

A man carrying a child on his shoulders, looking up at a sunset over a field. The scene is silhouetted against a bright, golden sky with scattered clouds. The man is on the left, and the child is on his shoulders. The sun is low on the horizon, creating a strong backlight effect.

# Park Rise

WOODFORD

## Introduction to Park Rise Estate

SUMMARY COVENANT AND BUILDING GUIDELINES

# Park Rise

WOODFORD

## Introduction, Summary of Covenant & Building Guidelines

This document will cover the following particulars:

1. INTRODUCTION
2. APPROVAL OF RESIDENCE DESIGNS
3. COVENANT APPROVAL PROCESS
4. BUILDING DESIGN & FUNCTION
5. BUILDING MATERIALS, FORM & APPEARANCE
6. GENERAL SITE/BUILDING REQUIREMENTS
7. LANDSCAPING
8. GENERAL
9. BUYERS ACKNOWLEDGEMENT

*Welcome*

**Congratulations  
on deciding to purchase  
land for your new home  
at Park Rise, Woodford.**

## Introduction

Park Rise Estate offers the opportunity for residents to live in a high-quality low density residential precinct, which capitalises on the excellent location, outlook, and lifestyle opportunities of the site.

The Park Rise Estate Covenant and Building Guidelines (Annexures to your pre sale & land purchase agreements) are designed to ensure that this opportunity is achieved for all residents.

This Introduction and Summary of the Covenant & Building Guidelines will take you through the process of selecting a design for your home, to gaining construction approvals.

The Covenants & Building Guidelines aim to deliver:

- An attractive residential community that reflects the excellent natural setting that the site enjoys.
- A sense of place, that exhibits a high standard of low-density land use, in a carefully landscaped setting, that encourages residents to engage in outdoor activity in their immediate neighbourhood.
- An estate designed to be worthy of owner-occupiers who want to invest in their family's future.
- Where the Developer expressly reserves the right to sell to whoever they choose.
- A built environment that is harmonious and consistent in character with the country town location, through aesthetic management relating to styles, colour and landscaping.

The Covenants are intended to complement the relevant building laws.

The Covenants take effect subject to the operation of any relevant laws and regulations.



## Introduction cont.

### Why Woodford?

You have probably heard of Woodford for the Woodford Folk Festival it hosts each year. On the other hand, Woodford residents know it for its active and vibrant country town high street, and peaceful and pleasant countryside, while still being convenient and proximate to Brisbane and Caboolture.

A slow walk down and around Archer Street, the Woodford Town high street, reveals a surprising level of infrastructure and amenity, probably because it is a real country town, going strong for over 180 years.

It is also good to know that there are a range of engaging activities at your fingertips just a few minutes away from Park Rise Estate. For example, Woodford Town just over 2 traffic-free kilometres away has an aquatic centre for hot days, a good council library for opt out days, and an active bowls club for grown up sports days. For a fun day out with the kids, don't miss the local Woodford BMX trails, skate park or maybe the water ski park.

If a break from activity is your preference, one of Woodford's several parks and open recreational spaces provide the perfect tranquil setting for a relaxing stroll or picnic, while catching up with friends, or simply enjoying a breath of fresh country air.

### History of Woodford

The district of Woodford was first settled in 1841 but not officially named until 1885. Woodford has traditionally been a dairy farming and timber town and still is one of the few country towns where there are weekly cattle sales held in the yards in the main street.

In 1841 the Archer brothers established Durundur station along the Stanley River, near where Woodford now stands. After the lease of Durundur expired in October 1878, some land was thrown open for selection.

Mr W. Yates was the first to take possession of his selected portion of the country and he built a hotel near a ford across the river. The hotel and the town were developed around it and became known unofficially as Yatesville. The town was positioned on a hill closer to the Stanley River than the present day town. When the introduction of a regular mail service required the town to have an official name a meeting was called and 'McConnel' was decided on in honour of the senior partner of Durundur Station - but the Postmaster General would not accept that name. Therefore, another meeting was called and those present called it 'Woodford' in honour of the junior partner, Mr H. C. Wood, in recognition of the importance to the community of the ford across the river.





## Introduction cont.

### Moreton Bay: Queensland's Economic Engine

Moreton Bay Regional Council's ambitious Regional Economic Development Strategy plan is to turn the greater region into a \$40 billion economic powerhouse. MBRC acknowledges a close collaboration between Council and industry, as they already checked off 90 per cent of identified action items and local consumer spending has grown to \$7.3 billion in just one year. That means thousands of new jobs for families in Moreton Bay Shire and money being injected directly into local businesses. It puts Moreton Bay well on the way to creating 100,000 new jobs, a \$40 billion economy and 16,000 new businesses over the next 20 years.

### What does Park Rise Estate Offer?

#### CONNECTIVITY

Park Rise Estate is a special place to live. It provides a small community the opportunity to live amongst the natural environment, with never to be built out views of the countryside and woodlands that have stood since the early settlers, and yet still be connected to all the convenience and necessities of modern life.

Connections at Park Rise Estate:

- NBN Fibre to the premises (not just the street).
- Excellent 4G.
- Nearly flat lots, sizes from 600m<sup>2</sup> with 19 to 20m frontages.
- Underground power to whole estate.
- Full pressure town water.
- Town sewerage.
- 2 minutes drive to Woodford Town with Medical Centre, School, Pharmacy, Supa IGA & Woolworths.
- 15 minute drive to Mega Retail Centres.

- Easy rail connection with free Park n Ride facilities as well as express 60-minute rail services to Brisbane at peak hour.
- 700m to 18-hole Golf Course.

#### COUNTRYSIDE PRESERVED

The vast majority of the vegetation across the Park Rise Estate site has been able to be retained (over 95%), with only small areas along the edges and scattered interior trees having required removal.

The design of the development was planned to avoid any disturbance of the significantly vegetated Melaleuca Woodland Reserve, which expands across 10.17HA (25 acres) and has been transferred at no cost to the Moreton Bay Regional Council in perpetuity.

A residential estate design with minimal impact on flora and fauna has been achieved. This has been achieved predominantly by minimal vegetation clearing, and by use of Fauna sensitive clearing methods where clearing was required, resulting in minimal vegetation removal.

And finally, by the employment of Fauna Consultants to research habitat and direct the vegetation removal where required. Fauna impact has been dramatically minimised, by the precautions of fauna monitoring and relocation into the surrounding woodland of any fauna disturbed.

The ecological values of the site, located within the northern half of the lot, have been wholly retained and protected.

At the completion of Stage 1 of Park Rise Estate, the landowner Coast & Country Estates, will transfer to the Moreton Bay Regional Council, in perpetuity, the approximately 10.17HA (25 acres) Park Rise Melaleuca Woodland Reserve. Moreton Bay Regional Council have in turn designated this allotment never to be developed and for the Melaleuca Woodland Reserve to be retained as it is.



*A family friendly  
well-connected  
neighbourhood*



*Settlers Park Estate  
spaces for getting together  
and space for peace & quiet*



ARTIST IMPRESSION

- 01 5260sqm OF RECREATION PARK
- 02 OPEN FIELD WITH SOCCER GOALS
- 03 BASKETBALL COURT
- 04 HANDBALL COURT
- 05 PLAY EQUIPMENT
- 06 ADVENTURE CLIMB
- 07 UNDERCOVER PICNIC TABLES
- 08 PARK BENCHES
- 09 MELALEUCA WOODLAND RESERVE
- 10 WOODLAND NATURE WALK
- 11 LANDSCAPED FOREST PARK
- 12 ESTATE WALKWAYS

**Park Rise**  
WOODFORD

Call: 0499 992 923  
parkrisewoodford.com.au

## Approval of Residence Designs

**Prior to any development occurring on site, approval must be sought and obtained in writing from the Design Review Panel (DRP).**

Where a proposed design does not fully comply with these guidelines, the Design Review Panel (DRP) may at its discretion grant an approval, based on its interpretation of the intent or merit in special cases.

The buyer acknowledges that, due to the discretion of the DRP, the Seller gives no warranty or representation as to how the buildings in the estate will be developed. Decisions of the DRP are final and binding.

**The following items must be submitted to the DRP for review and approval prior to lodging an application for building approval.**

One copy of the following drawings at A3 size or in PDF format:

- **SITE PLAN** showing site contours, extent of building envelope to be used (siting of your residence including floor levels, cut and fill, all paved areas, driveway, retaining walls, stormwater disposal, crossover) (min 1:200 scale).
- **LANDSCAPING PLAN** of the front yard and verge (min 1:200 scale).
- **ANCILLARY STRUCTURE DETAILS PLAN** (min 1:200 scale) including:
  - ▶ details of fencing types and heights including showing design (front and side fences).
  - ▶ a screen for clothes drying areas and garbage bins.
  - ▶ any ancillary external structures including sheds, external garages.
  - ▶ any retaining wall details.

- A **FLOOR PLAN** showing the interior and exterior layout of your residence. Floor plans should be submitted for upper and lower levels and include a schedule of areas (1:100 scale).
- **FOUR ELEVATIONS** properly illustrating the finishes of your residence. (Please avoid generalities in noting finishes and exterior detail) (1:100 scale).
- A **SECTION OF THE RESIDENCE** relating to roof form and floor levels to the ground line (1:100 scale).
- A **COLOUR SCHEDULE** for the exterior of the residence including a detailed materials and finishes schedule. (This information may be included on the above plans).
- **EROSION AND SEDIMENT** Control Management Plan.

**Your architect or building designer, and landscape designer and builder will be familiar with the above drawing types and plans.**

All care has been taken to ensure that the Design Guidelines comply with current building and planning legislation, however it is your responsibility to ensure that you comply with all building and planning legislation and regulations as they relate to the siting and construction of your home.

Providing the requirements listed above, at the initial application stage will ensure your design is approved in the quickest time. If a design varies from the guidelines, the DRP representative will contact you by email and list what items require further consideration. If amendments are deemed necessary, you will need to submit amended and updated plans for assessment for final approval.

## Covenant Approval Process

**This is a guide to the building covenant referred to in the contract for the sale of land within the Park Rise Estate. The Buyer shall on the future sale of the land include these covenants as a condition to be met by the subsequent buyer.**



### STEP 1 DESIGN

Your builder will work with you to design your home to meet the mandatory design guidelines. It is important that your builder has access to Park Rise's Building Design Guidelines & Covenant.



### STEP 2 SUBMISSION

Once your design is finalised, please submit your Covenant Application.



### STEP 3 ASSESSMENT

The Design Committee will assess your plans for compliance with the Building Design Guidelines & Covenant. This process will generally take 2 weeks assuming all information is provided. Any items requiring amendment will be raised with you and your builder, and plans will need to be amended and resubmitted prior to approval being granted.



### STEP 4 COVENANT APPROVAL

Covenant Approval will be issued when the submission has been assessed by the Design Committee and complies with the Building Design Guidelines & Covenant. Please take care to note any comment(s) on your approved plans to ensure that all conditions are addressed.



### STEP 5 BUILDING APPROVAL

Once Covenant Approval has been issued, an application can then be made to your accredited building certifier/ Council for the statutory Building Approval.



### STEP 6 CONSTRUCTION

Please ensure that your lot is properly maintained to be free of excessive weeds, rubbish or garbage prior to and during the construction phase of your home. This will ensure that your land is clean and safe at all times.



### STEP 7 INSPECTION

Once your House & Landscaping are complete, please request your final inspection. This final inspection will be carried out by the Design Committee and assessed against your previously issued Covenant Approval. This process will generally take 2 weeks.



### STEP 8 FINAL COMPLIANCE APPROVAL

If your home has complied, the Design Committee will issue a Final Compliance Approval. Should your home not be in accordance with the previously issued Covenant Approval, the Design Committee will notify on items to remedy prior to issuing a Final Compliance Approval.



### STEP 9 LIVING AT PARK RISE

Time to move into your new home and be a part of the Park Rise Community.

## General Site/Building Requirements

**Buildings must comply with the Moreton Bay Regional Council (MBRC) Building Approval requirements for the size and boundary of buildings as well as all other requirements for building.**

**Duplexes are not permitted at Park Rise Estate, Woodford, in accordance with MBRC requirements, including regarding the lot sizes available in accordance with the DA granted by MBRC.**

**The Developer has the right to sell blocks of land to whomever they choose. It is the focus of the Developer to deliver a quality, owner-occupier residential estate as evident by the Developer's discretion, intention and building covenants.**

### Types of Home

No duplex or dual-key sites are available.

### Construction Commencement

You must commence building construction of your new residence within two (2) years of Settlement of the purchase of your Lot. Construction must be completed within twelve (12) months of commencement. Front yard landscaping must be constructed within 6 months of occupation of your home or 8 months of completion of your home (whichever is the earlier).

The Developer or DRP may in its absolute discretion grant an extension upon application.

### Building Number and per Lot/Allotment

Only one dwelling per allotment is allowed. No dwelling may contain more than three storeys and all buildings must meet the building requirements of the Moreton Bay Regional Council. Consolidation of adjoining allotments for development of a single dwelling will be reviewed by the Design Review Panel (DRP) or Developer on merit and approved or denied approval having assessed the proposal in accordance with these guidelines.

### Siting your Residence and related Amenities and use of your Lot

These are very important requirements and impact the Estate amenity for all residents. There are several subsections to this section that we ask you to read carefully.

We strongly encourage you to enlist the services of an architect or appropriately qualified residential designer to ensure the proper siting of your home and ensure the enjoyable lifestyle that the estate offers.

### Open Space Frontages

Dwellings that either immediately adjoin or have an orientation towards public open space should present an interesting and attractive form. This can be achieved through varied setbacks between lower and upper levels, the location of openings and the incorporation of verandas and balconies.

### Side and Rear Boundary Setbacks

For detached dwelling lots, the side and rear setbacks vary depending on allotment widths. These setbacks are detailed on the Building Envelope Plan.

*See the Building Envelope Plan for the specifics of your allotment.*

On any allotments where the Moreton Bay Regional Council permits a dwelling to be built to one of the side boundaries the maximum length of wall on the boundary is typically 15m or as otherwise specified in Council's Planning Scheme.

Single storey components of dwellings, typically the garage/carport, are permitted to be on the side boundary - where indicated on the building envelope plan.

### Private Open Space

Each dwelling must provide functional private open space for the amenity of the occupants in the following manner, such that the functional private open space is:

- Of a size and dimension to be usable and functional.



## General Site/Building Requirements cont.

- Located behind the building line and directly accessible from a living area of the dwelling.
- Located so that residents and neighbouring properties experience a suitable level of residential amenity.
- Able to be enclosed by 1.8m high privacy fencing.
- Does not incorporate driveways, parking spaces, a domestic outbuilding, or a service area to a building, which are provided for separately; and
- Does not include areas for rainwater tanks and storage of bins, which are provided for separately.

### Corner Allotments

Houses on corner allotments or with a side boundary to a reserve must be designed to address both street frontages. This assists with improving passive safety surveillance of the street and ensuring quality urban design outcomes for the development.

To achieve this, Homes on corner lots must be designed to address both street frontages, with treatments that complement the primary street frontage (e.g. quoins, matching windows, materials and other façade features).

Service points including (but not limited to) meter boxes, gas meters etc are not permitted to the secondary frontage wrap façade unless approved in writing by the Encumbrance Team.

Hot water systems will not be permitted on the secondary frontage.

Any fencing on the secondary street boundary must be of the front fence type from the first room onwards.

### Recreational & Commercial Vehicles

If you plan to have a boat, caravan or commercial vehicle accommodated on the allotment, they *must* be parked where they *cannot be seen from the street* (other than a rear access lane if applicable).

Caravans, boats, trailers, trucks, vans, and other similar

vehicles *will not be permitted to be parked forward of the building line.*

The parking of a vehicle more than 3000kg (including the weight of any attached trailer) on an allotment requires approval from the Moreton Bay Regional Council. Irrespective of the outcome of this process such vehicles will not be permitted to be parked forward of the building line.

Boats, caravans or commercial vehicles are not to be permanently parked on street parking within Park Rise Estate.

### Ancillary Buildings including Separate Garages & Sheds

Ancillary Buildings or Outbuildings, which include structures such as workshops, separate garages, awnings, carports, aviaries, pergolas (separated from the dwelling) and similar buildings, are to comply with the following criteria:

- Shall be made of the same construction materials and be presented in the same quality, and finish as the main house structure, including materials and colour. Not exceed 60m<sup>2</sup> in floor area.
- Will not be erected until the dwelling is complete.
- Are not situated between the house and front boundary without approval from the Developer.
- Are in a position acceptable to the Developer.
- Are compliant with local authority requirements.
- Shall have a maximum height of no greater than 3.5m.
- If a separate garage, it shall have a minimum area of 5.8 x 5.8 metres and match the residence in materials and finish.
- Shall not result in the unreasonable overshadowing of the main living areas and private open space of a neighbouring dwelling.
- Shall meet MBRC set back requirements.



## General Site/Building Requirements cont.

- In addition to MBRC minimum requirements, it shall be at least set-back 600mm from side and rear boundaries, and where the wall height to the eaves of an outbuilding is 3m or greater - then the building must be set-back an additional 600mm from side and rear property boundaries for every 300mm of wall height; and
- Shall comply with the General Building Requirements in this Covenant including the Ancillary Buildings section and Colour sections.

Relocatable and/or temporary buildings and or garage and garage like and or mobile accommodation and or amenities shall not be located or erected on any part of the lot.

### Garden Sheds

A small garden shed may be excepted from the requirement that it must be the same construction materials and be presented in the same quality, and finish as the main house structure, including materials and colour if it is:

- Of subdued colours, matching the residence are permitted, and not finished in unpainted galvanized iron or zincalume.
- Less than 6m<sup>2</sup> in floorplan.
- Less than 2.4m in height.
- Complies with the balance of the requirements listed above.
- Is not visible from the street.

This exception for sheds is designed to permit small garden sheds made of Colourbond which are discreetly provided for in the back garden.

### Car Parking and Driveways

Onsite parking spaces must be provided at the following rate of 1 undercover space minimum per lot.

One additional visitor parking space per dwelling is also required. Additional car parking spaces may be uncovered and located on the driveway immediately in front of the garage or carport and within the allotment.

Driveway widths should not exceed 3m for a single garage/carport and 6m for a double garage/carport driveway.

A double driveway should taper in width from a maximum of 6m to 5m at the property boundary. Garages and carports should either be under the main roof or complement the roof form and materials of the house.

Garages and carports must be setback at least 5.4m from the street property boundary to enable a car to park in the driveway and be at least 0.5m behind the main facade of the dwelling.

The exceptions to this requirement are for garages/carports that front a rear access lane (one where the setback requirement is to be between 0.5-1m) and other designated allotments on the building envelope plan.

# 05



## Building Design & Function

**The Developer encourages designs and use of systems that incorporate low and efficient energy uses, reduce the heat island effect, and encourage low and efficient water consumption.**

**It is also the Developer's intent to foster good neighbour design in Park Rise Estate. That is, encourage the construction of buildings that produce a harmonious built environment.**

To achieve these major objectives, the Developer, when assessing the Design Approval Applications, will carefully consider the blend of form, materials, finishes and residence design.

As a guideline for submission to the Developer and/or DRP building design, form and appearance should also reflect and be in keeping with the "Country Town" built environment, where buildings have the appearance of more traditional residences, and not the same type of buildings that one would expect in the suburb of a large city.

The Developer prefers some reference to traditional verandah spaces of traditional Queensland country towns, for instance by use of patios that use some of the same design elements or features. Also, the DRP will prefer to see some cladding and fascia that reflect a modern reference to more traditional Queensland and Australian country cladding, including use of weatherboard and vertical VJ cladding features.

### Water Conservation

It is encouraged for all dwellings to include a minimum 1000 litre rainwater tank that is plumbed to a minimum of one toilet. All new residential dwellings are to be fitted with:

- AAA rated water efficient taps.
- AAA rated shower roses.
- AAA dual flush cisterns.

### Energy Efficiency

Each residence is required to submit for approval a design that incorporates 3 of the following 4 systems:

- Solar Panels and related operational systems.
- Battery renewable energy storage.
- Efficient LED lighting throughout the residence.
- Insulate all external walls to a minimum (R2.0) and ceilings (R4.0) thermal standard.

Any solar system and energy storage batteries must be integrated with the roof design. Any electrical Car Charging infrastructure must be incorporated within garage space.

All new residential dwellings must achieve a 6-star energy rating (using any recognised rating system – e.g NatHers, First Rate). A 6-star energy rating can be achieved using a range of energy efficient design features.

The incorporation of passive design principles is encouraged and may be necessary as required to achieve a 6 star energy rating, including:

- External shading devices for north, east and west facing windows, which may include shutters or minimum 400mm wide eaves.
- Double glazing.
- Internal zoning of rooms; cross ventilation; and draught proofing.



## Building Design & Function cont.

### Water Heating Efficiency

All residential dwellings to install either a:

- SOLAR (gas or electric boosted) water heater; or
- Minimum 5 star rated GAS water heater; or
- HEAT PUMP water heater.

### Photovoltaic Cells and Solar Water Heaters

If the northern facing portion of the roof faces a primary or secondary road then only the solar cells are permitted on that portion of the roof - the water container (bullet tank) must be hidden from public view (on the ground, in the ceiling or on an unseen portion of the roof).

### Waste management

Waste management and recycling practices for builders must be consistent with the KESAB clean site program:

- Builders to adhere to KESAB clean site principles; and
- Builders to store hard waste on site in a bin.

All recyclable hard waste to be recycled through a licensed waste contractor.

### Air Conditioners

Air conditioners can cause discomfort to neighbours; thus their location should be selected with care.

Air conditioners should be located below the ridge line of the roof and be of a neutral colour or match the roof colour. They must be located so as not to be visible from the primary road frontage.

### Antennae (including satellite dishes)

Antennae (including satellite dishes) must be located within the roof space or be positioned such that they will not be unduly visible from the primary road frontage. In particular satellite dishes should be coloured in a professional manner to match the structure to which they are attached i.e., roof or wall.

Park Rise Estate, Woodford Development Approval includes NBN being able to be delivered underground to each residence.

### National Broadband Network

This Estate is to have optic fibre broadband infrastructure provided by NBN Co. Please note, NBN Co. is a wholesale network infrastructure provider that does not sell products or services direct to homeowners.

All homeowners will need to acquire new products and services through a retail service provider (ie: telecommunications provider). The wiring in your home needs to take this into account – you should speak with your builder about this. Please visit [nbnco.com.au](http://nbnco.com.au) for more information



## Building Materials, Form & Appearance

Refer to Schedule I below in this section for a list of preferred external materials and finishes, which may be varied with approval by the Developer and/or DRP when assessing the building design.

### Schedule 1: Acceptable Building Materials, Form & Appearance

#### External Walls & Facia

All external walls to be:

- Face brickwork or
- Rendered applied finish (over brick, masonry, or jointed fibrous cement sheeting).
- Hardie Linear Board (Horizontal or Vertical Weather Board traditional appearance).
- Other materials will be considered at the Developers discretion.

*Preference will be given to a mixture of surfaces combine effectively together with a feature or decorative surface such as Hardie linear board or equivalent product.*

Cladding battens or approved alternative decorative finish on the front and all sides of any dwelling must be completed down to ground level.

#### Roof

- Roof pitch to be 20 degrees minimum for hip roofs and 5 degrees minimum for skillion roofs.
- Corrugated shall be prefinished metal sheeting approved by the DRP.
- Colourbond shall be or equivalent quality finish approved by the DRP.
- Clay or concrete roof tiles are permitted.
- Traditional quad type gutters or semi-circular profile are preferred.
- Black or dark coloured rooves are not permitted due to the heat sink effect.
- Rooves shall not have Zinalume finish.

#### Glazing

- Reflective glass shall not be allowed to the exterior or residence.
- Positions of opaque glazed toilet and bathroom windows to street elevations are not encouraged.
- Insect screen mesh and security screen mesh will be black.



FACE BRICKWORK



SANDSTONE BRICK



STACK STONE



RENDERED FINISH



WEATHER BOARD



VERTICAL VJ

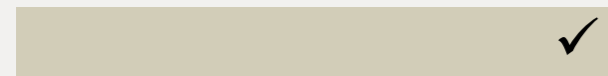


## Building Materials, Form & Appearance cont.

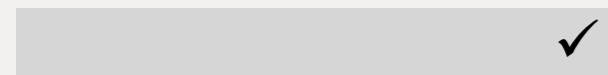
### SAMPLES OF ACCEPTABLE ROOF & FACIA COLOURS



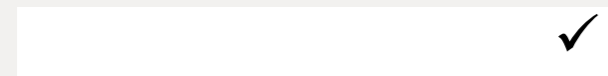
SURF MIST



NATURAL



LIGHT GREY



WHITE

### SAMPLES OF ACCEPTABLE TRIM COLOURS



HERITAGE RED



HERITAGE GREEN



HAMPTONS BLUE

### SAMPLES OF UNACCEPTABLE COLOURS



FIRE ENGINE RED



APPLE GREEN



CYAN BLUE



BLACK

## Colours

Full external colour schedules for the main residence and all ancillary buildings shall be provided by the house builder and applicant and be submitted with the Design Approval Application. Garage door colours, screens, and fences must comply with the colour guidelines and must be submitted for approval.

Colour schemes for residences will be considered in context with the total aesthetics of the design and shall promote a subtle visual appeal.

Bright colours are not permitted. For example; red is permitted as heritage red where fire engine red is not acceptable.

## Driveways

Paved areas shall be located to enhance the streetscape of the Estate and will extend from the kerb edge to the full depth of the garage or carport.

Driveways must not interfere with the NBN pits, Energex boxes or any other civil amenity, nor damage pathways, road gutters or verges, prior, during or after construction. Any damage resulting from work undertaken by a builder or anyone other than the Developer must be rectified under the supervision of the DRP at the lot owner's expense.

Driveways must be completed prior to occupation of the dwelling.

Driveway widths should not exceed 3m for a single garage/carport and 6m for a double garage/carport driveway.

A double driveway should taper in width from a maximum of 6m to 5m at the property boundary. Garages and carports should either be under the main roof or complement the roof form and materials of the house.

Garages and carports must be setback at least 5.4m from the street property boundary to enable



## Building Materials, Form & Appearance cont.

a car to park in the driveway and be at least 0.5m behind the main facade of the dwelling.

Paved areas integrated with the landscaping will be encouraged. Naked Grey Concrete is NOT permitted.

Preferred finishes for driveways are:

- Exposed aggregate concrete.
- Mason/clay pavers on a concrete sub-base.
- Stencilled and preformed concrete will require approval to ensure the finish and colours are consistent with the design approach the DRP prefer.

## Water Tanks

Water Tanks of subdued colours or built into the structure or lawn are permitted subject to approval by the DRP and/or Developer. Water Tanks must be situated either under the residence, garage, or ancillary buildings (in the foundations etc., so as not to be visible), or at the side or rear of the dwelling subject to approval by the DRP and/or Developer.

Water Tanks situated at the side of the dwelling must be urban style thin profile tanks only.

Water Tanks must not be unpainted galvanized iron, Stainless Steel, or zincalume or a bright colour.

## Fencing

- Solid panel fencing along front boundary and anywhere between the front of house and front boundary is NOT permitted.
- Fences to the front of the house are to meet the Front Fencing Requirements.
- All other fencing, including the balance of boundary fencing shall extend no further forward than the front building line, and be constructed by treated pine, hardwood, brushwood, face brick,

color bond (Monument only), or rendered and painted masonry of fibrous cement sheeting.

- All fencing must be made from quality timber or Monument Colourbond, and be lapped and capped style, around the boundary of each lot, except the front boundary and the boundary between the front boundary and the front of the house for which the Front Fencing requirements in this Covenant must be adhered to.
- Corner Allotment "secondary frontage" Fencing must comply also with the requirements outlines below as set out for Front Fencing Requirements.
- Side and Rear Boundary Fencing must also comply with the relevant requirements outlined below.

## Corner Allotment Fencing

Fencing to secondary frontages on corner allotments shall comply with the Front Fencing Requirements.

## Side and Rear Boundary Fencing

Boundary fencing between adjoining allotments shall be a mandatory 1.8m high and shall extend no further forward than the front building line.

Boundary fencing between adjoining allotments shall be constructed by treated pine, hardwood, brushwood and lapped and capped style, or Colorbond (Monument only) and if you have pets it must be pet proof.

## Privacy Screen & Other Fencing

Privacy Screen fencing must not be within 3m of the boundary and must not be more than 2.4m long and 1.8m high and must be built of materials in keeping with the style and materials of the main residence. Privacy Screen Fencing cannot be built front of house.



## Building Materials, Form & Appearance cont.

### Front Fencing Requirements

- Front fencing is not mandatory.
- Any front fencing must be submitted for approval and be constructed as approved by the Developer.
- Fences to the front of the house are to be in keeping with estate style and meet the Front Fencing Requirements and must be no more than 1.2m in height.
- Solid panel fencing along front boundary and anywhere between the front of house and front boundary is *not permitted*.
- The front fence is not a dog proof or security or fully enclosed fence and is in fact part of the landscaping of the streetscape of the estate. Rear and boundary fencing is dog proof.
- No Gates or Driveway gates are to be installed. The front yard is an open landscaped space.
- If front fencing is installed it must 1.2m high and be one of the styles indicated in the images on right.
- Front fencing must use a split or multi style approach as indicated by the images shown, so that construction designs or elements in combination are in the fence design.

This design approach is so that the fence is not imposing or lacking in aesthetic appeal.

### EXAMPLES OF FRONT FENCING



FRONT FENCE (A)



FRONT FENCE (B)



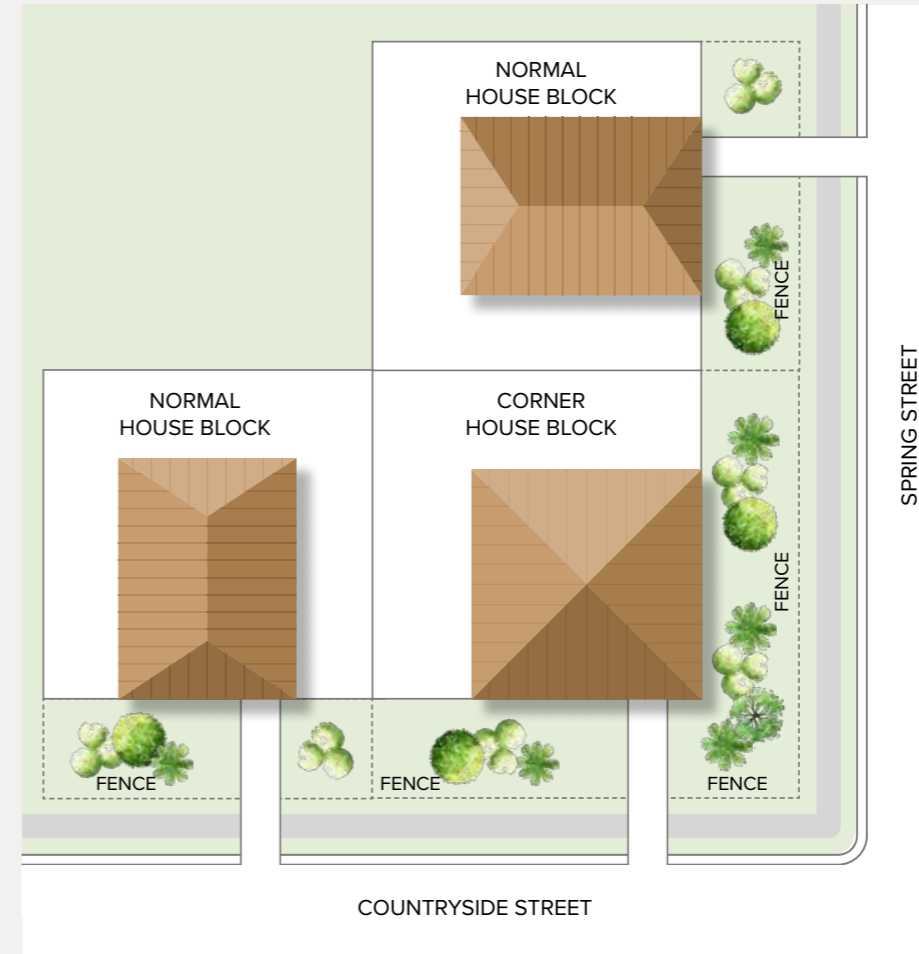
FRONT FENCE (C)



FRONT FENCE (D)

## Building Materials, Form & Appearance cont.

### PERMITTED FENCING CONFIGURATION PLAN



- Front fences are 1.2m high.
- Rear and Side fences are 1.8m high.
- Dotted boundaries are front fence requirements per covenant.
- Solid boundary is side and rear fencing requirements per covenant.
- Front Fence NOT mandatory.
- Second frontage on corner lots has front fencing requirement.
- Pet-proof yard still able to be provided in corner lots.

## Landscaping

**The Park Rise Estate, Woodford Moreton Bay Regional Council Development Approval incorporates a detailed Landscape Design master plan.**

This includes substantial street scaping with MBRC approved trees, designated open spaces, neighbourhood walkways, a substantial 5260sqm (1.3 acre) park and a forest nature walk.

The landscaping at Park Rise Estate, Woodford is a major amenity to the residents, affording a walkable neighbourhood for all age groups and activity levels.

The Landscape Master Plan includes a design for a mix of trees as recommended by ecologists and comply with MBRC requirements and are selected and required to be planted in identified locations to ensure adequate shade for pedestrians. Paths have been designed to allow pedestrian movement around the entire estate.

Additional planting / landscaping is not required or permitted along the council reserves in front of your house lot.

### Resident Landscaping

Landscaping undertaken must be in keeping with the design approved by the DRP and not result from an ad hoc gardening process.

Boundary or enclosure barriers along the front boundary of each lot as de-facto fencing or privacy screen is not permitted, including by use of plants. In this sense hedges and large plants cannot be used to block out the visibility from the street of each residence.

Park Rise Woodford is not an estate where it is permitted to have along the front boundary of a lot:

- An enclosed fence or
- A fence over 1.2m high, or

- A fence that does not comply with the Front Fence requirements of the Building Guidelines.

Park Rise Estate Woodford streetscape is a planned landscape environment under MBRC Landscape Master Plan approval, and the covenants are consistent with the approved Landscape Plan. The covenants are designed to maintain the ability of residents and visitors to the estate to see the front of the individual houses.

Landscaping is not to be used to screen houses off from the front of the street. Furthermore, in respect of landscaping a lot:

- All landscaping works to the street frontage of each lot must be completed within 180 days of occupancy.
- A Design Approval Application will not be approved, unless a genuine effort to promote a well-presented property is evident including with respect to the landscaping.
- No planting shall be permitted on the street footpaths.
- Lighting on external areas should be reflective lighting of vegetation rather than spot lighting. Light leakages shall not exceed those specified by the Moreton Bay Regional Council levels to adjacent properties.
- The requirements for landscaping completion may be relaxed at the entire discretion of the DRP or Developer where extreme weather conditions curtail the completion of the works.

Mandatory requirements are that:

- Artificial lawn is not used.
- Do not impact adjacent properties with overshadowing or intrusive root growth.
- Comply with Moreton Bay Regional Council Verge Treatment Guidelines.



## Landscaping cont.

A mix of hard and soft landscaped surfaces should be used. Materials such as mulch, paving and gravel should be used to enhance the function and appearance of outdoor areas. Native plantings are required as they are generally more drought tolerant than exotic species; this reduces water consumption and encourages local wildlife.

### Landscaping Bond

The Developer and/or DRP may require a landscaping bond be paid, and shall be held by the Developer until the Landscape requirements are met. The bond has been set at \$2000 and can be update by the DRP from time to time at its or the Developers entire discretion and any such update shall take effect from that date onwards as published at [www.parkrisewoodford.com.au](http://www.parkrisewoodford.com.au) in respect of new pre-sale agreements or land contracts (whichever is earliest) entered into from that date.

If requirements for landscaping work to the street frontage of the lot are not completed within 180 days, the Developer or DRP can elect to withhold the landscaping bond paid by the lot owner until the requirements are met.

### Retaining Walls and Earthworks

Great care has been taken in the design of Park Rise Estate, Woodford such that retaining walls other than landscape type are unlikely to be required.

Where retaining walls are necessary, they must be constructed prior to the occupation of the house and are to be constructed using materials that complement the natural environment and should be less than 1m in height.

Retaining must be of the same material and colour as the Estate retaining walls.





## General

### Pools

Pools and pool machinery must be located so that noise generated by users and machinery causes minimal disturbance to neighbouring houses. This includes during the construction phase.

### Garaged Vehicles

In addition to garaged vehicles, only one vehicle shall be allowed to be permanently parked on the lot. Vehicles shall not be allowed to be permanently parked on the footpaths.

Parking of a boat or caravan is only allowed beyond the 6-metre building setback and within a screened area, not within the street front area of the residence.

### Second-hand Housing & Materials

Removal houses or second-hand materials must not be used, sited, or installed within your lot.

### Advertising & Signage

When selling your property, only one For Sale sign shall be placed on the lot. At all other times no advertising may be placed on or above your lot by signage or other means.

### Work/Commercial Vehicles

All work vehicles owned by residents shall be garaged or contained beyond the 6-metre building setback behind fencing/screening.

### Pets

Dog owners must ensure that proper secured fencing is provided for their pets, prior to occupying the residence.

### Vacant Lots

Vacant allotments must be maintained by the owner to ensure that grass height does not exceed 200mm and that general appearance is in keeping with overall Estate.

### Covenant Provisions

The provisions of these Covenants will not merge on settlement of the contract to purchase the lot but will continue to be enforceable.

### Developer and/or DRP

The Developer is not required to necessarily take any action against any lot owners to enforce any one or more of the Covenants, and it is entitled to use their discretion accordingly.



## Buyer's Acknowledgement

The Developer reserves the right, at the request of the Buyer or at its own instigation, to vary or exclude any of the obligations under these Building Design Guidelines provided that such action will only be taken in keeping with its aims to establish a modern, well designed, residential estate.

The Developer acknowledges that should new products be aesthetically acceptable and consistent with the aims of the community that consideration will be given to approving those products as part of any building or landscaping plan.

The Buyer hereby absolves the Developer from any liability whatsoever for any action taken in the variation or exclusion of any building guidelines.

The Buyer grants the Developer the right to remedy any breaches of these guidelines and authorises the Developer to enter onto the land to remove any structure or article or animal contravening these covenants or to perform any other works necessary to comply with these covenants and agrees to pay the cost of any works so carried out including any costs or storage or disposal.

The Buyer hereby undertakes to pass on these covenants to any subsequent Buyer of the subject land and to make these covenants and conditions part of any subsequent contract between the Buyers and any other party.

\_\_\_\_\_  
NAME OF BUYER (PRINT)

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SIGNATURE OF BUYER

\_\_\_\_\_  
DATE

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NAME OF BUYER (PRINT)

\_\_\_\_\_  
SIGNATURE OF BUYER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
NAME OF PARK RISE REPRESENTATIVE (PRINT)

\_\_\_\_\_  
SIGNATURE OF PARK RISE REPRESENTATIVE

\_\_\_\_\_  
DATE



**Park Rise**  
WOODFORD

Call: 0499 992 923  
[parkrisewoodford.com.au](http://parkrisewoodford.com.au)