	Minimum House Floor Area*	
	Waterfront	Non-Waterfront
Traditional	210m ²	185m ²
Courtyard (i.e. 14-15 metre frontage)	185m ²	175m ²
Villa (i.e. 12.5-13.5 metre frontage)	170m ²	160m ²

*Minimum House Floor Area - Including garages/carports but excluding verandahs and pergolas.

BUILDING SIZES FOR THE SOUND STAGES 9-15

Allotment Type	Minimum House Floor Area
Villa Lots	200m ²
Courtyard Lots	220m ²
Traditional Lots	280m ²

3.0 Siting Your Home on Your Allotment

Each home should be designed to maximise the advantages of the natural characteristics of the allotment (e.g. tree coverage, sun angles, prevailing breezes, relationship to the street, the waterways and adjoining properties). Siting and house layouts should also have regard to overlooking and overshadowing of neighbours' homes. (Refer diagram 1).

Building Height

All properties can have either single or two storey homes.

Site Coverage

The maximum site coverage, including garages, carports, verandahs and covered pergolas, must not be greater than 50% of the area of your allotment.

For example, if your allotment is 700 m² in size, the ground floor area of your house can be up to 350 m² (i.e. 50% x 700 m²) (Refer diagram 2).

Setbacks

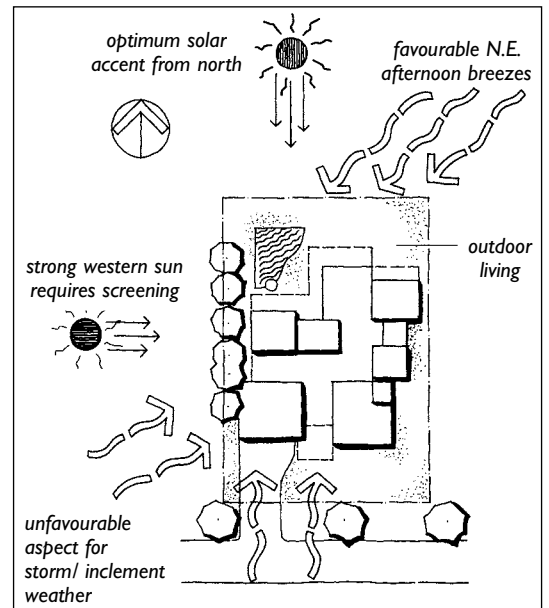
The Building Setback Plan for your allotment describes the distance between your house and your property's front, rear and side boundaries.

The following requirements apply:

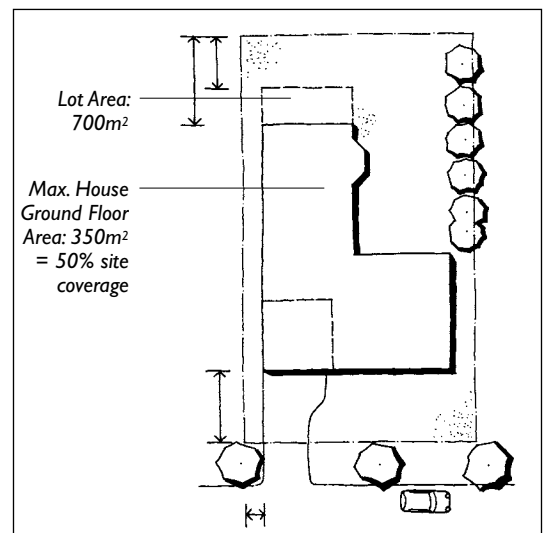
Note: all setback distances from allotment boundaries are subject to Council approval.

Setbacks for Two Storey Homes

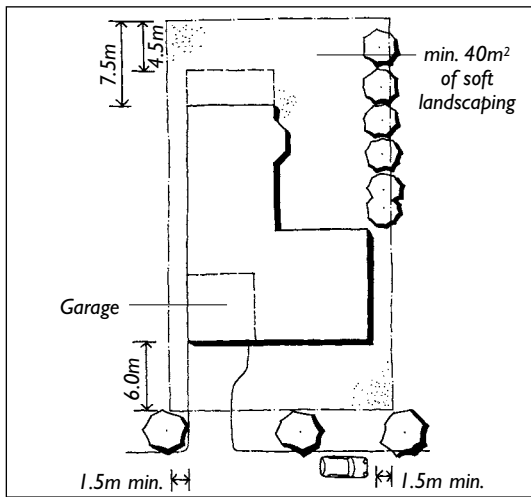
In general, we recommend that the upper storey of a **Two Storey home** be located towards the front of the allotment boundary so as to maximise separation between dwellings.



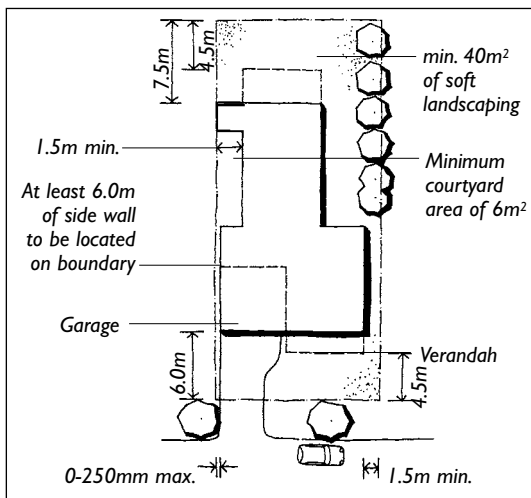
1 Site Planning



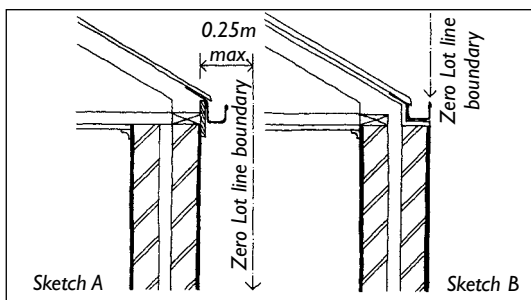
2 Site Coverage



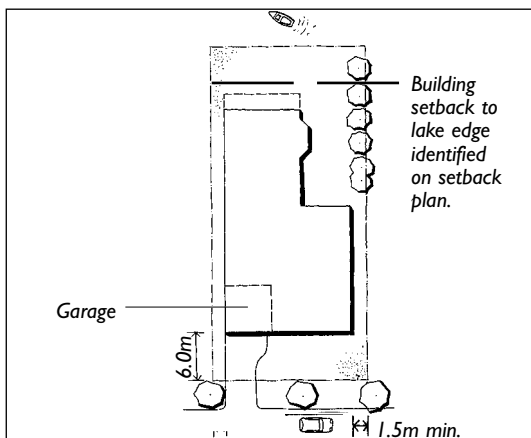
3 Traditional Home setbacks



4 Courtyard and Villa setbacks



5 Roof gutter treatment for Courtyard and Villa Homes



6 Waterfront Homes setbacks

Front Setbacks

For **Traditional homes**, a minimum front boundary setback of 6.0 metres applies.

(Refer diagram 3).

For **Courtyard and Villa homes**, a minimum front boundary setback of 4.5 metres applies, however, garages must be set back a minimum of 6.0 metres.

(Refer diagram 4).

Side Setbacks

For single level **Traditional homes**, a minimum setback to both side boundaries of 1.5 metres applies. (Refer diagram 3).

For **Courtyard and Villa homes**, at least 6.0 metres of one side wall is required to be located on the zero lot line property boundary nominated on the Building Setback Plan. The maximum length of wall/elevation on this boundary should not exceed 15 metres (total). Courtyards should be a minimum size of 6m².

A zero lot line tolerance of up to 0.25 metres will be accepted to accommodate a gutter overhang as shown in Sketch A. If the wall abuts the boundary then the gutter detail shall be similar to that shown in Sketch B. (Refer diagram 5).

The setback for the other side boundary and the remainder of the wall on the zero lot side for single level **Courtyard and Villa homes** is 1.5 metres. (Refer diagram 4).

Two storey walls on the zero lot line boundary will not be approved. The upper storey of a **Two Storey home** built to the boundary should be set back at equal to or greater than 1.5 metres from the zero lot line boundary.

Rear Setbacks

Non-Waterfront Homes

A rear boundary setback for **Non-Waterfront homes** at Twin Waters is recommended to be 7.5 metres to enable soft landscaping to be planted between homes. Rear setbacks to 4.5 metres (or 1.5 metres where stipulated on the setback plan) will be approved provided that a landscaped open space area (i.e. free of pools, paving, outbuildings, etc. of 25m² with a minimum dimension of 4.0 metres) is incorporated. (Refer diagrams 3 & 4).

Waterfront Homes

A rear boundary setback for **Waterfront homes** is identified on the building setback plan. (Refer diagram 6).

4.0 Building Requirements and Materials

An important element in maintaining the quality of the community is the control of external building materials and other building requirements.

The following outlines the building materials and requirements and defines appropriate materials for the Sunshine Coast character at Twin Waters.

Wall Materials

The outside walls of your house should complement the style of your home at Twin Waters. Approved materials are:-

- Rendered and painted textured finish (brick or masonry) or
- Painted or stained weatherboard or
- For bagged brickwork mortar joints should be struck flush to minimise the appearance of joints. Please check with your builder that a thick bagging is specified.

Plain or painted brickwork is not acceptable. Unrendered fibrous cement is not acceptable except as a feature in small areas.

Other materials (e.g. stone or prefinished materials) will be considered on their merits, subject to design approval.

Roof Materials

Roof materials are to be non-reflective and should complement the style of your home at Twin Waters. Approved materials are:-

- Corrugated prefinished metal sheets (custom orb profile, e.g. colorbond).
- Clay or concrete tiles.

Plain galvanised finish is not acceptable.

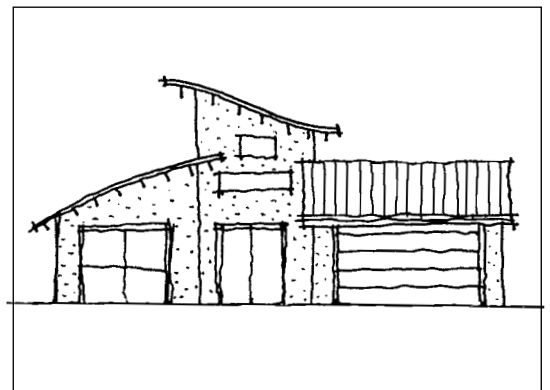
Gutters and downpipes should be prefinished or painted to match the dwelling.

Roof Form

A minimum roof pitch of 25 degrees will apply for housing. Other roof profiles will be considered on their merits. A minimum eave width of 600mm is encouraged. Under eave extensions should be a maximum of 4 metres long.

Notes: 1. Flat roofs are not encouraged.

2. Vaulted (i.e. curved) roofs will be considered on their merits. (Refer diagram 7).



7 Curved roofs will be judged on their merits.

Colours

Careful attention should be paid to the external colours of each house so they do not adversely affect the streetscape.

In general, external wall and roof colours shall be light, natural and recessive as opposed to dark or bright and reflective (e.g. charcoal, bright pink). Dark roofs especially charcoal and black are discouraged for climatic and contextual reasons.

Two Storey Homes

In designing a two storey home you should take into account the impact of upper storey windows and verandahs on the privacy of your neighbours' private living/entertainment areas.

For upstairs windows, you should consider devices such as; fixed opaque glass, external screens, etc. to minimise privacy impacts. (Refer diagram 8).

Raised sills are also encouraged. The recommended sill height is 1.5m above the floor. Wet area windows should have a sill height at least 1.2 metres above the floor level, and obscure glass is recommended.

Verandahs/Porches

Special design elements such as verandahs and porches are encouraged as they allow for a variety in the streetscape and soften the building form from the street.

All supports to verandahs and porches should be timber or masonry construction and are to be painted or stained to match the colour of the main dwelling or an appropriate trim colour.

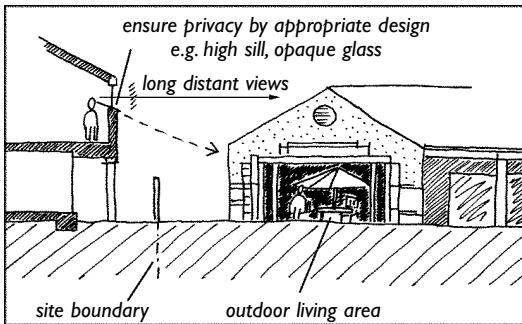
Verandah roofs may extend from the external wall below the eave of the main roof and be of a pitch to integrate with the main dwelling.

Verandahs should contain some detailing elements to improve their streetscape appearance.

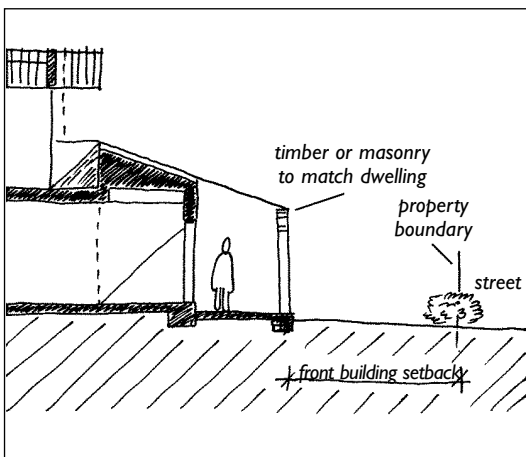
Verandahs and porches should comply with the front building setback requirements. (Refer diagram 9).

Glass

The use of reflective glass will not be approved, however, the use of tinted glazing will be considered on its merits.



8 Avoid infringement of neighbour's privacy



9 Verandahs are encouraged as they provide for a variety in the streetscape

Garages

The design of your home should allow for garage accommodation of at least two (2) cars on site.

Generally, no detached garages will be approved. The maximum total garage door width is 5.4 metres. Detailing of garage door surfaces to soften their visual impact to the street is encouraged (e.g. profiled panel lift door instead of roller doors).

When designing garages consideration should be given for the parking of boats and for drive through access to the rear yard. The parking of boats and other recreational vehicles (e.g. caravans and trailers) should be screened from public view.

Courtyard & Villa Homes

The minimum setback for Courtyard and Villa homes is 4.5 metres from the front boundary. Garages are to be setback a minimum of 6.0 metres from the front boundary and are not to project forward past the front facade of the dwelling. (Refer diagram 10).

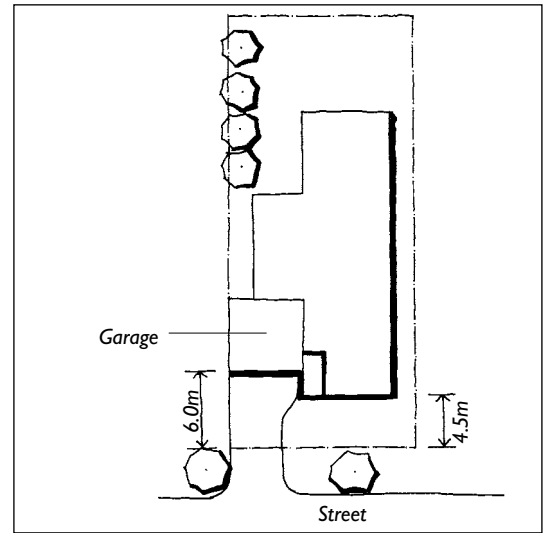
Traditional Homes

The minimum front setback for Traditional homes is 6.0 metres from the front boundary of the allotment. Garages are also to setback a minimum of 6.0 metres from the front boundary and may project forward of the front facade of the dwelling by a maximum of 3.0 metres. (Refer diagram 11).

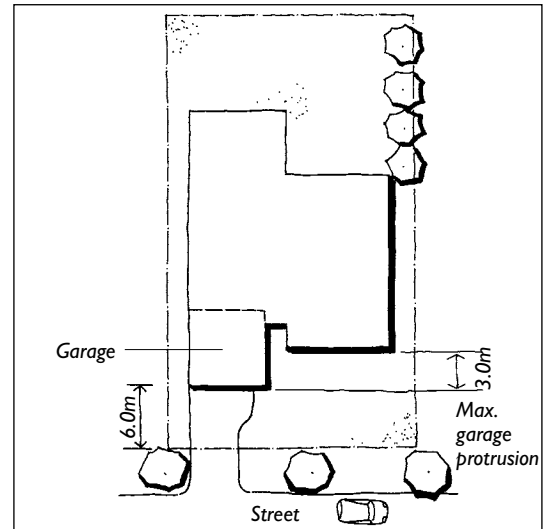
Traditional lots may also utilise a swing in driveway to gain a relaxation to 6 metres forward of the front facade. (Refer diagram 12).

Waterfront Traditional Homes

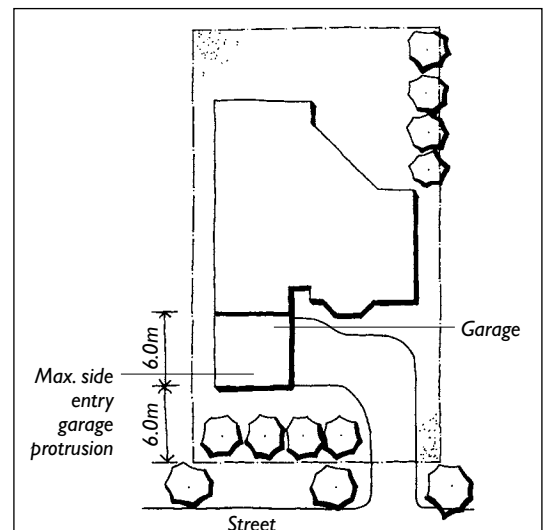
The minimum front setback for Waterfront Traditional homes is 6.0 metres from the front boundary of the allotment. Garages are also to be setback a minimum of 6.0 metres from the front boundary. Garages with garage doors facing the street may project forward of the front facade of the dwelling by a maximum of 3.0 metres. Garages with garage doors which face the side of the allotment (i.e. have “swing in” access) may project forward of the front facade of the dwelling by a maximum of 6.0 metres. (Refer diagram 12).



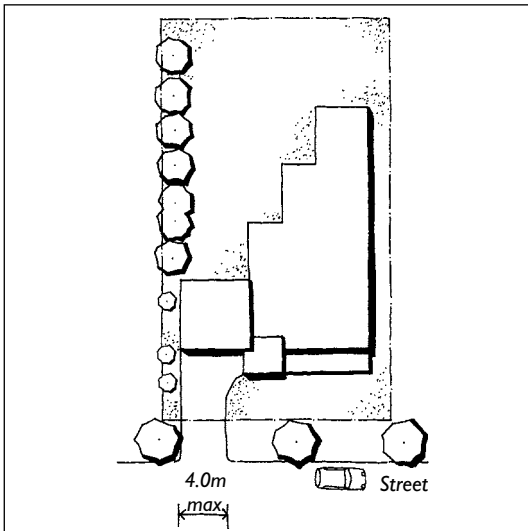
10 Garage setback for Courtyard and Villa Homes



11 Garage setback for Traditional Homes



12 Garage positioning for Traditional Homes with “swing in” driveway access



13 Driveways shall not be wider than 4 metres at the street boundary of the allotment

Driveways

Generally only one driveway will be approved for each allotment and should not be wider than 4 metres at the street boundary of an allotment.

There should be at least 0.75 metres of screen planting or turf between driveways and side boundaries.

Driveways shall be paved for their full width (i.e. no “car tracks” will be allowed).

Where necessary, preferred driveway access locations are identified on the Building Setback Plan. (Refer diagram **13**).

Driveways should be completed prior to occupation of the home.

Approved finishes for driveways are:-

- Masonry/clay pavers.
- Exposed aggregate concrete finish.
- Stencilled or stamped concrete

Pergolas

Subject to Maroochy Shire Council concurrence, open-sided pergolas up to 9 metres in length may be built abutting any side boundary. Pergolas exceeding 9 metres in length will be considered on their merits.

Note: No part of any structure is to be attached to a neighbouring building.

Retaining Walls

All retaining walls are subject to covenant approval and should be shown on a site work's or landscaping plan when seeking approval.

No earthworks shall be undertaken whereby excavation or fill will exceed 0.75 metres from the present surface level of the property without approval.

No excavation will be approved within 4.5 metres of a lake revetment wall.

It is suggested that retaining walls (particularly on waterfront allotments) use materials that complement the natural environment (e.g. rock, timber sleepers, etc.)

Outdoor Structures

Approval is required for outdoor structures such as sheds.

Where the structure is less than 12m², these will generally be approved with wall and roof cladding in colorbond or another approved material.

Where the structure is greater than 12m², it should be constructed in materials to match the main dwelling. It should also have a roof pitch to match the main dwelling.

5.0 Fencing

The fencing around your home and those of your neighbours can affect the overall appearance at Twin Waters. All boundary and front fencing should form part of the application for covenant approval and be erected prior to occupation of the dwelling.

Note: Specific lots may be subject to required fencing standards.

Front Fencing

Front fencing will only be approved for waterfront homes. Front fencing, if erected, is to be a maximum of 1.8 metres high (from the boundary site levels at the time of settlement), and should generally be transparent in nature (ie. pool fence). Front garden walls will be considered on their merits to corner blocks only.

Front fencing piers shall be constructed in materials which match the main dwelling and the fence shall have infill panels which reflect the characteristics of the area.

(Refer diagram 14).

As an alternative, landscaping and hedges are encouraged to define front gardens.

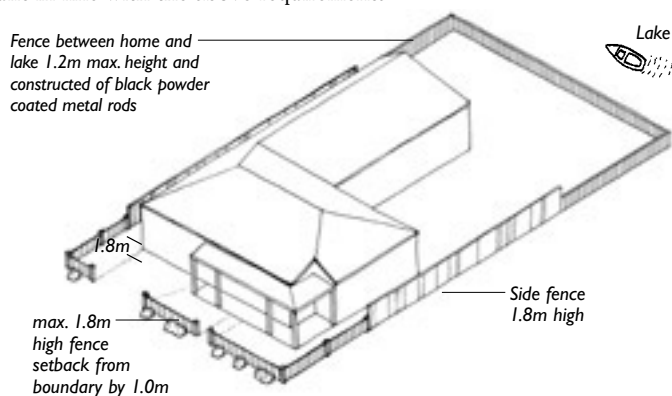
There will be an exception to general controls on front fencing for non-waterfront homes where residents are required to meet the legal requirements of the Queensland pool fencing legislation. Security gates which act as a front fence will be treated on their merits.

Rear and Side Fencing to Lake Edges

Rear and side fencing between the building line and lake edge is to be 1.2 metres high and constructed from black powder coated metal vertical rods with a flat black capping. The side fence is to be sloped with land form and not stepped in profile.

(Refer diagram 14).

Fencing between allotment and the pocket parks adjoining the lake edge is to be built in line with the above requirements.



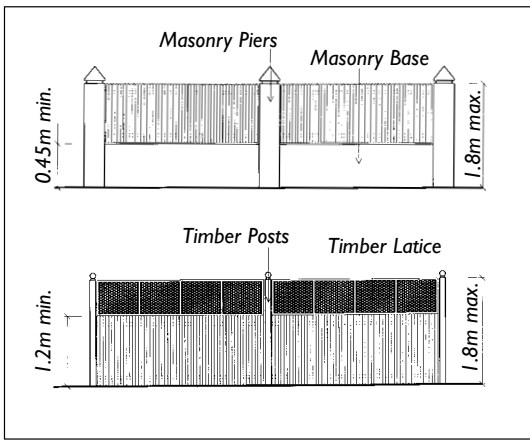
14 Front, rear and side fencing for Waterfront Homes

Corner Allotment Fencing

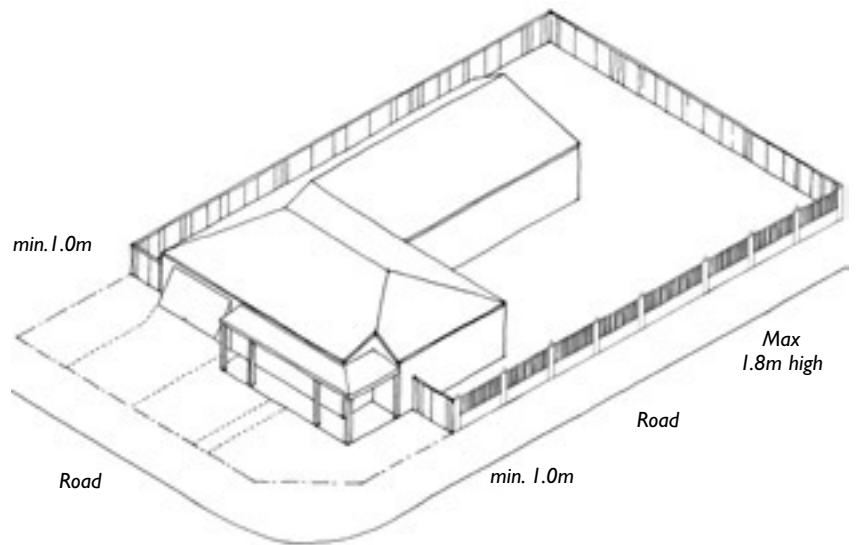
Fencing to secondary frontages on corner allotments shall be a maximum 1.8 metres high (from the boundary site levels at the time of settlement), and finish 1 metre behind the main building line.

Corner allotment fencing shall be constructed so as to match the style of the main dwelling. Piers shall be constructed of masonry with infills of matching masonry, coloured metal tube, lattice, brushwood or "good neighbour" style timber palings. (Refer diagram 16).

Examples of feature detailing to corner allotment fencing are shown in diagram 15.



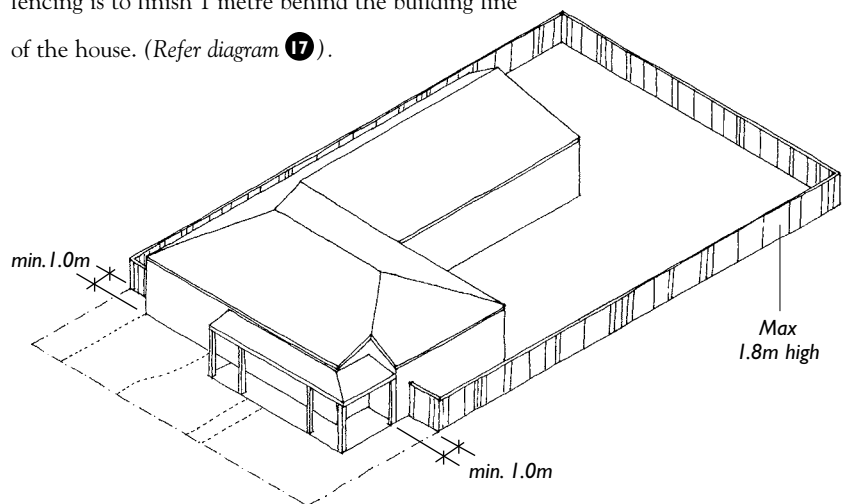
15 Corner allotment fencing detail examples



16 Corner allotment fencing

Boundary Fencing

Boundary fencing between adjoining allotments shall be a maximum of 1.8 metres high (from the boundary site levels at the time of settlement), and be constructed from timber, brushwood or masonry or a suitable combination of these. Side fencing is to finish 1 metre behind the building line of the house. (Refer diagram 17).



17 Boundary fencing

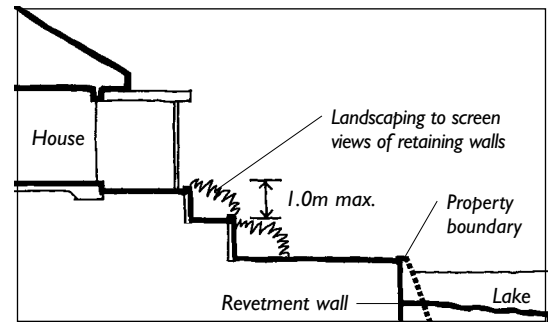
6.0 Lakefront Batter Treatment

Batters within allotments shall present an overall landscaped appearance with planting of predominantly low growing species chosen from the plant schedule in the “Landscaping Your Home” brochure.

Benches or terraces on batters shall not exceed 1 metre in height and generally be constructed on a “cut-equals-fill” basis. All disturbed or regraded batter slopes shall be stabilised against erosion and landscaped.

Building and development on the batter slope shall be limited to light, flexible structures. Construction of substantial structures (such as swimming pools) benched into batter areas within 4.5 metres of the lake edge will not be approved.

(Refer diagram 18).



18 Lakefront batter treatment

7.0 Landscaping

Landscaping is an important feature of Twin Waters and the high standards of architecture can be enhanced by residents planting trees, shrubs and flowers and maintaining their gardens to a reasonable standard.

All gardens should be landscaped to a reasonable standard within 3 months of occupation of the dwelling. Owners are also responsible for the turfing and landscaping between their street boundary and the kerb.

A minimum landscaped area free of paving or structures of 40 m² should be provided at the rear of the house with a minimum dimension of 4 metres (except where a rear setback has been relaxed to 1.5 metres).

To assist you with the landscaping of your home, collect the free “Landscaping Your Home” brochure from the Twin Waters Sales & Information Centre.

Owners should confirm that landscape plans prepared by others, meet with the covenant criteria.

8.0 Ancillary Structures

Signs

Signs and hoardings for advertising products and businesses will not be approved on residential allotments with the exception of display home signage, which may only be erected with the prior approval of Lend Lease. Builders/tradespersons' signs are permitted where they are required on allotments during construction. These should be removed immediately on completion.

Air Conditioners

Air conditioners should be located below the eavesline and screened from public view. If above the eavesline, air conditioning units should be of a low profile and coloured to match the roof colour.

Roof, wall and window mounted air conditioning units facing the street or waterways will not be approved.

Television/Radio Antennae & Satellite Dishes

Only internal or under the roof antennae will generally be approved. External antennae, if required, should be located on the side or rear of the dwelling.

Satellite dishes will only be approved below the roof line.

Solar Water Heaters

Generally, solar water heaters may be located on roof pitches not visible from public areas. Solar collector panels should lie on the roof and not be supported on a frame. Storage tanks should be detached and concealed from view by locating them within the roof space.

Incinerators

The construction and use of incinerators is not permitted.

Mooring Structures

A single fixed mooring structure in an approved design is permitted for Waterfront allotments.

Other Structures

Clotheslines, hot water systems, gas systems or fuel storage tanks should be screened from any street or the lake.

9.0 Covenant Application Form

(Copies of this form can be obtained from the Sales and Information Centre)

Allotment Number:

Village:

Street Address:

A. Owners Details

Name:

Address:

..... Postcode:

Contact Numbers: Home ()

Business ()

Fax ()

B. Builder/Architect Details

Name:

Contact Name:

Address:

Contact Numbers: Home ()

Fax ()

Business ()

Email.....

C. House Details:

1. What is the maximum floor area of the home? m²
(including garages/carports but excluding verandahs/balconies, pergolas)

2. What is the area of verandahs, balconies and pergolas? m²

3. What is the roof pitch of your home? degrees

D. Attachments

Have you attached the following to your Covenant Application?

	Attached	Not Attached
1. A site plan	<input type="checkbox"/>	<input type="checkbox"/>
2. A floor plan	<input type="checkbox"/>	<input type="checkbox"/>
3. Front, rear and side elevations	<input type="checkbox"/>	<input type="checkbox"/>
4. Cross-section details	<input type="checkbox"/>	<input type="checkbox"/>
5. Fencing, driveway and retaining wall details	<input type="checkbox"/>	<input type="checkbox"/>
6. Front yard landscape plan	<input type="checkbox"/>	<input type="checkbox"/>

E. External Materials/Colours

Wall Material:..... Colour:

Roof Material:..... Colour:

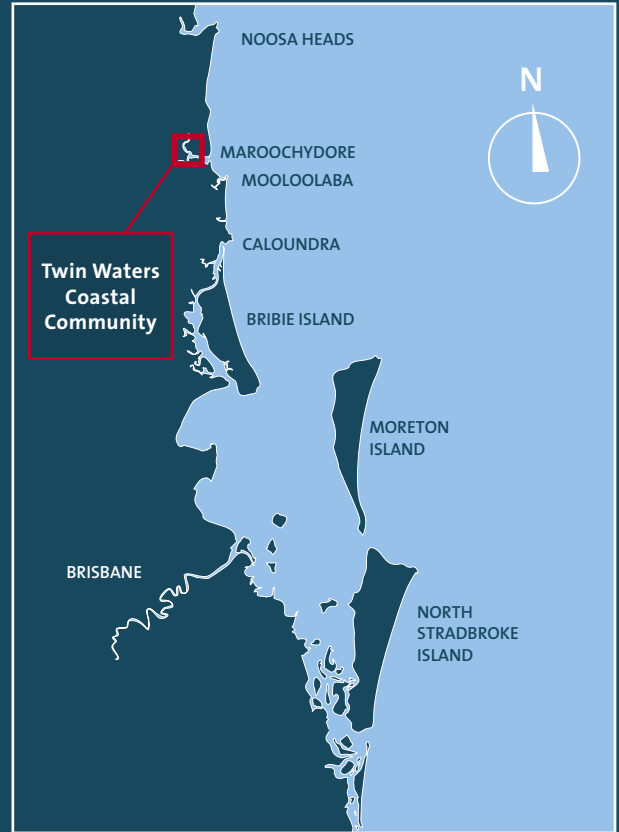
Gutter Colour:

Fascia Colour:

Driveway Material:

Signature of Applicant: Date:

Are you the Owner or Builder? (delete whichever is not appropriate)



1800 688 530

500 Lake View Drive, Twin Waters Qld 4564

www.twinwaters.aust.com

This information has been prepared to indicate, at the date of preparation, the Developer's intended development of the project. No warranty is given that the completed development will reflect this information. Prospective purchasers are advised to carry out their own investigations as to all aspects which are important to them and should read the Developer's contractual rights to vary the development before they sign any contract.