

BOOKLET OF BUILDING GUIDELINES

BOTTLE TREE GROVE ESTATE

Introduction

Bottle Tree Grove Estate is a unique and prestigious residential development and it is in the interests of all Buyers in the subdivision to ensure a high standard of clever, environmentally compatible design and construction of dwellings in the subdivision.

It is a necessary initiative by the developer, Old Coach Developments Pty Ltd, to implement these Building Guidelines to assist in the protection of your investment. In reading the Guidelines, please associate the 'rule' with the 'rationale' for practical application.

The Purpose of the Guidelines

This component applies to any building works within the subdivision. A consistently high standard of house and garden design will be encouraged with due recognition given to interest, variety and compatibility within the streetscape.

Efficient design, with regard to siting and our climate, will ensure that these homes will be more comfortable, more economical to run and healthier to live in while having less impact on the environment.

All proposed homes are to satisfy the requirements of the Building Guidelines; hence owners can be confident that future houses, garages and gardens will be constructed in a manner complimentary to the streetscape and the character of this environment.

The rationales provided within the Building Guidelines aim to provide the Buyer with a form of understanding for the reasons why building guidelines are necessary. It is an important component of developing a prestigious estate to incorporate guidelines in order to protect the streetscape and the environment.

The term "building work" means building, repairing, altering and/or additions or any work regulated under the standard Building Regulations 1993. The term also includes any excavation or filling activities.

How the Building Guidelines will operate

Old Coach Developments Pty Ltd will appoint and maintain a Design Assessment Panel ('DAP') comprising a Building Design Consultant and a representative of Bottle Tree Grove Estate to examine and approve applications in relation to the Building Guidelines.

The appointed Building Design Consultant will offer an independent opinion with reference to the Building Guidelines.

The objective of the DAP is to assess proposed home designs and landscape designs to ensure a consistent high standard of development throughout the estate. Its main aim is not to be dictatorial in its approach, but to ensure a harmonious environment for all residents is achieved. The house plans will be addressed by the DAP applying reasonableness in their approval criteria.

Should the DAP require the plans to be resubmitted please understand that regulation is a process required in achieving an optimum result.

Application for Design Approval

All proposed building works including houses, garages, outbuildings, landscaping and fencing, including alterations and additions, excavations and filling activities, must be approved by the DAP in relation to these guidelines before seeking building approval from the Local Authority.

Gaining approval from the DAP for a house design is a simple 3 step process involving the submission of drawings to the DAP to ensure they comply with the design and siting guidelines.

Step 1

It is vitally important that prior to the house design/selection process you provide your house designer/builder with copies of these Building Guidelines along with the relevant survey plans and services plans.

This will prevent miscommunication on design requirements resulting in possible variations to the building contract that can cost you time and money in delays to the DAP approval along with unnecessary frustration.

A 'Design Approval Application' (refer page 12) is to be presented with your submission. Your builder /designer and or DAP representative can assist you with its completion.

Step 2

Two copies of all of the following documents along with your completed Design Approval Application must be submitted to the DAP for approval:

- a) House floor plans – 1:100 scale
- b) Elevations from four sides – 1:100 scale
- c) Roof plan – 1:100 scale
- d) Site plan showing – 1:200 scale
 - setbacks from all boundaries
 - building envelope (if any)
 - existing contours
 - proposed finished floor levels and site levels
 - all proposed driveways and paths
 - details of all fences and outbuildings

Step 3

A schedule of external materials and colours are to be submitted prior to construction of the dwelling. House plans submitted to the DAP must include a schedule of wall, trim and roof materials and colours. The Australian Standard Reference Number for the colour selected should be included for identification.

Submit all information to:

Bottle Tree Grove Estate Design Assessment Panel
PO Box 1355 Nerang
QLD 4211
or at The Estate Sales and Information Centre

The DAP will promptly approve plans that comply with the Building Guidelines. You can expect your approval to be returned to you within 10 working days of receipt by the DAP.

Plans that do not comply with the Building Guidelines will be returned with the areas of non-compliance highlighted. Your amended plans can be re-submitted for approval at your convenience.

The Building Guidelines do not replace the requirements of relevant Statutory Authorities pertaining to the Local Government regulations.

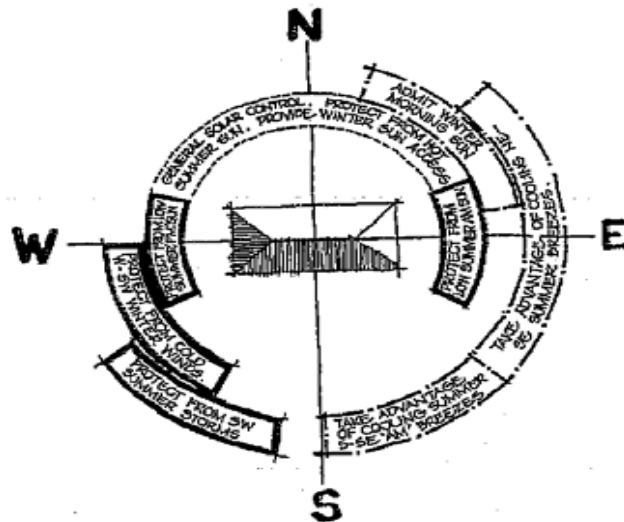
THE DESIGN GUIDELINES

1. Siting Considerations

Advice:

Careful siting of houses and garages should be considered to ensure that:

- The benefits of solar access are maximised
- The benefits of prevailing breezes are maximised
- There is shading from the western sun
- The privacy and amenity of neighbours is respected
- Slope and contour considerations are considered

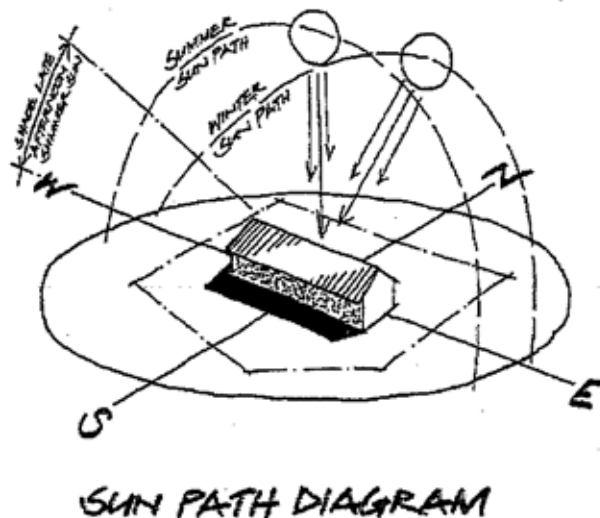


Rationale:

One of the most overlooked aspects of placing a house on a vacant home site is 'siting considerations'.

A few hints:

- In Winter, the sun rises in the east north east and sets in the west north west, therefore exposure to the north east captures the warm morning sun on cool mornings. Have some form of living area in the north east corner.
- In Summer, the sun planes on a more direct east-west basis and in Queensland, the heat can be powerful in the afternoon. Protect yourself from the afternoon sun by having the garage and those rooms you do not use in the afternoon on the western side.



Essentially, the Building Design Consultant's approach will influence the energy efficiency of your home. In broad terms, a typical home in Bottle Tree Grove Estate *should* consider the following architectural design elements:

- Verandahs and overhangs for solar efficiency
- Cross ventilation of living spaces for rapid cooling
- Interior mass for reducing temperature range ie. internal walls and floors constructed of solid materials
- Balanced levels of insulation
- Maximum winter sun penetration and maximum summer sun protection
- Window treatments
- North facing courtyards and living areas. The area of north facing windows should exceed the area of non-north facing windows
- Skylights, clerestory windows and articulated roof forms
- Reinforcement of building forms and facades, horizontal and vertical elements such as windows, balconies, rooflines, verandahs etc
- Maximise potential views
- Utilisation of energy saving devices ie. gas or solar hot water heaters

2. House Design

Advice:

Modern and contemporary designs are encouraged with the clever use of appropriate colours.

Rationale:

It is necessary to maintain a high standard of building design to protect your investment. Keeping within the guidelines of an efficient and minimum design standard will help to add value to the entire estate.

3. Size of House

Rule:

The size of houses will be assessed by the DAP during the approval process and should have a minimum internal living area of 130m² for a single level house excluding double garage outdoor living areas such as pergolas, patios, porches, decks, verandahs, porticos etc and 220m² for a 2 storey house excluding double garage outdoor living areas such as pergolas, patios, porches, decks, verandahs, porticos etc.

Rationale:

The size of houses will have a major impact on the quality of Bottle Tree Grove Estate. The minimum size of 130m² excluding a double garage is preferred, however the prudent attributes which should be considered are environmental efficiency and street appeal.

The DAP will consider the house siting on its merits to maximise your investment potential. Whether the house is right for your block must be considered very carefully.

4. Two Storey Houses

Rule:

Two storey walls can be broken by means of recesses, verandahs, roofs or hoods. Box style homes can be avoided through the use of the following design techniques:

Entries, verandahs and roofs can be articulated.

Rationale:

Large, plain walls and box style housing can impact greatly on the visual aspect of the street. Adherence to a design principle in relation to two storey walls will maintain the quality of the estate.

**5. Patios, Pergolas and Verandahs****Rule:**

Covered alfresco living areas are encouraged

All supports to patios, pergolas and verandahs should be painted or stained to match the colours of the dwelling or an appropriate trim colour. Verandah roofs may extend from external walls below the eaves and be a pitch that reflects the main dwelling roof form.

Rationale:

The Queensland climate and lifestyle encourages outdoor living. Covered outdoor areas will provide screening from the sun and heat and maximise the benefits of cooling breezes.

6. Materials and Exterior Colours for Houses**Rule:**

No second hand materials shall be used in construction of homes on the estate. Certain exceptions may be submitted for approval by the DAP.

House exteriors of face brickwork or block work in their entirety will not be permitted. External brick veneer or cavity brick walls should be blended with composite materials. Combinations of external finishes will be considered on their merits.

Block walls which are not rendered or bagged and then painted, are not permitted.

Corrugated "custom orb" or similar materials may be used in small features. Excessive use will not be allowed (ie. whole walls or substantial areas of whole walls will not be allowed). If used, this material will have a color bond finish (non-reflective).

Trim colours should complement the main body of the house.

Rationale:

The materials and colours of the walls and roofs of houses will have a major impact on the visual quality of Bottle Tree Grove Estate. Thoughtful selection of materials and colours will achieve a degree of visual harmony between houses and will avoid colours which are entirely out of character with the appearance of their neighbours and the environmental quality of the estate.

7. Roofs (Height and Material), Eaves and Glazing**Rule:**

Roof planes shall be visible from the street except when a flat roof has been approved. In general roof eaves are to be a minimum of 450mm projected from the face of external walls.

The following height limits apply to Bottle Tree Grove Estate;

Lots 1 – 10 will be restricted to 8.5 meters.

Lots 11 – 12 will be restricted to 8.5 meters.

Lots 13 – 20 will be restricted to a one story 6.5 meter home or a two story 6.5meter skillion design.

Lot 21 will be restricted 8.5meters

Lots 22 – 30 will be restricted to a 5.6 meter one story home.

Lots 31 – 33 will be restricted to a 6.5 meter one story home.

Window hoods, verandahs, patios and outdoor living areas also gives acceptable projection.

Curved roof forms will be considered on their merits along with combinations of pitched roofs and flat roofs. The roofing materials should conform to the following aesthetic criteria:

- Non reflective
- Shall compliment the style of your home

Approved materials are:

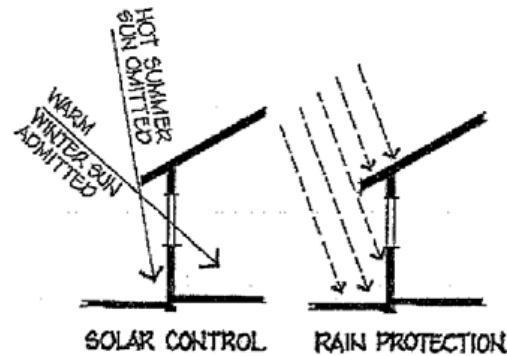
- Pre-finished corrugated colorbond (ie. custom orb)
- Clay or concrete tiles
- Steel deck for flat roofs or sections where approved

The use of reflective glass is not permitted.

The use of tinted glazing is encouraged but will be assessed on its merits.

Rationale:

Considering the heat and inclement weather experienced in Queensland, it is practical to construct eaves as part of the roofline. Eaves protect from the sun and rain beating against your windows, thereby making it cooler in summer and practical in the wet weather. Further these restrictions will help maintain the majority of ocean views within the estate.



8. Garages

Rule:

Garages must be at minimum a double or tandem lock up and should be constructed under the main roof of the house. The garage may be constructed to the side boundary, depending on the location of adjacent buildings and garages relative to the side boundaries. This will be subject to Council approval.

Detached garages, if approved, shall be designed to compliment the main dwelling by utilizing similar walls, windows, roof forms, colours and materials.

Open carports will not be permitted.

Garage doors should be panelled and of a colour which complements the colour of the house. Timber slat garage doors are encouraged.

Rationale:

This is consistent in maintaining a high standard of streetscape within the estate.

9. Privacy

Rule:

Houses, balconies, terraces and windows should be carefully sited and designed to minimize overlooking neighbouring habitable rooms and private open spaces. However, passive visual surveillance over streets and public spaces from at least one room other than bathrooms or bedrooms is encouraged for security purposes.

In this regard, the DAP reserves the right to retain a copy of plans submitted and to use same when discussing and assessing plans on adjoining lots.

Rationale:

This is to merely increase your awareness and consideration of your neighbours when designing your home.

10. Access, Driveways, Garden Edges and Garden Surrounds

Rule:

All driveways must be completed within 21 days of practical completion of the dwelling and be completed prior to occupation of the dwelling.

They are to be constructed using pavers, exposed aggregate, or pre-fabricated colour concrete, stamped or stencilled.

Generally only one driveway will be permitted for each lot and there should be at least 1.5m of screen planting between driveways and side boundaries.

All driveway crossovers must be cut into the kerb and be a minimum of 3.2m on the flat with 0.6m wings on each side.

Rationale:

The above elements are a major visual element in the environment at Bottle Tree Grove Estate and therefore the colour and texture of the paving materials should be carefully selected to complement the main colours of the house.

21 days is considered a reasonable time to complete the driveway, hence ensuring a high standard of streetscape is achieved. It would be preferable to include the driveway in your building contract

11. Fences

Rule:

The fencing to your home and that of your neighbours will affect the overall environmental appearance of Bottle Tree Grove Estate. Transparent, preferably black, powder coated chain mail fences or swimming pool type black fences are preferred on Bottle Tree Grove however this is not mandatory . Fencing should be to a maximum height of 1.8m.

Fencing returns, front fencing, all fencing with street frontage and fencing forward from the house must be of a similar colour to the house and must be shown on plans submitted to the DAP.

Side fencing returns are generally to finish 1m behind the building line of the house to highlight your home, not the fence.

Avoid plain concrete fences. Sheet steel or composite material fencing of any type will not be permitted. The detail of all perimeter and internal fencing is to be included in your plans and building application to the DAP.

Corner lot fencing must be given particular consideration and must not obscure traffic visibility.

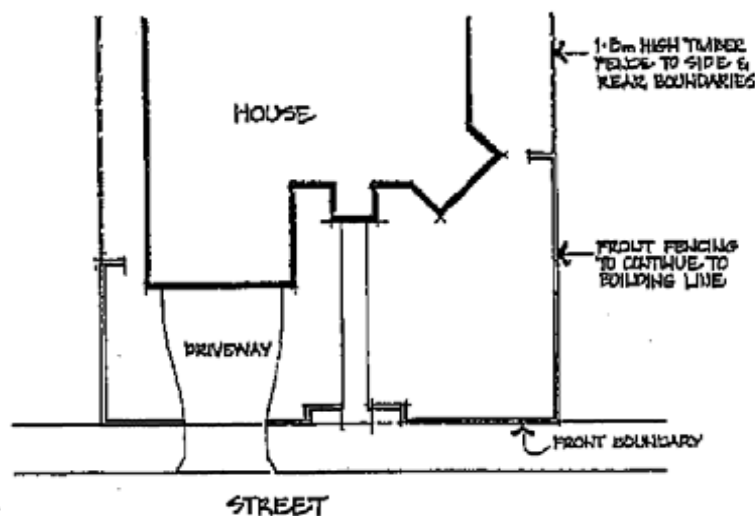
All fences are to be entirely completed within 30 days from practical completion.

The Dividing Fences Act (1953) allows you to claim one half of the cost of a standard fence for the area from your neighbour providing 1 month notice is given in writing prior to erection.

NB. The developer unfortunately cannot be considered as a neighbour should the adjacent allotment not have been sold.

Rationale:

This is consistent in maintaining a high standard of streetscape within the estate.



FENCES

12. Letterboxes

Advice:

Letterboxes should use materials, colour and style consistent with the house. Temporary or makeshift letterboxes are not to be used.

Rationale:

This is consistent in maintaining a high standard of streetscape within the estate..

13. External Fixtures

Rule:

The position of the following external fixtures should they be used are to be shown on the house and site plan submitted for approval by the DAP.

13.1 Air-Conditioning Units

Air-conditioners must be located above the ground level of the building and below the eaves line, and should not be visible from the street.

13.2 Plumbing

All gutters and downpipes shall be pre finished or painted. Details of chimneys and other roof projections shall be submitted for approval.

13.3 Solar Hot Water Heaters

Solar heating panels shall be located on roof planes where they are preferably not visible from public areas. Where visible from public areas, solar panels will be assessed on their merits and with regard to scale, form and colour. Solar collector panels are to lie on the roof and not be supported on a separate frame. Storage tanks are to be detached and concealed from view by locating them within the roof space of the house.

13.4 Satellite Dishes, Television/Antennae, Attachments etc

Satellite dishes, television antennae, pool equipment, hot water systems, clothes lines, wheelie bins etc. must be located and or screened so they are not visible from the street.

All requests for approval to install a Satellite Dish at any time, must be provided to the DAP prior to installation by indicating on the site plan the Satellite Dish specifications and position.

Ham Operator Radio antennae are not permitted.

13.5 Compost Bins

The use of compost bins at Bottle Tree Grove Estate is encouraged. The composted organic matter, when spread throughout the garden, will produce an effective source of nutrients and will protect your garden or vegetables in dry periods. Compost also encourages worms and micro bacterial activity.

13.6 Temporary Structures

No temporary or re-locatable buildings or structures may be erected or located on a lot unless for use in conjunction with the construction of the dwelling and then must be removed immediately on completion of the construction.

13.7 Outbuildings

Outbuildings are to be no greater than 9m² and must be constructed of a non-reflective material and of a colour to blend with the surrounds and must not be visible from the street.

13.8 Window Coverings

No sheets or temporary sheeting of any description is to be placed over windows at any time.

13.9 Swimming Pools

No above ground swimming pools are permitted

Rationale:

The developer insists on these conditions so that placement of these items does not detract from the streetscape of Bottle Tree Grove Estate. This is again to protect your investment.

14. Landscaping

14.1 Front Gardens

Rule:

All front yard streetscape landscaping should be substantially completed within 3 months of occupation of the dwelling.

Rationale:

The objective is to achieve an optimum streetscape presentation for Bottle Tree Grove Estate. A cohesive blend of exotic and indigenous vegetation and other landscape elements combined with street and parkland landscaping will enhance the street appearance. Property landscape design and appropriate plant selection will minimise the need for garden watering and lower garden maintenance while affording protection from our sub tropical climate

15. GENERAL

15.1 Maintenance of Buildings and Landscaping

Rule:

Buildings and landscaping must be maintained in good condition.

The Buyer must not allow the accumulation on the land of rubbish, grass clippings or prunings, building material or site excavations, nor are these to be placed on any part of the subdivision, including adjoining roadways, waterways and parkland. The developer has the right to remedy and invoice the Buyer for the expenses should this occur.

The Buyer must ensure that the lot is kept mown and finished in a neat appearance.

Rationale:

This is consistent in maintaining a high standard of presentation in Bottle Tree Grove Estate.

15.2 Subsequent Transfer

Rule:

The Buyer agrees and covenants with the Seller that the Buyer, or any successors in title will not sell, transfer or otherwise dispose of the land without further obtaining a deed of covenant given by buyer, transferee or dispossesee in favour of Old Coach Developments Pty Ltd containing covenants on the same terms, as those set forth in the Building Guidelines for Bottle Tree Grove Estate, including the obligation to obtain such a deed of covenant from any buyer, transferee or dispossesee.

Rationale:

You must provide, as part of your on sale of your house/land, a copy of these Building Guidelines and other attachments included in the contract of sale to the new buyer, to ensure that building a home or renovation to the existing home is in keeping with the Building Guidelines and local authority conditions.

Notwithstanding these guidelines, or other requirements, any application which seeks approval of design or materials which are not strictly in accordance with these requirements may be considered on its merits at the total and sole discretion of the developer and the DAP. In the event that the developer and the DAP allows a relaxation of these guidelines, no buyer or other owner shall have any claim or action against the developer or the DAP.

15.3 Liquidated Damages

Rule:

The Buyer and Old Coach Developments Pty Ltd hereby agree that in the event of a breach by the Buyer of any of the provisions of these Building Guidelines, Old Coach Developments Pty Ltd shall suffer loss. Should the Buyer notified of such breach by Old Coach Developments Pty Ltd, and not have rectified the breach within 30 days of receipt of notification, the Buyer hereby covenants to pay Old Coach Developments Pty Ltd the sum equivalent to rectify such breach. Such breaches shall extend to the maintenance of the property as per clause "buildings and landscaping must be maintained in a good condition".

Rationale:

This is consistent in maintaining a high standard streetscape in Bottle Tree Grove Estate and has become a common clause in many building guidelines on estates in Queensland.

16 Variations to the Building Guidelines

Old Coach developments Pty Ltd reserve the right to vary or exclude any of the obligations under these Building Guidelines provided that any variation or exclusion will only be in keeping with its aim to establish a modern,

well designed residential area. In the event that any provision of the Building Guidelines is held to be unenforceable by a court of competent jurisdiction, then such clause shall be severable from the Guidelines and all other provisions with these Guidelines shall be of full force and effect.

BOTTLE TREE GROVE ESTATE

DESIGN APPLICATION FORM

This information sheet is to be completed and submitted to the DAP with all plans for approval

(PLEASE PRINT)

NAME:

Current Postal Address:

Postcode:

Business Hours Contact:

Telephone:

Mobile

Designer/Architect:

Builder:

LOT NO.

Office Use Only

APPROVAL STATUS

Date Submission Received:

Re-Submission Required:

Areas of Non Conformance:

BOTTLE TREE GROVE ESTATE

PLAN AND INFORMATION CHECKLIST

MOST IMPORTANT: This checklist must be completed and attached to your plans for submission to the DAP.

If your plans comply with the Building Guidelines, you can expect your plans to be approved by the DAP in writing within ten working days.

LOT CLIENT

No.	Page	Clause Ref.	Item Description	Y	N
1	2	Step 2	House floor plans - scale 1:100 (show house size)		
2	2	Step 2	Elevations from four sides - scale 1:100		
3	2	Step 2	Roof plan		
4	2	Step 2	Site plan scale 1:200 showing following:		
		Step 2	Setbacks from all boundaries		
		Step 2	Building envelope (if any)		
		Step 2	Existing contours		
		Step 2	Proposed finished floor levels and site levels		
		Step 2	All proposed driveways and paths (refer Cl.12))		
		Step 2	Details of fences, outbuildings (refer Cl.13 & 15.7)		
5	3	Cl. 1	Siting considerations (sun, shade, breeze, privacy)		
6	4	Cl. 2	Slope considerations (proposed retaining walls)		
7	5	Cl. 6	Patios, Pergolas & Verandahs under main roof line		
8	6	Cl. 7	Materials and exterior colours indicated on plan		
9	6	Cl. 8	Roof Form, Heights, Eaves & Material indicated		
10	7	Cl. 9	Garages – conform to requirements		
11	7	Cl. 10	Parking – Screening for special vehicles etc.		
12	7	Cl. 11	Privacy – consideration to adjoining houses		
13	8	Cl. 15.1	Air Conditioning Unit - location shown on plan		
14	8	Cl. 15.3	Solar Hot Water Unit etc - location shown on plan		
15	8	Cl. 15.4	Antennae & Satellite Dishes - location on plan		
16	8	Cl. 15.7	Outbuildings (garden sheds) - location on plan		

These plans should be forwarded to:

Old Coach Developments Pty Ltd
 PO Box 1355 Nerang
 QLD 4211

or delivered to the Bottle Tree Grove Estate Sales and Information Centre.

