

Elridge
— JIMBOOMBA

Design Guidelines



KDL

PROPERTY GROUP

The KDL Vision

At KDL Property Group, our vision is to create attractive and practical communities with connected neighbourhoods of affordable homes designed for today's Australian families.

Our communities are hallmarked by their quality, their continued success and their integration into existing infrastructure.

Welcome to Elridge, our newest residential community.

Elridge

— JIMBOOMBA

These Home Design Guidelines have been created to ensure that Elridge meets high level standards in home design and landscaping to deliver an optimum quality of life for its residents.

Meeting these standards protects and enhances your investment but more importantly, delivers a beautiful place that you and your family will be proud to call home.

The KDL team utilises exceptional urban planning and landscape design principles to deliver naturally beautiful spaces that enhance the natural attributes of the land and encourage active and healthy living for all generations.

The home designs, materials and landscaping standards chosen for Elridge will play a key role in determining the quality outcome of the community. These Home Design Guidelines will help you make informed decisions about home and landscape design that ultimately will enhance your home and give you the peace of mind that your neighbours will also be building a home that is consistent with the high-quality streetscape we are striving to create.

We trust that you share our vision that these Home Design Guidelines are an essential part of making Elridge a superior place to live in Burpengary East. Together with you and our valued builder partners, we look forward to creating a place that lives up to the legacy we envisage for all KDL communities.

The Elridge Home Design Guidelines set out in this document are the minimum building and landscaping guidelines required to build in this community. They form part of the sale contract for land at Elridge and are enforceable through this contract.



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Design Approval Process.

This document is to be used as a guide for the achievement of the Elridge project vision. Design innovation over and above the requirements outlined within this document is encouraged, and we welcome the opportunity to discuss how design innovation can correlate to quality housing and living outcomes.

In order to construct your home, you must apply and have an application package approved by the Developer. Design Approval by the Developer does not constitute a building approval or compliance with building regulations. Upon obtaining Design Approval from the Developer, a building permit must be obtained from the local Council or a private Building Certifier before construction can commence.

The Developer will endeavour to assess proposals in the shortest possible time, generally within ten business days of receiving all required information for the application. Approved plans will be stamped approved, and returned to the applicant or their agent. The progress of the home will be monitored by the Developer to ensure that it conforms to the approved design.



Step 1.

Application forwarded to the Developer for review against the home design guidelines.



Step 2.

Application reviewed by the developer (10 business days). Applications may be declined or further information may be requested.



Step 3.

Once Approved, plans must then be submitted to a Building Certifier or Local Authority for building certification.



Step 4.

Begin construction on your new home.



Home Design Guidelines.

Building Requirements

- The Buyer will not erect any dwelling type other than that of a traditional, single family occupancy dwelling unless approval has been gained in writing from the Developer. This includes Dual Occupancy, NDIS, Duplex, Student and Multi Tenancy Dwellings.
- The Buyer will not erect any dwelling house that is more than two (2) stories high.
- The dwelling must incorporate, as a minimum, a double lock-up garage, (fitted with an automated vehicular access door) and windowed habitable room (ie. living room, dining room, bedrooms window or balcony) on the ground level.
- Carpports or other similar structures are not permitted.
- At least one (1) front porch or patio must be provided to highlight the entrance for each dwelling and provide protection from the wet weather.
- The buyer will not without the written consent of the Seller, further subdivide the land or apply to subdivide the land.
- The Buyer and their builder must only access electrical and water services/connections that are on their own Lot.
- Roof pitches are encouraged to be over 25 degrees and be no less than 20 degrees.
- Hip roofs are to be of a pitch of between 20 and 35 degrees.
- Skillion roofs are to be a pitch of between 10 and 15 degrees.
- Roof pitches outside of these requirements will be considered on architectural merit.
- All roofs must incorporate eaves of at least 450mm to any street, unless roof is parapeted.

Additions & Extensions

Additions and extensions to the dwelling house, outbuildings, and other structures, including new verandas, pergolas, outbuildings, sheds, swimming pools and garden structures are subject to the same Home Design Guideline requirements.

Out-Buildings & Garden Sheds

Out-buildings and garden sheds must be separated from the main building and concealed from the street by fencing and/or landscaping. Any proposed out-buildings or garden sheds are to stand as separate structures and must be located to the rear of the property.

Driveways

The driveway and pathways must not be wider than 5.5m at the street boundary to the Lot and must be constructed of exposed aggregate in a colour that compliments the façade.

Building Materials Palette

All dwelling houses including any outbuildings shall be erected with:

- New, first quality materials being used and no second hand or substandard materials and shall be erected and finished with good workmanship in accordance with the best trade practices;
- With roofing material of concrete tile, clay tile, or Colorbond metal sheeting, or similar non-reflective material;
- The lower storey of a high-set dwelling shall have a fully enclosed base of brick or suitably approved material;
- The external colours of the residence and any detached buildings must be aesthetically pleasing and vibrant primary colours are not permitted;
- The façade must include a minimum of 2 and a maximum of 5 variations of colour and/or materials (excluding windows, doors and garage doors) must be utilised. The following materials are acceptable:
 - Painted render;
 - face brick (as a feature to the front façade to a maximum of 50% of total wall coverage (excluding windows/openings);
 - Painted or stained timber;
 - Painted weatherboard (or similar profiled cladding).

Swimming Pools

No above ground swimming pools are permitted. All swimming pools must comply with Local City Council standards and regulations and must be approved by that authority.

Retaining Walls

Retaining walls visible from Public Areas must be no higher than 600mm and be constructed from stone or rendered blockwork. Finishes should reflect architectural finishes palette.

Retaining walls located within dwelling frontage open space must be set back a minimum 1.0m from front boundary with planting to front as detailed within the Landscape Guidelines.

Ancillary Structures

Clothes lines, hot water systems, gas tanks, water storage units, air conditioning units, solar panels or other similar structures must be located so as not to be visible from the street.

Any water tank installed on the property must be located so as not be visible from the street and must be in a colour to complements the dwelling and be made of non-reflective materials.

All refuse bins must be located so as not be visible from the street.

Available Lot Types.

There are 4 primary lot types within Elridge (Lot Type A to D), and these guidelines are applicable to all Elridge Lot Types. Lot Types are primarily determined by Lot width and area with these parameters determining the required offsets from lot boundaries for dwellings.

The lot table below summarises these parameters. If in doubt please speak with your sales representative or builder certifier.

Lot Type By Width (m)	Floor Type	Frontage Setback	Garage Setback	B2B Setback (m)*	Side / Rear Setback **	Corner Lot (Secondary Frontage)	Site Coverage
Type A1 Up to 12.49m (<450m ²)	Ground Floor	3.00m	4.90m	0.00	0.750-1.050	1.00m	65%
	First Floor			1.000-1.400	1.000-1.400		
Type A2 Up to 12.49m (>450m ²)	Ground Floor	4.00m		0.00	0.750-1.050	2.00m	
	First Floor			1.000-1.400	1.000-1.400	2.50m	
Type B1 12.5m - 13.9m (<450m ²)	Ground Floor	3.00m	4.90m	0.00	1.050-1.275	1.00m	65%
	First Floor			1.400-1.700	1.400-1.700		
Type B2 12.5m - 13.9m (>450m ²)	Ground Floor	4.00m		0.00	1.050-1.275	2.00m	
	First Floor			1.400-1.700	1.400-1.700	2.50m	
Type C1 14m - 19.9m (<450m ²)	Ground Floor	3.00m	4.90m	0.00	1.275-1.425	1.00m	65%
	First Floor			1.700-1.900	1.700-1.900		
Type C2 14m - 19.9m (>450m ²)	Ground Floor	4.00m		0.00	1.275-1.425	2.00m	
	First Floor			1.700-1.900	1.700-1.900	2.50m	
Type D1 20m + (<450m ²)	Ground Floor	4.50m	4.90m	0.00	1.425	2.00m	65%
	First Floor			1.900	1.900		
Type D2 20m + (>450m ²)	Ground Floor	4.00m		0.00	1.425	2.00m	
	First Floor			1.900	1.900	2.50m	

Table 1 - Elridge Lot Types A - D

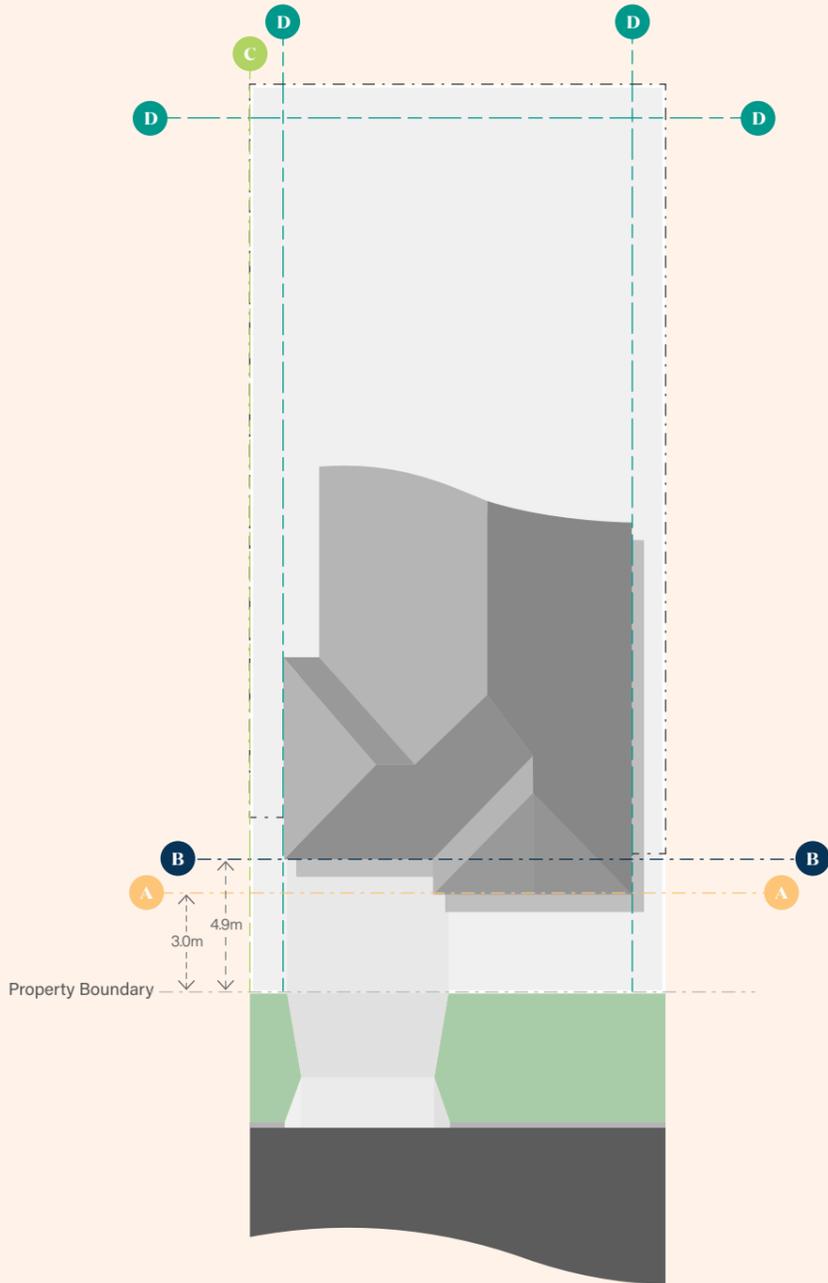
This Lot Type Table is provided as a summarised reference only. Reference should be made to the Plan of Development at all times. Design Approval by the Developer does not constitute a building approval or compliance with building regulations. Upon obtaining Design Approval from the Developer, a building permit must be obtained from the local Council or a private Building Certifier before construction can commence.

* Refer to Approved Plan of Development for approved Built-to-boundary locations and required criteria / extent allowable.

** Side and Rear setbacks vary based on exact road frontage of each lot, a range only is provided in this guideline document. Refer to QLD Development Code MP1.1 / MP1.2 Design and Siting Standards for Single Detached Housing Table A2 to confirm exact side and rear setback requirements.

Lot Type A1.

This setback plan is applicable to Lot Type A1 with a frontage setback of 3.0m | Lot Width up to 12.5m | Area <450m² (MP1.1)

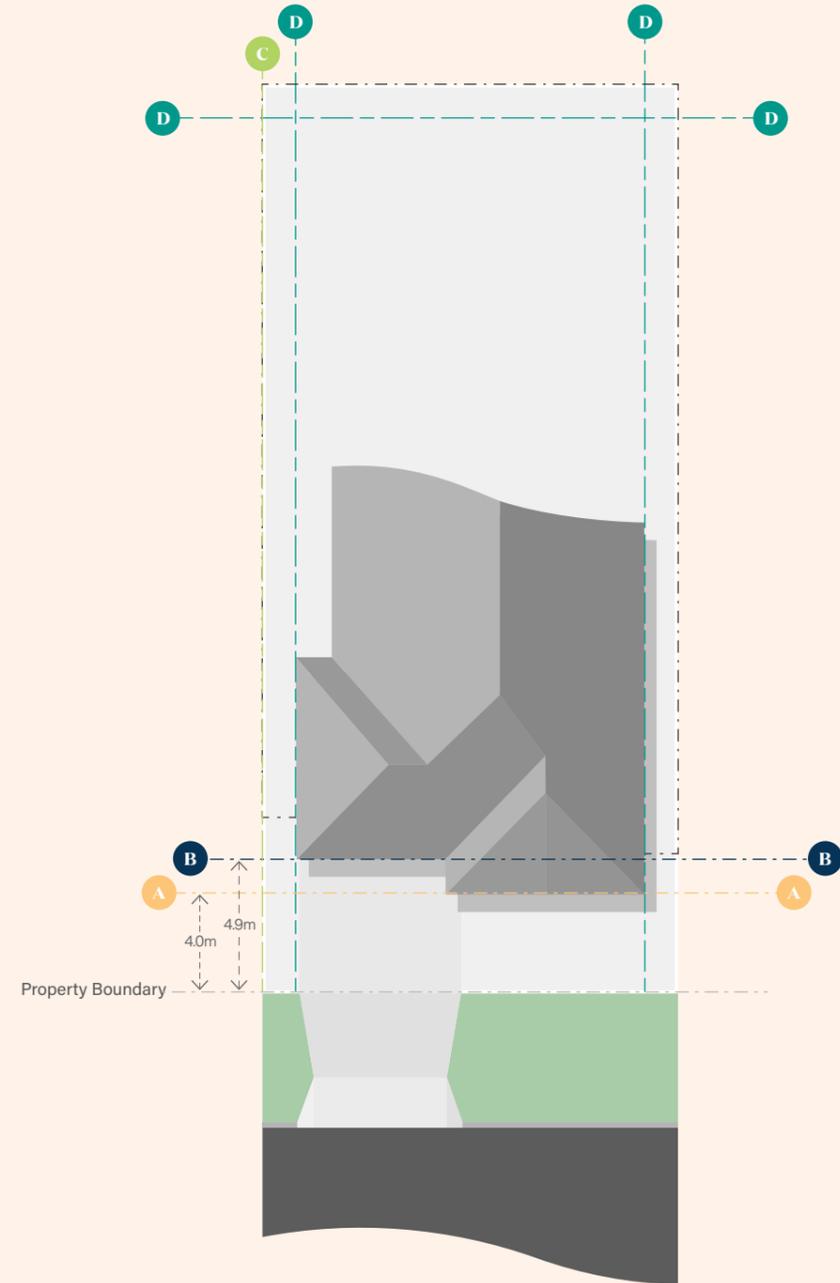


Lot Type By Width (m)	Floor Type	Frontage Setback (A)	Garage Setback (B)	B2B Setback (m)* (C)	Side / Rear Setback ** (D)	Corner Lot (Secondary Frontage)	Site Coverage
Type A1 Up to 12.49m (<450m ²)	Ground Floor	3.00m	4.90m	0.00	0.750-1.050	1.00m	65%
	First Floor			1.000-1.400	1.000-1.400		

* Refer to Approved Plan of Development for approved Built-to-boundary locations and required criteria / extent allowable.
 **Refer to QLD Development Code MP1.1 / MP1.2 Design and Siting Standards for Single Detached Housing Table A2 to confirm exact side and rear setback requirements.

Lot Type A2.

This setback plan is applicable to Lot Type A2 with a frontage setback of 4.0m | Lot Width up to 12.5m | Area >450m² (MP1.2)

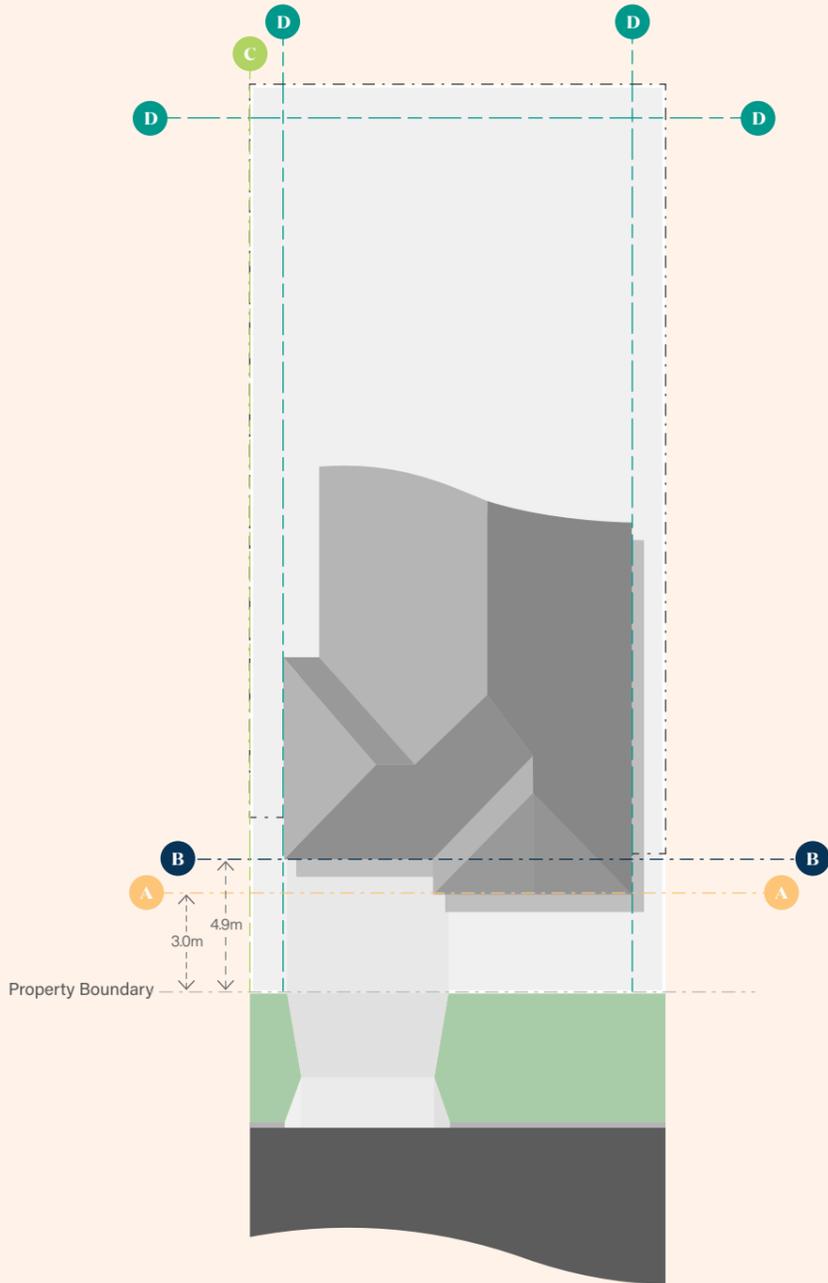


Lot Type By Width (m)	Floor Type	Frontage Setback (A)	Garage Setback (B)	B2B Setback (m)* (C)	Side / Rear Setback ** (D)	Corner Lot (Secondary Frontage)	Site Coverage
Type A2 Up to 12.49m (>450m ²)	Ground Floor	4.00m	4.90m	0.00	0.750-1.050	2.00m	65%
	First Floor			1.000-1.400	1.000-1.400	2.50m	

* Refer to Approved Plan of Development for approved Built-to-boundary locations and required criteria / extent allowable.
 **Refer to QLD Development Code MP1.1 / MP1.2 Design and Siting Standards for Single Detached Housing Table A2 to confirm exact side and rear setback requirements.

Lot Type B1.

This setback plan is applicable to Lot Type B1 with a frontage setback of 3.0m | Lot Width 12.5m - <13.49m | Area <450m² (MP1.1)

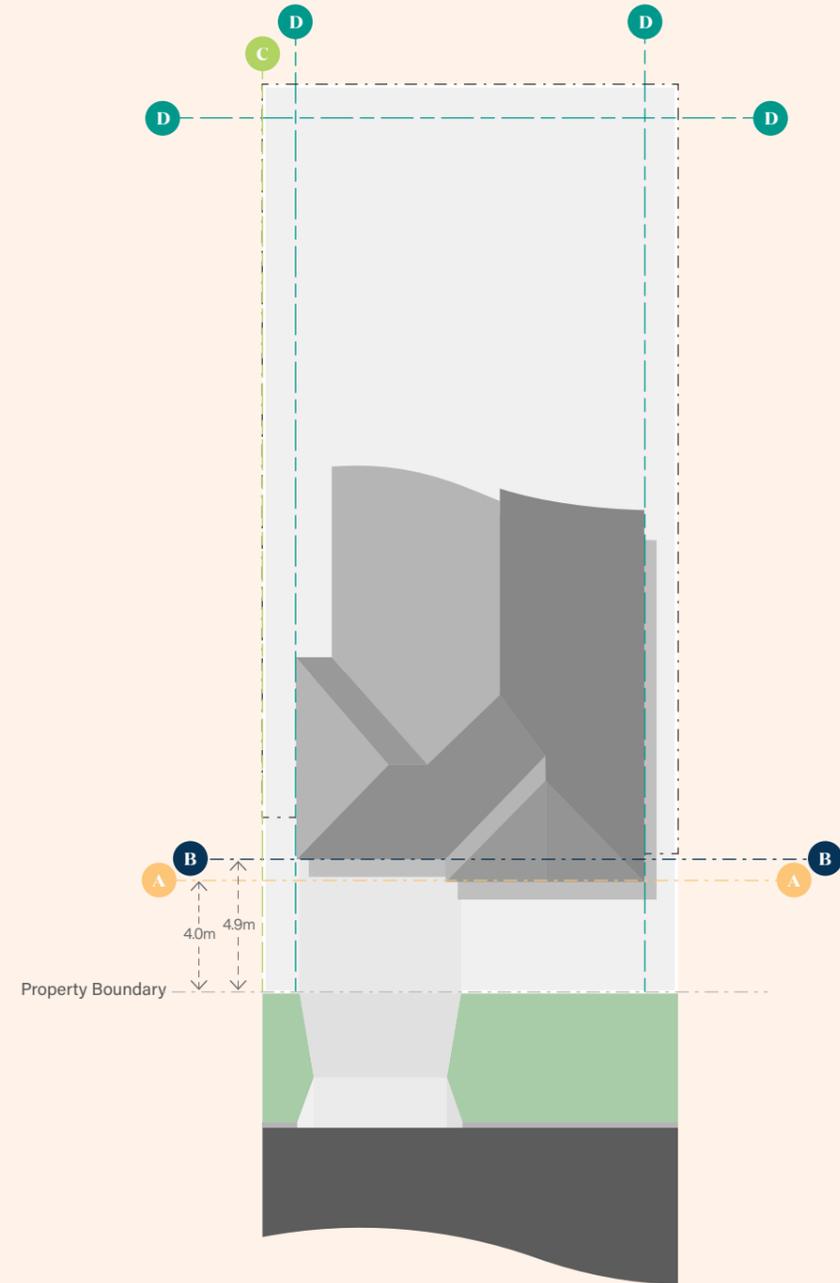


Lot Type By Width (m)	Floor Type	Frontage Setback	Garage Setback	B2B Setback (m)*	Side / Rear Setback **	Corner Lot (Secondary Frontage)	Site Coverage
Type B1 12.5m - 13.9m (<450m ²)	Ground Floor	3.00m	4.90m	0.00	1.050-1.275	1.00m	65%
	First Floor			1.400-1.700	1.400-1.700		

* Refer to Approved Plan of Development for approved Built-to-boundary locations and required criteria / extent allowable.
 **Refer to QLD Development Code MP1.1 / MP1.2 Design and Siting Standards for Single Detached Housing Table A2 to confirm exact side and rear setback requirements.

Lot Type B2.

This setback plan is applicable to Lot Type B2 with a frontage setback of 4.0m | Lot Width 12.5m - <13.49m | Area >450m² (MP1.2)

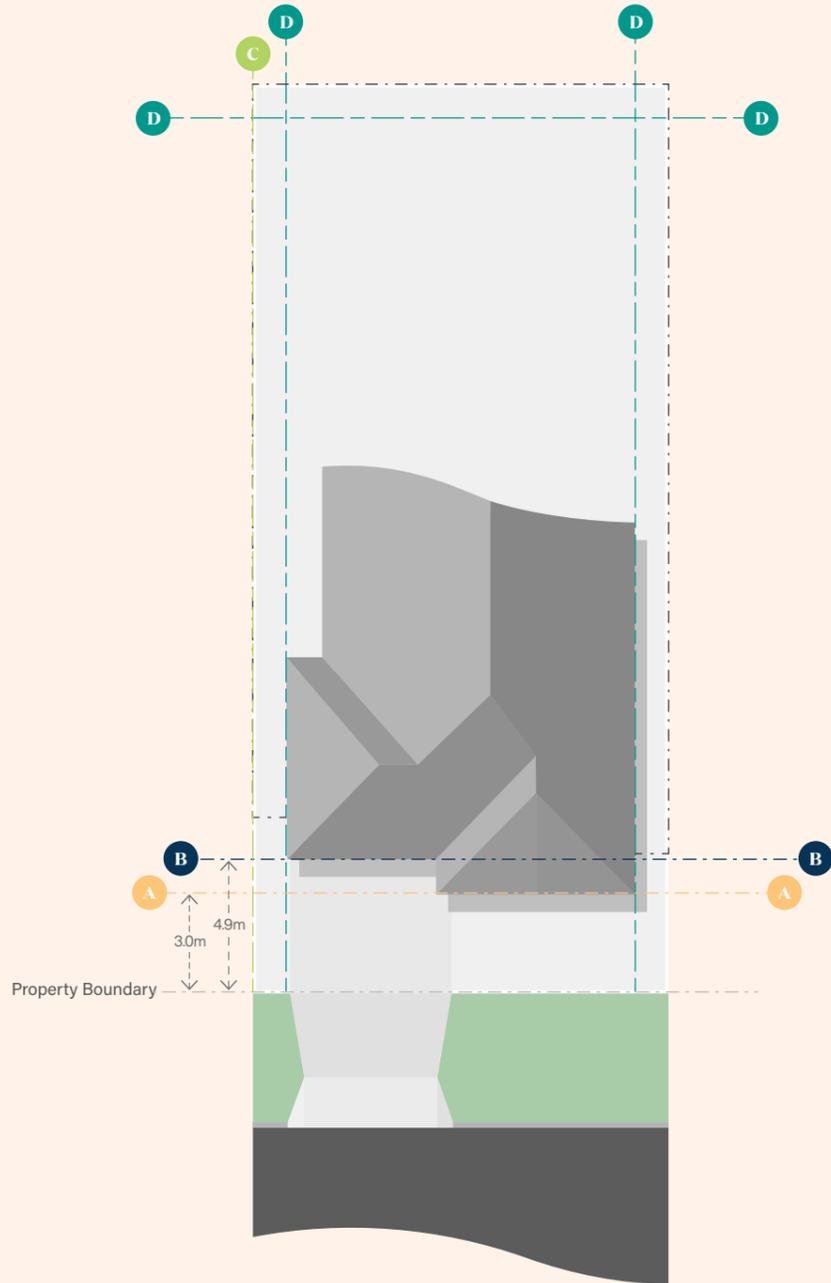


Lot Type By Width (m)	Floor Type	Frontage Setback	Garage Setback	B2B Setback (m)*	Side / Rear Setback **	Corner Lot (Secondary Frontage)	Site Coverage
Type B1 12.5m - 13.9m (>450m ²)	Ground Floor	4.00m	4.90m	0.00	1.050-1.275	2.00m	65%
	First Floor			1.4 00-1.700	1.400-1.700	2.50m	

* Refer to Approved Plan of Development for approved Built-to-boundary locations and required criteria / extent allowable.
 **Refer to QLD Development Code MP1.1 / MP1.2 Design and Siting Standards for Single Detached Housing Table A2 to confirm exact side and rear setback requirements.

Lot Type C1.

This setback plan is applicable to Lot Type C1 with a frontage setback of 3.0m | Lot Width 14m - 19.9m | Area <450m² (MP1.1)

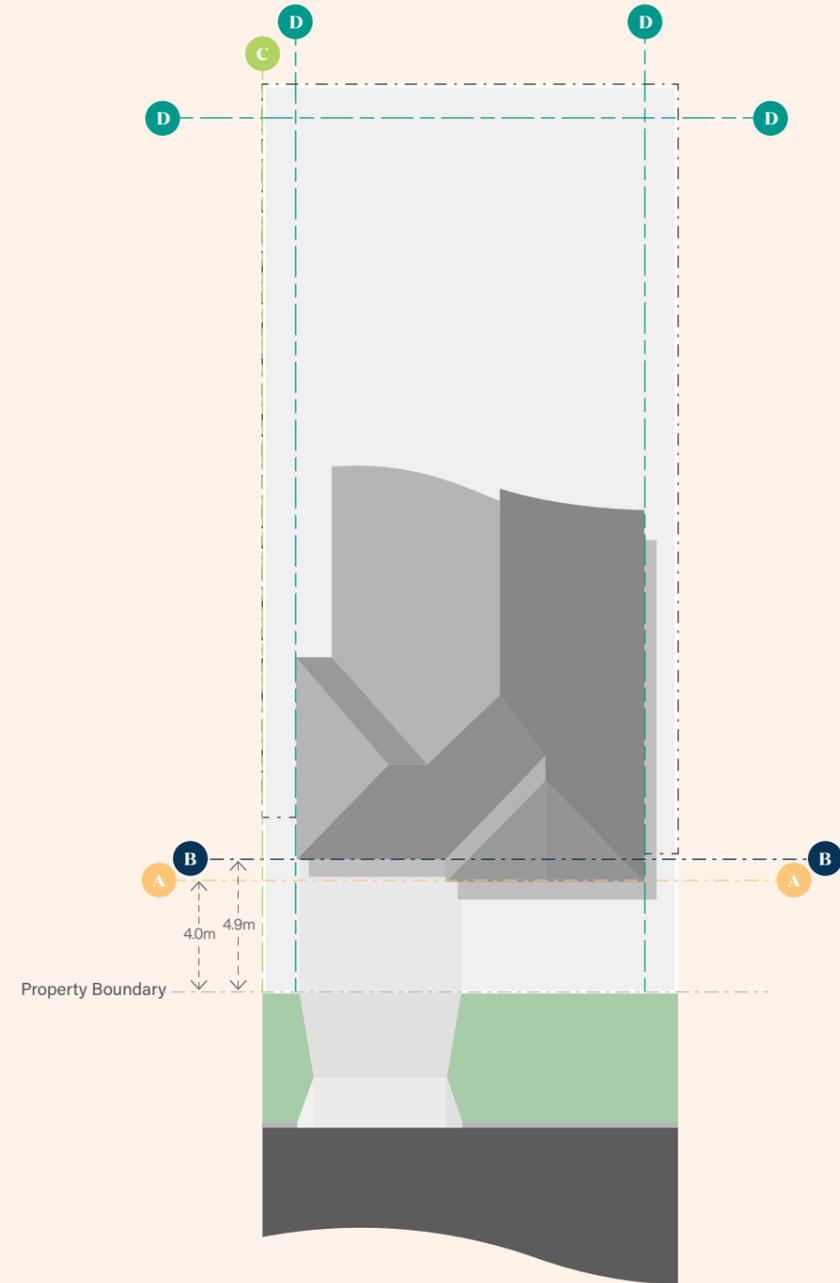


Lot Type By Width (m)	Floor Type	Frontage Setback	Garage Setback	B2B Setback (m)*	Side / Rear Setback **	Corner Lot (Secondary Frontage)	Site Coverage
Type C1 14m - 19.9m (<450m ²)	Ground Floor	3.00m	4.90m	0.00	1.275-1.425	1.00m	65%
	First Floor			1.700-1.900	1.700-1.900		

* Refer to Approved Plan of Development for approved Built-to-boundary locations and required criteria / extent allowable.
 **Refer to QLD Development Code MP1.1 / MP1.2 Design and Siting Standards for Single Detached Housing Table A2 to confirm exact side and rear setback requirements.

Lot Type C2.

This setback plan is applicable to Lot Type C2 with a frontage setback of 4.0m | Lot Width 14m - 19.9m | Area >450m² (MP1.2)

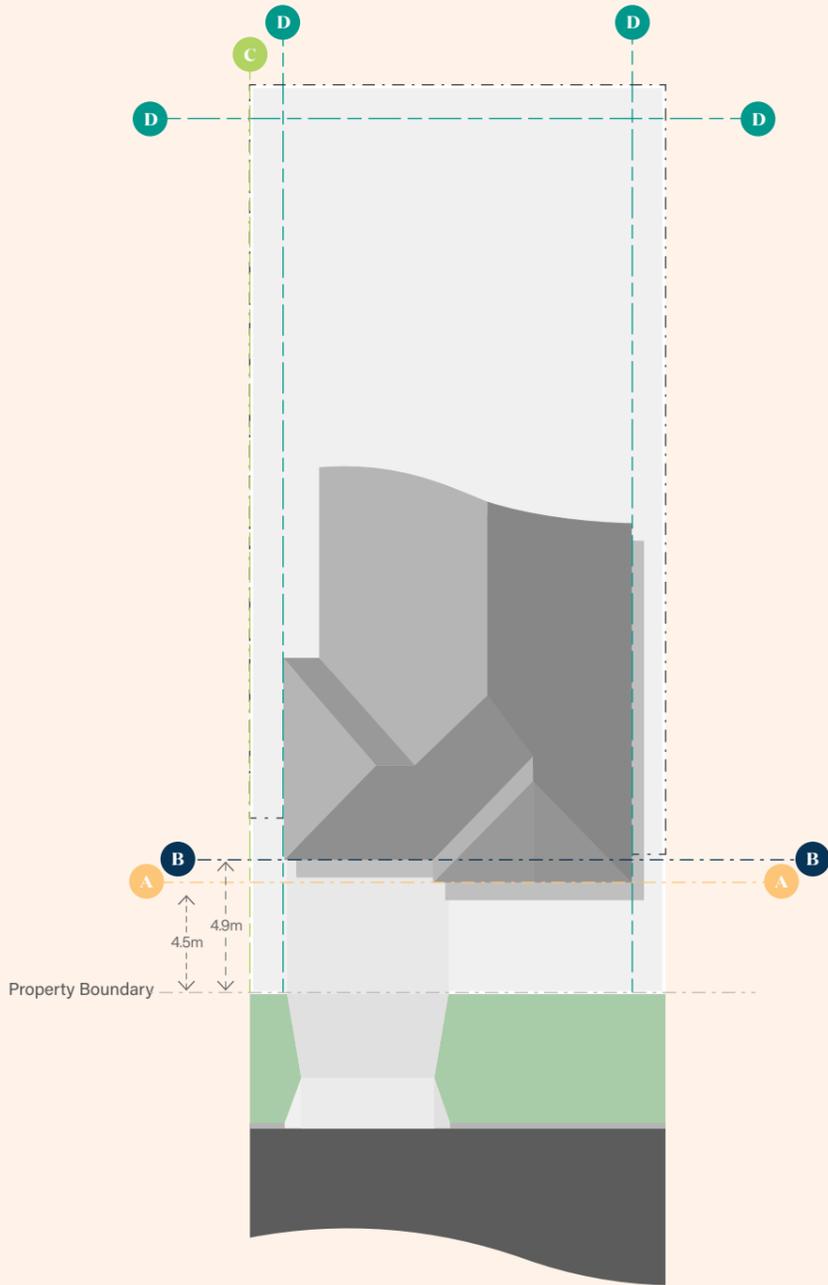


Lot Type By Width (m)	Floor Type	Frontage Setback	Garage Setback	B2B Setback (m)*	Side / Rear Setback **	Corner Lot (Secondary Frontage)	Site Coverage
Type C2 14m - 19.9m (>450m ²)	Ground Floor	4.00m	4.90m	0.00	1.275-1.425	2.00m	65%
	First Floor			1.700-1.900	1.700-1.900	2.50m	

* Refer to Approved Plan of Development for approved Built-to-boundary locations and required criteria / extent allowable.
 **Refer to QLD Development Code MP1.1 / MP1.2 Design and Siting Standards for Single Detached Housing Table A2 to confirm exact side and rear setback requirements.

Lot Type D1.

This setback plan is applicable to Lot Type D1 with a frontage setback of 3.0m | Lot Width 20m+ | Area <450m² (MP1.1)

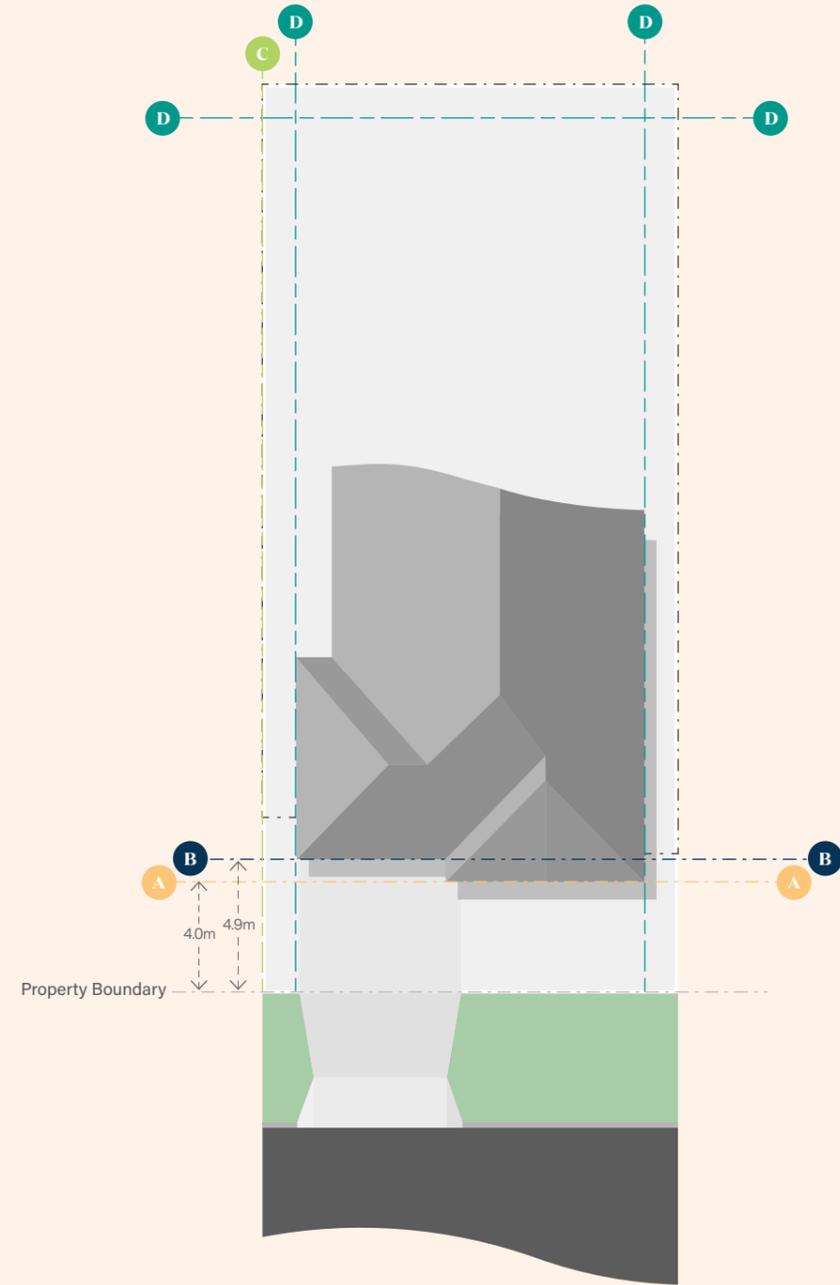


Lot Type By Width (m)	Floor Type	Frontage Setback (A)	Garage Setback (B)	B2B Setback (m)* (C)	Side / Rear Setback ** (D)	Corner Lot (Secondary Frontage)	Site Coverage
Type D1 20m + (<450m ²)	Ground Floor	4.50m	4.90m	0.00	1.425	2.00m	65%
	First Floor			1.900	1.900		

* Refer to Approved Plan of Development for approved Built-to-boundary locations and required criteria / extent allowable.
 **Refer to QLD Development Code MP1.1 / MP1.2 Design and Siting Standards for Single Detached Housing Table A2 to confirm exact side and rear setback requirements.

Lot Type D2.

This setback plan is applicable to Lot Type D2 with a frontage setback of 4.0m | Lot Width 20m+ | Area >450m² (MP1.2)



Lot Type By Width (m)	Floor Type	Frontage Setback (A)	Garage Setback (B)	B2B Setback (m)* (C)	Side / Rear Setback ** (D)	Corner Lot (Secondary Frontage)	Site Coverage
Type D2 20m + (>450m ²)	Ground Floor	4.00m	4.90m	0.00	1.425	2.00m	65%
	First Floor			1.900	1.900	2.50m	

* Refer to Approved Plan of Development for approved Built-to-boundary locations and required criteria / extent allowable.
 **Refer to QLD Development Code MP1.1 / MP1.2 Design and Siting Standards for Single Detached Housing Table A2 to confirm exact side and rear setback requirements.



Landscape Guidelines.

This section of the guidelines set out the minimum requirements for landscaping within residential lots and applies to all lot Types within Elridge.

Dwelling frontages will play a fundamental role in reinforcing the design character and principles of the estate. Private landscaping to lot frontages are often the most visible feature within a residential community and act as a visual extension to the tree-lined roads and laneways of the estate. The creation of high-quality landscaping will be an essential part of making Elridge a success, today and in the future.

These guidelines are applied by Lot Type A to D. Please refer to the **Elridge Lot Types** of page 7 to determine applicable lot type and associated setbacks.

Landscape Plan

The inclusion of a Landscape Plan that illustrates the application of these guidelines is a requirement of the design application. The landscape plans must include adequate information to illustrate adherence to these guidelines and detail as a minimum;

- The setout of all softscape landscape treatments including all garden beds and turf.
- The type, location and dimension of all proposed hardscape treatments.
- The location of letter boxes including specifications including dimensions, materials and finishes.
- Plant schedules detailing species types, pot size and quantity.

If any aspects of the design deviate from these guidelines this should be noted on plans. Consideration will be given to deviations if deemed to be in-keeping with the vision of Elridge and the general intent of this document.

This plan illustrates the general arrangement of planting areas and the setout of plant types (trees, shrubs, accents and groundcovers) for residential lots frontages. Refer to **Landscape General Arrangement Plan** for additional details as well as the **Landscape Matrix** which specifies required plants by Lot Type.

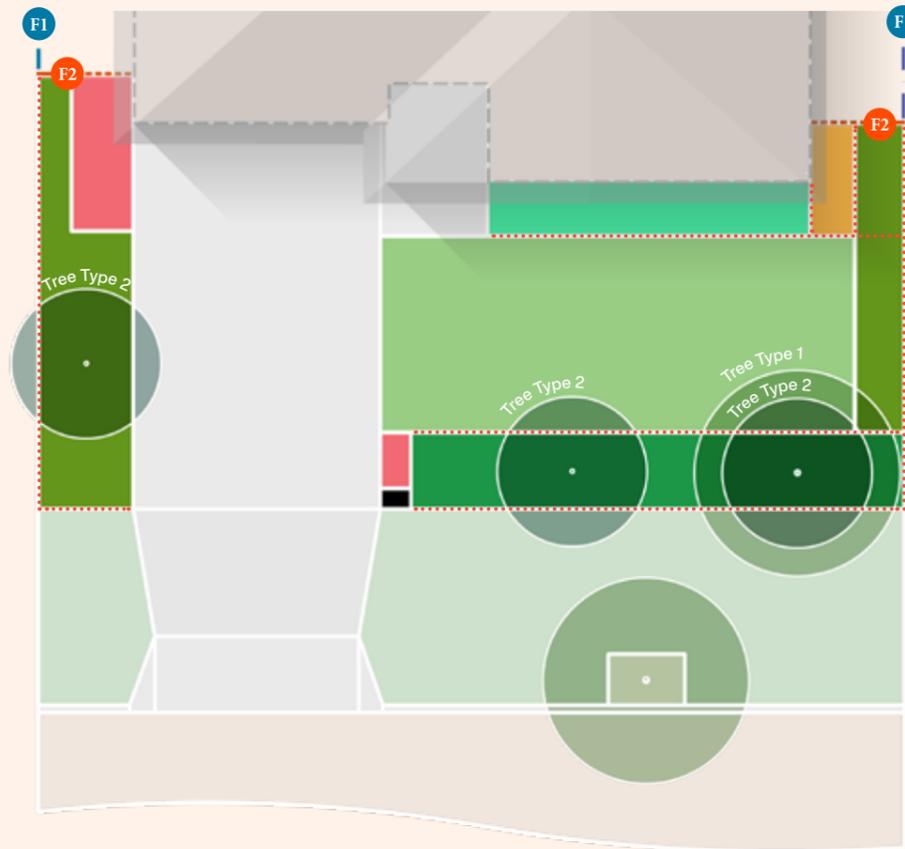


- 1** Primary Planting Bed minimum width of 0.8m (to 3.0m frontage setbacks) and 1.2m (to 4.5m frontage setbacks) to 100% of lot frontage (excluding letterbox location). Minimum of 1 tree to frontage with this increasing to 2 for larger lot types, refer to landscape matrix page 19 for details. Note: all planting beds to be generally rectilinear as typically illustrated.
- 2** Driveway Planting Bed extending from driveway edge to property boundary. Typical width determined by dwelling side setback and driveway alignment and if dwelling is Built to Boundary (B2B). Refer to landscape matrix page 19 for minimum planting densities required per lot type.
- 2A** Planting bed to minimum 0.8m in width to 'non-driveway' lot side boundary. Refer to landscape matrix page 19 for minimum planting densities required per lot type.
- 3** **OPTIONAL:** Dwelling Facade Planting Bed minimum width 1.0m. Any planting located adjacent to dwelling to be offset a minimum 0.4m with adequate drainage incorporated.
- 4** Turf to balance frontage open space as typically illustrated. Grade A couch species to reflect streetscape is recommended however other species will be considered.
- 5** Primary Side Access to be exposed aggregate in a colour that compliments the architectural finishes palette (typically this will match the driveway hardstand type). Typical width of 0.8m as determined by side setbacks. Width to ensure minimum 0.3m planting strip between the hardstand and property boundary can be achieved.

Hardstand to extend ~0.9m forward of dwelling frontage to facilitate access. Please note, primary side access will be located on 'non-driveway' side if the lot is Built to Boundary (B2B).
- F1** Fence Type 1 located to side boundaries. Fence setback 1.0m from front building line. Refer to Fence Types for further information.
- F2** Fence Type 2 / Gates located to side boundaries with gate incorporated where side access is proposed. Gates to be constructed to match Fence Type 2 finish. Refer to Fence Types page 20 for further information.
- Garden Edging** located to the interface of all garden bed / turf / pebble interfaces. Hardwood at minimum 40mm x 100mm with min 500mm deep stakes to ensure nil movement. Concrete edging at minimum width 120mm x 150mm depth with adequate saw cut joints to prevent cracking is also permitted.
- 6** **OPTIONAL:** Secondary Side Access (applicable to non B2B lots) to be permeable treatment eg paving set into pebbles. To be incorporated in place of turf where narrow width will cause maintenance issues (mowing and / or shading). Planting to this area is also permitted and should be in-keeping with the Primary Planting Bed landscape character.
- 7** Letterbox to be a simple, rendered masonry pillar, stone masonry or similar with a metal inserts for the mail. Letter boxes must be of a colour to complement the dwelling and its surrounds. The letterbox must tie in tastefully with the façade of the dwelling and contain the relevant street number of the Lot. The use of metal letterboxes is prohibited as is letterboxes on posts or pickets. Letterbox location as illustrated, hardstand to be incorporated to facilitate access and provide a clean edge to adjacent landscape treatment areas. Hardstand to be exposed aggregate in a colour that compliments the architectural finishes palette.
- S** Streetscape works will be completed by Elridge. Nil additional works are permitted. All turf and planting is to be protected at all times during construction and will need to be reinstated by the builder if damaged.

Landscape General Arrangement Plan

This plan illustrates the general arrangement of planting areas for residential lot frontages. This setout is applied to a typical lot with specific requirements for each lot type detailed within the **Landscape Matrix**. Refer to the **Elridge Lot Types** on page 7 to determine applicable lot type and associated setbacks.



- 1** Primary Planting Bed minimum width of 0.8m (to 3.0m frontage setbacks) and 1.2m (to 4.5m frontage setbacks) to 100% of lot frontage (excluding letterbox location). Minimum of 1 tree to frontage with this increasing to 2 for larger lot types, refer to landscape matrix page 19 for details. Note: all planting beds to be generally rectilinear as typically illustrated.
- 2** Driveway Planting Bed extending from driveway edge to property boundary. Typical width determined by dwelling side setback and driveway alignment and if dwelling is Built to Boundary (B2B). Refer to landscape matrix page 19 for minimum planting densities required per lot type.
- 2A** Planting bed to minimum 0.8m in width to 'non-driveway' lot side boundary. Refer to landscape matrix page 19 for minimum planting densities required per lot type.
- 3** **OPTIONAL:** Dwelling Facade Planting Bed minimum width 1.0m. Any planting located adjacent to dwelling to be offset a minimum 0.4m with adequate drainage incorporated.
- 4** Turf to balance frontage open space as typically illustrated. Grade A couch species to reflect streetscape is recommended however other species will be considered.
- 5** Primary Side Access to be exposed aggregate in a colour that compliments the architectural finishes palette (typically this will match the driveway hardstand type). Typical width of 0.8m as determined by side setbacks. Width to ensure minimum 0.3m planting strip between the hardstand and property boundary can be achieved.

Hardstand to extend ~0.9m forward of dwelling frontage to facilitate access. Please note, primary side access will be located on 'non-driveway' side if the lot is Built to Boundary (B2B).

- F1** Fence Type 1 located to side boundaries. Fence setback 1.0m from front building line. Refer to Fence Types for further information.
- F2** Fence Type 2 / Gates located to side boundaries with gate incorporated where side access is proposed. Gates to be constructed to match Fence Type 2 finish. Refer to Fence Types page 20 for further information.
- Garden Edging** located to the interface of all garden bed / turf / pebble interfaces. Hardwood at minimum 40mm x 100mm with min 500mm deep stakes to ensure nil movement. Concrete edging at minimum width 120mm x 150mm depth with adequate saw cut joints to prevent cracking is also permitted.
- 6** **OPTIONAL:** Secondary Side Access (applicable to non B2B lots) to be permeable treatment eg paving set into pebbles. To be incorporated in place of turf where narrow width will cause maintenance issues (mowing and / or shading). Planting to this area is also permitted and should be in-keeping with the Primary Planting Bed landscape character.
- 7** Letterbox to be a simple, rendered masonry pillar, stone masonry or similar with a metal inserts for the mail. Letter boxes must be of a colour to complement the dwelling and its surrounds. The letterbox must tie in tastefully with the façade of the dwelling and contain the relevant street number of the Lot. The use of metal letterboxes is prohibited as is letterboxes on posts or pickets. Letterbox location as illustrated, hardstand to be incorporated to facilitate access and provide a clean edge to adjacent landscape treatment areas. Hardstand to be exposed aggregate in a colour that compliments the architectural finishes palette.
- S** Streetscape works will be completed by Elridge. Nil additional works are permitted. All turf and planting is to be protected at all times during construction and will need to be reinstated by the builder if damaged.

Planting Matrix

This matrix provided below will assist in determining the approximate quantities of each plant type required for each lot type.

	Spacings	Size	Type A1	Type A2	Type B1	Type B2	Type C1	Type C2	Type D1	Type D2
			-Qty*	-Qty*	-Qty*	-Qty*	-Qty*	-Qty*		
Primary Planting Bed (1)										
Groundcovers	0.3m	140mm	18	26	21	38	28	41	48	58
Shrub Type 1	1.0m	300mm	-	-	-	-	6	6	9	9
Shrub Type 2	0.75m	200mm	5	5	6	6	Optional	Optional	Optional	Optional
Accents	-	300mm	2	2	3	3	3	3	4	4
Tree Type 1	-	100Ltr	-	-	1	1	-	1	Optional	Optional
Tree Type 2	-	100Ltr	1	1	-	-	2	1	2	2
Driveway / Side Boundary Planting Beds (2 & 2A)										
Groundcovers	0.3m	140mm	20	32	22	32	22	32	22	32
Shrub Type 1 or 2	1.0m	300mm	4	6	4	6	4	6	4	6
Accents	-	300mm	1	3	1	3	1	3	1	3
Tree Type 2	-	100Ltr	-	-	-	-	-	Optional	Optional	Optional
OPTIONAL: Dwelling Facade										
Groundcovers	0.3m	140mm	12	12	14	14	20	20	24	24
Shrub Type 2	0.75m	200mm	Optional							
Accents	-	300mm	2	3	3	3	3	3	5	5

*Species quantities stated for groundcover and shrub species are typical only and may fluctuate to achieve densities nominated. Densities to achieve an average of 5-6 plants per m2.

This figure illustrates the layered landscaping character and the general arrangement of plant types (trees, shrubs, accents & groundcovers) for residential lot frontages.

Refer to **Landscape Setout Plan** for a plan view of this layered planting approach.

- T1** Tree Type 01
- T2** Tree Type 02
- S1** Shrubs Type 01
- S2** Shrub Type 02
- A** Accents
- GC** Groundcovers



Two fence types are proposed for application within Elridge. Refer to **Landscape Setout Plan & Landscape General Arrangement Plan** for location and general setout of these fence types. Notwithstanding anything in the Dividing Fences Act 1953 as amended to the contrary, the Seller shall not be bound and the Buyer shall not make any claim against the Seller to contribute to the construction of any dividing fences on or within boundaries or between the Lot, or any adjoining Lot owned by the Seller.



F1 Fence Type 1 | Timber Good Neighbour Fencing or Standard Fencing

This fence type is located to side boundaries and is setback 1.0m from front building line.

- 1 Timber Finish:** Timber with clear oil only - nil varnish, stains or additional coatings.
- 2 Painted Finish:** Timber with exterior paint, two coats. Colour: Monument Grey.



F2 Fence Type 2 / Gates | Horizontal Batten Fencing (Aluminium) or Timber Good Neighbour Fencing

This fence type is used in locations visible to the public (primarily corner lots and side access) with gates incorporated where access is proposed. Gates to be constructed to match Fence Type 2 finish. This fence type is setback 1.0m from front building line.

- 1 Painted Finish:** Aluminium Fencing - Stratco Ezi-slat: Monument Grey or, Timber with exterior paint, two coats. Colour: Monument Grey.

Hardscape materials within private landscaped areas are to generally reflect the architectural finishes palette. Two general palettes are included below to compliment the Fence Type colour scheme. The type, location and dimension of all proposed hardscape treatments is to be included on plans submitted as part of the approval process.

Landscape Palette Colourway 01



- 1 Exposed Aggregate**
Driveways, primary side access and access to letterbox.
- 2 Concrete or Stone Pavers**
Set within planting or pebble to secondary side access.
- 3 Decorative pebble 20-40mm**
In isolation or with paving to secondary side access.

Landscape Palette Colourway 02



- 4 Exposed Aggregate**
Driveways, primary side access and access to letterbox.
- 5 Concrete or Stone Pavers**
Set within planting or pebble to secondary side access.
- 6 Decorative pebble or Tumbled Sandstone 20-40mm**
In isolation or incorporated within paving to secondary side access.

This section includes planting palettes containing the approved species for use within Elridge. These species have been grouped into four general character types with species determined as 'Character Species' repeated on several list to ensure a strong design character is achieved.

These character types are provided as suggested groupings only. Species may be selected from multiple palettes if desired.

The below listed plant designations are referenced within the **Landscape Setout Plan** and **Landscape Matrix** in this document.

- T1 Tree Type 01
- T2 Tree Type 02
- S1 Shrubs Type 01
- S2 Shrub Type 02
- A Accents
- GC Groundcovers

Groundcovers & Accents

Ficus macrocarpa	Ficus Green Island	GC
Gardenia jasminoides randicans	Randicans	GC
1 Diets grandiflora	Wild Iris	GC
Myoporum elipticum	Coastal Myoporum	GC
2 Liriope Evergreen Giant	Evergreen Giant	GC
Aspidistra elatior	Cast Iron Plant	A
3 Philodendron Imperial Green	Imperial Green	A
Philodendron Rojo Congo	Rojo Congo	A
Philodendron Hope	Hope	A
Philodendron Imperial Red	Imperial Red	A

Shrubs

4 Gardenia augusta Florida	Florida	S1
5 Syzygium (1.5m)	Hedge	S1
Metrocideros Fiji Fire	Fiji Fire	S1
Syzygium (1.0m)	Hedge	S2
Buxus faulkner	Dwarf Japanese Box	S2

Trees

Magnolia grandiflora	Bull Bay Magnolia	T1
Magnolia grandiflora	Teddy Bear	T2
Magnolia grandiflora	Little Gem	T2
Tristanopsis laurina 'Luscious'	Water Gum 'Luscious'	T1
Plumeria obtusa	Frangipani	T2
6 Randia fitzalanii	Native Gardenia	T2



- T1 Tree Type 01
- T2 Tree Type 02
- S1 Shrubs Type 01
- S2 Shrub Type 02
- A Accents
- GC Groundcovers

Groundcovers & Accents

Trachelospermum Jasminoides	Star Jasmine	GC
1 Myoporum elipticum	Coastal Myoporum	GC
2 Diets grandiflora	Wild Iris	GC
3 Liriope Evergreen Giant	Evergreen Giant	GC
Phormium tennax	NZ Flax	A
Crinum pendunculatum	River Lily	A
Doryanthes excelsa	Gymea Lily	A
Aspidistra elatior	Cast Iron Plant	A
Philodendron Hope	Hope	A
Philodendron Imperial Red	Imperial Red	A

Shrubs

4 Gardenia augusta Florida	Florida	S1
5 Syzygium (1.5m)	Hedge	S1
Metrocideros Fiji Fire	Fiji Fire	S1
Syzygium (1.0m)	Hedge	S2
Buxus faulkner	Dwarf Japanese Box	S2

Trees

6 Magnolia grandiflora	Bull Bay Magnolia	T1
Magnolia grandiflora	Teddy Bear	T2
Magnolia grandiflora	Little Gem	T2
Tristanopsis laurina 'Luscious'	Water Gum 'Luscious'	T1
Cupaniopsis anacardiodes	Tuckeroo	T1
Randia fitzalanii	Native Gardenia	T2

- T1 Tree Type 01
- T2 Tree Type 02
- S1 Shrubs Type 01
- S2 Shrub Type 02
- A Accents
- GC Groundcovers

Groundcovers & Accents

Ficus macrocarpa	Ficus Green Island	GC
Lomandra hystrix	Green Mat Rush	GC
Trachelospermum Jasminoides	Star Jasmine	GC
Casuarina glauca 'Cousin It'	Cousin It	GC
1 Dietes grandiflora	Wild Iris	GC
Myoporum ellipticum	Coastal Myoporum	GC
2 Liriope Evergreen Giant	Evergreen Giant	GC
3 Philodendron Imperial Green	Imperial Green	A
Aspidistra elatior	Cast Iron Plant	A
Crinum pendunculatum	River Lilly	A

Shrubs

Metrocideros Fiji Fire	Fiji Fire	S1
4 Syzygium (1.5m)	Hedge	S1
Westringea fruticosa	Coastal Rosemary	S2
Syzygium (1.0m)	Hedge	S2

Trees

Grevillea baileyana	White Oak	T1
5 Plumeria obtusa	Frangipani	T2
Elaeocarpus reticulatus	Blueberry Ash	T2
6 Tristaniopsis laurina 'Luscious'	Water Gum 'Luscious'	T1
Cupaniopsis anacardioides	Tuckeroo	T1
Randia fitzalanii	Native Gardenia	T2



- T1 Tree Type 01
- T2 Tree Type 02
- S1 Shrubs Type 01
- S2 Shrub Type 02
- A Accents
- GC Groundcovers

Groundcovers & Accents

Zoyzia tenuifolia	NoMow Grass	GC
Trachelospermum Jasminoides	Star Jasmine	GC
1 Dietes grandiflora	Wild Iris	GC
Myoporum ellipticum	Coastal Myoporum	GC
2 Liriope Evergreen Giant	Evergreen Giant	GC
Philodendron 'var'	Hope	A
Philodendron Imperial Green	Imperial Green	A
Aspidistra elatior	Cast Iron Plant	A
Zamia furfuracea	Cardboard Palm	A
Crinum pendunculatum	River Lilly	A

Shrubs

4 Westringea fruticosa	Coastal Rosemary	S1
5 Syzygium (1.5m)	Hedge	S1
Westringea Wynnabie Gem	Wynnabie Gem	S2
Syzygium (1.0m)	Royal Flame	S2
Metrocideros Fiji Fire	Fiji Fire	S2

Trees

6 Pandanus pendunculatum	Coastal Screw Pine	T2
Grevillea baileyana	White Oak	T1
Hibiscus tiliaceus Rubra	Rubra	T2
Tristaniopsis laurina 'Luscious'	Water Gum 'Luscious'	T1
Cupaniopsis anacardioides	Tuckeroo	T1
Randia fitzalanii	Native Gardenia	T2



Construction Timeframes & Obligations.

Obligations during construction:

- a. During construction, the Buyer and the Buyers' builder must not keep any building materials, scrap metal or timber or excavation to accumulate on the Lot, footpath, verge or adjacent Lot. The Buyer must ensure the builder always has acceptable waste storage measures in place throughout construction in the form of a skip bin or the like.
- b. The Buyer must ensure that construction works do not damage any trees, footpaths, crossovers, turf, drainage systems, survey pegs, street signage or similar and must rectify any damage. If the Buyer or their builder does not rectify the damage within 7 days, the Developer will undertake the repairs and the Buyer agrees to pay the Developer for the cost of the repairs without dispute.
- c. The Buyer must also ensure that the builder has a copy of this Building Guidelines prior to the commencement of construction.

Completion of works

- d. The Buyer must, unless otherwise agreed with by the Developer in writing, and subject to all applicable building legislation, commence construction of the dwelling within six (6) months of completing the Contract of Sale and construction is to be completed within one (1) year of commencement of construction.
- e. No person may occupy the dwelling until it is complete and a Certificate of Occupancy has been issued by the relevant Local City Council.





Post Construction Obligations.

Maintenance of Lot

The Buyer must keep and maintain the dwelling and all landscaping, trees, shrubs, lawns and gardens on the Lot, as well as the lawn between the Lot boundary and the road kerb in good order and condition acceptable to the Developer or its representative. Such order and condition shall as a minimum require the adequate watering of all garden and lawn areas (within current Moreton Bay Regional Council guidelines), the frequent mowing of lawns and trimming of lawn edges and the regular maintenance of plants and trees.

The Buyer must not allow for the accumulation of invasive weeds, long grass, or rubbish on the Lot both prior, during and after construction of a dwelling house.

Storage of Vehicles on the Lot

Caravans, Boats, Trailers, buses, trucks, commercial, recreational, or heavy vehicles shall not be parked on a regular or permanent basis within the Council verge or on the lot other than for the purpose of constructing a building on the lot. (Subject to all local and state authority guidelines and by-laws). All Vehicles stored and visible from the street must be registered with the relevant State Authorities. If there is continual non-compliance with this condition, the Developer may elect to enter the lot and remove the items at the Owners cost.

No Storage on the Lot

The Buyer must not use the Lot as a storage compound be it personal or commercial in nature and must not let rubbish or debris accumulate. The buyer must ensure that they do not let their personal belongings accrue at the front of their property or on the Council verge.

Animals

No animals, livestock or poultry shall be brought onto, kept, grazed or raised on the Lot except for domestic pets, which shall not exceed two in number, or a lesser number should the local by-law dictate. No domestic pet shall be kept on the Lot unless the property has been fenced to humanely constrain the animal to the property in conjunction with relevant Council Regulations and Laws.

Recreation or play equipment

Recreation and play equipment must not be placed at the front of any building or on the footpath and must not be visible from any street.

Estate Wall/Entry Statement

In the event that there is any entry statement, fence or wall erected on or partly erected on the land as at the date of the Settlement the Buyer acknowledges that such fence or wall has been constructed for and on behalf of the Seller, or its predecessor/s in title for the purposes of enhancing the value of the land and also the estate generally. The Buyer agrees that it shall not remove, damage or disfigure the fence or wall and to maintain and keep the fence or wall in the same good order and condition and standard of presentation of the fence or wall as at the date of this Contract. Furthermore, the Buyer agrees not to alter the fence or wall in such way as would interfere with the uniformity of the total fence or wall part of which is on the land. The Buyer authorises the Seller and/or his agents access to the fence/wall for general maintenance and repairs as it sees fit.

Signage

No advertisement, sign or hoarding shall be erected on any part of the Lot or Dwelling without the prior written consent of the Developer. Marketing for the Sale or Lease of the property is exempt from this and must not exceed one (1) sign of this type. The Buyer authorises the Developer and it's agents to enter the Lot and remove any signs or hoardings that are erected without its consent.

Temporary Structures

No temporary or re-locatable structures are to 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.



Terms & Conditions.

Information Supplied by Seller

Any information supplied by or on behalf of the Seller is supplied for the convenience of the Buyer and does not form part of the Contract. The accuracy of any information supplied is not warranted by the Seller and the Buyer acknowledges that it has entered into this Contract solely on the basis of the Buyer's own investigation. The Seller will not be liable in the Contract or in Tort for the accuracy, adequacy or suitability of any information, documents or advice in relation to the condition of the Lot or its surroundings.

Seller's Right to Vary or Exclude Any Design Guidelines

The Seller reserves the right at the request of a Buyer or at its own discretion to vary or exclude any of the obligations under the Design Guidelines provided that such action will only be taken by it in keeping with the aims to establish a modern well-designed residential estate. The Buyer hereby absolves the Seller from any liability whatsoever for any action taken in the variation or exclusion of any Design Guidelines including Design Guidelines with any other Buyer in the estate. The Seller acknowledges that new products designed as substitutes or alternatives for the various materials listed herein will be marketed from time to time and provided these products, in its opinion, are not inconsistent with the aims of the guidelines, they will at the absolute and sole discretion of the Seller, be acceptable.

Legal Duty or Obligation

The Buyer and the Seller acknowledges and agree that these provisions relating to Design Guidelines do not create any legal duty or obligation for the benefit of or enforceable by a third party in terms of Section 55 of the Property Law Act 1974 as amended and the operation of that section is hereby expressly excluded in respect of this Contract.

Council Requirements

These Home Design Guidelines establish a minimum standard which is to be maintained by the Buyer when undertaking building works. It is the responsibility of the Buyer to identify all the Local City Councils' building requirements for inclusion on building plans.

Design Guidelines Approval

Construction on the Lot is not permitted to commence until the Buyer has received stamped Home Design Guidelines Approval from the Developer with regards to the construction of any new Dwelling and Landscaping. Full plans including front, side and rear elevations, full colour selections, landscaping specifications and Buyer/Builder completed Home Design Guidelines Checklist must be emailed to guidelines@kdlproperty.com.au.

Failure to obtain stamped approval will result in construction having to cease until such time as plans are submitted and approved. The Developer reserves all rights to require removal of any construction or landscaping that does not comply with these Home Design Guidelines.

Changes to the Guidelines

These Guidelines are subject to change at any time by the Seller.

The Seller reserves the right to vary, alter, remove, or disregard any of these Guidelines at any time in respect of the sale or development of any other lots in the Estate.

The Buyer shall have no claim against the Seller or any of the Seller's agents in respect of any changes made by the Seller to the Guidelines.

The Seller is not liable for any action resulting in the alteration of these Guidelines.

Restrictions and Design Guidelines to Cease

The Design Guidelines (including all restrictions) shall cease to burden the allotment with effect from 31 December 2032 or earlier by notice given by the Developer to the Buyer.

Definitions

In these Design Guidelines, unless the contrary intention appears:

- a. "Building Operation" means all dwellings, garages, garden sheds, pergolas, and outbuildings proposed to be constructed on the lot.
- b. Seller – As specified in the Contract of Sale
- c. Buyer – As specified in the Contract of Sale
- d. Developer – KDL Property Group
- e. "Council" means the local authority identified in the Contract of which these Design Guidelines form part.
- f. "Estate" means the residential estate described in the heading of this Contract owned by the Seller.
- g. "Lot" means that land identified in the Contract of Sale between the Seller and the Buyer.
- h. "Works" means any building operation.
- i. "Owner/s" means other owners of different lots in the Estate

Buyer to obtain Building Approval

The Buyer acknowledges that the risk in relation to seeking and obtaining the approval of the Council to the plans and specifications referred to in this document, rests solely with the Buyer notwithstanding that such plans and specifications may have been approved by the Seller.

Adequacy of Plans

No approval or consent granted by the Seller shall constitute any agreement or representation as to the adequacy, suitability or fitness of any plans, designs or proposed structures and the Buyer acknowledges that no reliance shall be placed on such approval or consent.

Failure to comply with this will result in the Developer removing defective items and the Buyer being liable for all costs involved.

Move in Requirements

Prior to the occupation of the completed dwelling, the proposed driveway and letterbox must be installed and completed. Additionally, all landscaping works required by this document must be installed within 6 months of occupation.

Design Application Checklist.

Please provide the information outlined below for the submission of plans to the Developer. All applications can be submitted to the email address provided below. Please ensure to use the subject line format provided below.

Submit Applications to guidelines@kdlproperty.com.au with subject line **Elridge Design Guideline Approval Lot X**

Property Details

Lot Number: Street Name: Stage:

Design Submission Requirements (Tick Box)

- Site plan (min. scale 1:200) including: setbacks from all boundaries, site levels (Contours), extent of earthworks, finished floor level to house and garage, driveway access and path details, all fencing materials, locations & heights.
- All elevations (min. scale 1:100) including: building and wall heights, roof pitches, eave size, external fixtures and external surface finishes.
- Dimensioned floor plans (min. scale 1:100) including window positions and roof plan.
- Schedule of external materials including: colours, finishes and driveway.
- Landscape plan including: letterbox, landscape garden beds, screened ancillary items and driveway.

Buyers Acknowledgment

Please sign the below to acknowledge that you (the buyer) have received and read all pages of the Home Design Guidelines and that you agree to comply with these Design Guidelines.

Date: / /

Buyers Name: Telephone:

Current Address: Email:

Buyer: Witness:

Buyer: Witness:

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KDL Property Group





Redefining property development.

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