

RIVERBANK

Live in rhythm with nature



Riverbank Home Design Guidelines

riverbankliving.com.au

PEET

Note: this version is applicable to all stages developed from stage 15A onwards. Stages, 6,7,8,12,14,18 should refer to version 03.

Version 05 - October 2019

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1.

Introduction

1.1 Investment Protection

Design Guidelines ensure the vision of the Riverbank project is delivered through the built form. The clauses contained within this document have been formulated to achieve a high standard of design and construction for all dwellings and associated landscaping.

It is intended that purchasers have flexibility in housing design, whilst complementing the character of the community. The Home Design Guidelines also ensure that appropriate amenity and streetscapes are established, thereby protecting your investment.

1.2 Architectural Merit

These Design Guidelines have been written to promote innovation and allow flexibility. However, from time to time good design outcomes may contravene the standards of this document. In certain circumstances, at the absolute discretion of Riverbank Design Review Committee ("Committee"), certain clauses may be relaxed in order to achieve an outcome that in the view of the Committee is an acceptable outcome.

While the proposed design will need to be approved by Peet Limited, planning and building approvals will still be required by accredited building certifiers and statutory authorities.

1.3 EnviroDevelopment™

EnviroDevelopment™ is a scientifically-based branding system designed to make it easier for purchasers to recognise and, thereby, select more environmentally sustainable homes and lifestyles.

The aim of these guidelines is to assist you in developing your property to a standard that will maximise the value of your investment while also enhancing the quality of the estate as a whole.

These guidelines provide:

1. Pre-approved materials and colour palettes;
2. Details of the Riverbank mandatory building requirements necessary to achieve approval; and
3. A Design Approval Checklist to assist you in meeting the criteria.



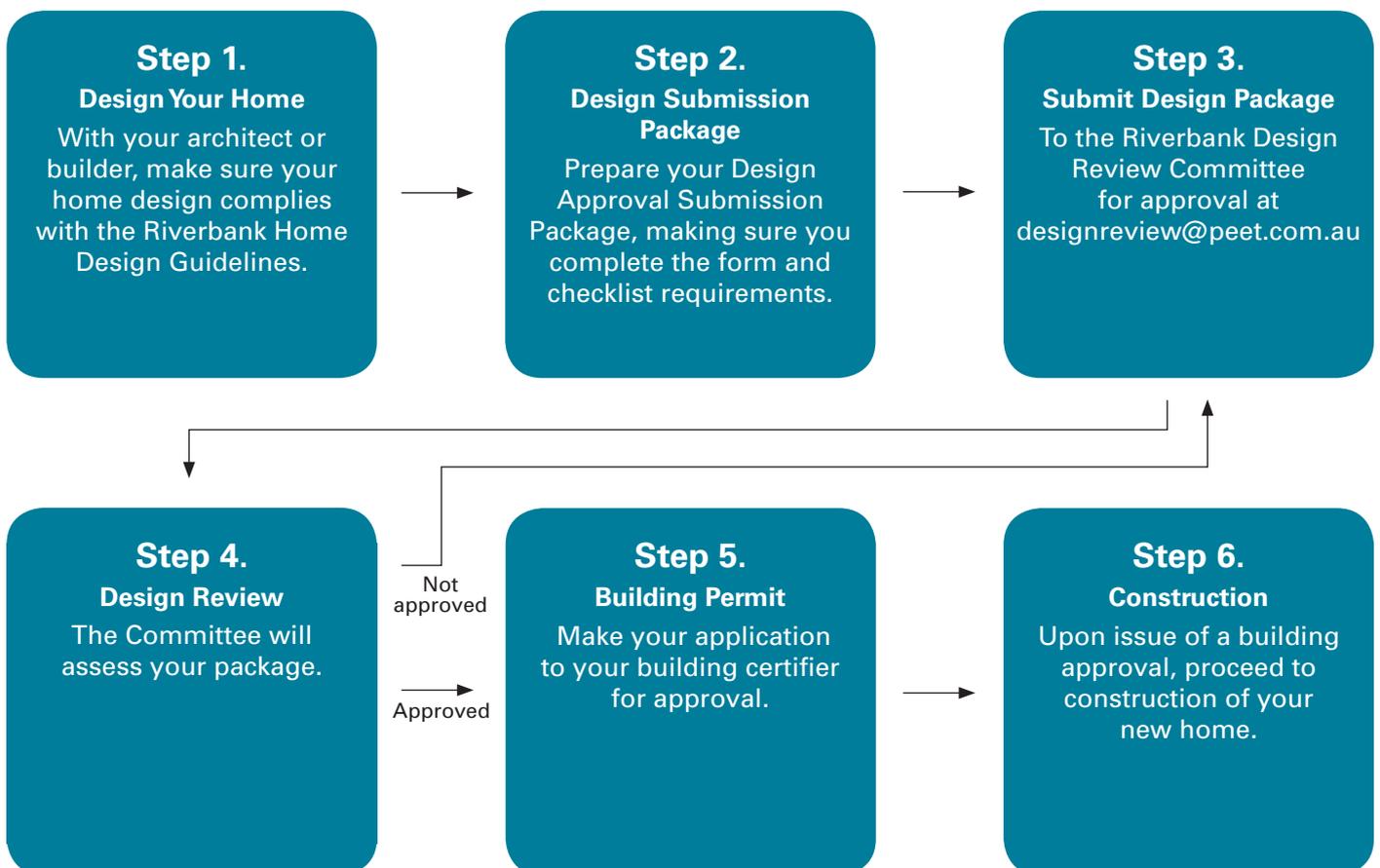
2.

Approval Process

2.1 Design Approval Process

The design proposal for every home in the Riverbank community must be submitted to the Committee for approval.

The Design Approval does not replace the need for a building approval from a building certifier.



2.2 Submission Requirements

You must submit your Design Approval Submission Package in PDF format to designreview@peet.com.au. If you do not have internet access please call (07) 3137 2040.

Information required

The final working drawings, in addition to the usual detailed requirements, must show documented particulars of all information required for the Committee to assess the design, as outlined below:

A - Site Plan (min scale 1:200) showing:

- Retaining walls (if applicable) - location, extent, height, materials, and colours;
- Driveway and path location and finish;
- Fencing - extent, location and type;
- Swimming pools - proposed location; and
- All setbacks dimensioned and the location of the main dwelling on the land.

B - Floor Plan (min scale 1:100):

- Internal layouts;
- Floor area calculations;
- Living area;
- Garage area;
- Porch area;
- Alfresco area; and
- Proposed floor levels.

C - Elevations (min scale 1:100):

- Show finished ground levels (FGL);
- Materials for external walls, roofing and include footing details;
- Roof Pitch; and
- Size of eave overhang.

D - Landscape Plan (min scale 1:200):

- Fencing and retaining walls (height and type);
- Areas of turf;
- Species, size and quantity of shade trees;
- Species, size and quantity of shrubs;
- Species, size and quantity of ground covers; and
- Location and details of any gazebos, sheds, etc.

E - Application Form incorporating Colour and Material selections for:

- External finishes - face brick, mortar and render paint (for bagged/rendered walls);
- Roof and gutter;
- Garage doors;
- Front doors;
- Secondary Cladding;
- Driveway;
- Letterbox;
- Retaining walls; and
- Front fencing.

Non conforming designs

In order to ensure that we do not discourage architecturally designed and individual homes that are visually attractive, the Committee may approve homes on an individual basis that do not meet the standard criteria but which convey a high level of character.

All non-conforming designs will be assessed on their own merit, and the Committee reserve the right to approve or decline any non-conforming design as they deem fit for the estate as a whole.

Approval advice

The Committee shall advise approval of the final working drawings within 15 business days following receipt OR require that you amend them to comply with the building guidelines. The Committee shall indicate its approval or otherwise within 5 business days after receiving any required amendments.

2.3 Contact

If you have any queries about your Design Approval Submission Package, please speak to your builder or architect in the first instance.

For remaining queries, please contact:

Riverbank Design Review Committee

Email: designreview@peet.com.au

Phone: (07) 3137 2040

3.

Building Design Compliance

3.1 Riverbank Design Criteria

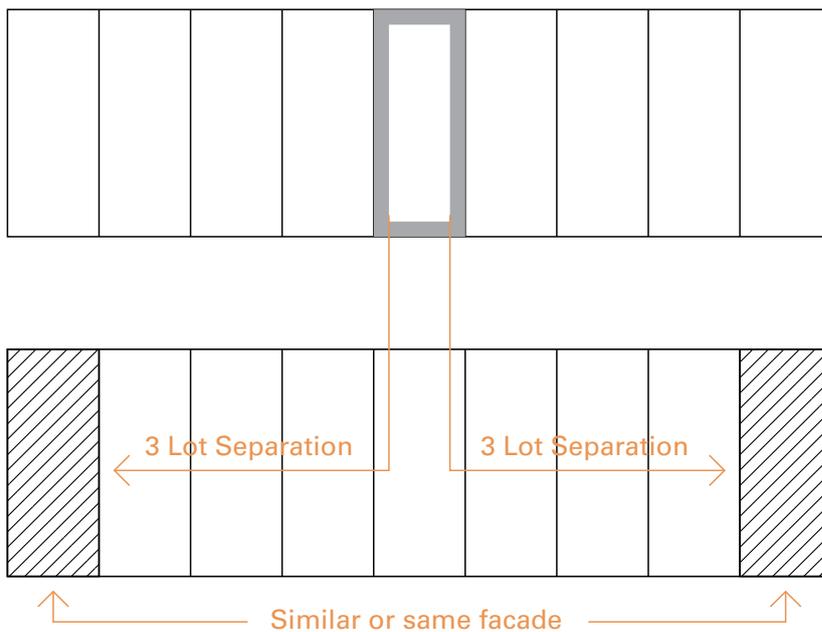
All dwellings must comply with these covenants, however consideration may be given to dwellings that display exceptional architectural design merit and address the intent of these covenants and/or reflect contemporary Queensland architecture.

All dwellings and other structures must comply with applicable setback plans.

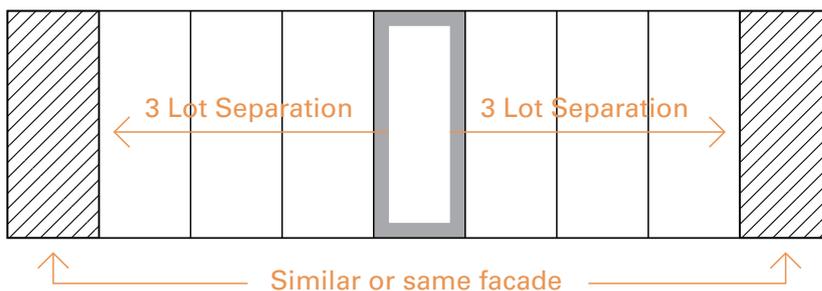
3.2 Diverse Streetscapes

- Façade design must differ from the next three properties either side of the proposed lot, as well as across the road.

Both sides of street



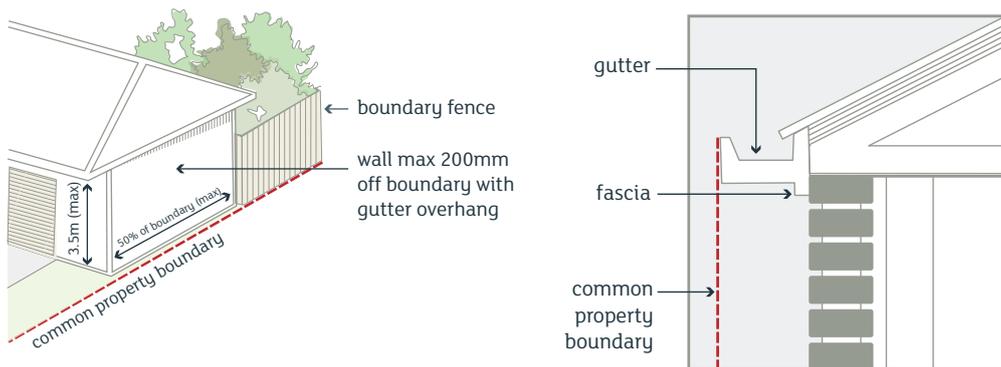
Same side of street



3.3 Site Planning

- One private dwelling is to be located on each allotment (including usual outbuildings). Duplex, dual-occupancy or secondary dwellings may be permitted on applicable lots at the discretion of the Committee and further design requirements apply. Please contact the Committee for further information.
- Building setbacks should comply with stage specific plans approved by Moreton Bay Regional Council.
- All built to boundary walls comply with the following requirements (refer to figure 1 and 2):
 - A zero lot line tolerance of 0.2 metres is permitted to facilitate a gutter overhang parallel to the wall. Within this tolerance, no fencing to the boundary is permitted for that length of the wall;
 - No windows are permitted to the built to boundary wall;
 - The maximum permissible height of the built to boundary wall is 3.5 metres when measured from ground level to the highest point of the wall or roof;
 - The maximum length of the built to boundary wall is 15.0 metres; and
 - Built to boundary walls are compulsory on lots with less than 15.0 metres frontages.

Figure 1 & 2 : built to boundary wall diagrams



3.4 Roofs, Eaves & Guttering

- Roofs are constructed of low profile/flat glazed concrete roof tiles or Colorbond profiled metal roofing.
- The colour of all roofs, gutters and fascia must be a colour which is listed in the Riverbank Roof Palette (refer Appendix A) or a similar colour regardless of whatever product name by which it may be identified and must not be more than a combination of two of those colours.

Required details:

- A pitch roof (hip or gable) with a minimum pitch of 22.5 degrees. Pitches of 20 degrees will be considered on their merit for use on cottage and villa lots or double storey homes;
- A skillion roof with a minimum pitch of 15 degrees for a primary roof pitch and 5 degrees for a secondary roof pitch; or
- A parapeted roof.
- 70% of the total fascia length of the roof has an eave overhang with a minimum eave of 450 millimetres, or in the case of cottage lots, a minimum eave overhang of 300 millimetres and in the case of traditional Queensland style dwelling houses, window hoods are permitted instead of eaves.
- All guttering visible from the street is a similar or complimentary colour to the roof.
- No external plumbing (waste pipes and fitting but not including down pipes and guttering) is to be visible from the street.
- All downpipes visible from the street are colour matched or consistent in colour with the facade.

3.5 Porches, Porticos and Stairs

A functional front porch or portico is required which has:

- An articulated, separate roofline to main roofline of the dwelling;
- Minimum dimensions of 1.5m;
- Eaves which extend past the building pad; and
- A minimum building pad/floor area of 3.0m² (not including the area under the eaves which extend past the building pad) on all lots with a 12.5m+ wide frontage.
- Any stairs visible from the street must compliment the facade of the building and be constructed from a similar palette of materials and/or colours.

3.6 Garages

- All garages are to be allocated and constructed in accordance with the Stage Setbacks Plan.
- All garage doors are sectional or roller door and of a colour and material from the approved Riverbank Garage Doors Palette (refer Appendix C).

3.7 Driveways

- The driveway on the lot is constructed from exposed aggregate or stencilled covercrete selected from the approved Riverbank palette (refer Appendix D).
- **Driveways must not be constructed of any broom finished concrete, stamped driveways or car track style driveways.**
- Covercrete driveways without a stencil pattern are not permitted.
- Covercrete stencilled driveways must be sealed.
- Driveways must allow for a minimum 400 millimetre vegetation strip between the driveway and property boundary.
- One driveway constructed per lot unless two dwellings are permitted.
- Driveway must be constructed to comply with Council requirements.
- Driveways must not be constructed less than 2.7 metres or more than 4.8 metres wide at the street boundary.
- The driveway must be set into the existing surface with minimal earthworks and disturbance. Where a concrete footpath is installed, this must be maintained and not cut/removed for dwelling driveways.

3.8 Letterboxes

- Letterboxes must be constructed as per (Appendix H), in a consistent colour to the dwelling house and are to be constructed in conjunction with the driveway. **Letterboxes on single poles are not to be used.**

3.9 Landscaping, Fencing and Retaining Walls

- Side return fences to be constructed in accordance with Appendix G with a painted or stained finish.
- Quality landscaping to the front yard enhances both your individual home and the overall Riverbank streetscape. Your front landscaping, including any rectification to the Council street verge must be completed within 3 months of practical completion of your home.
- At least 50% of your front yard must include soft landscaping (turf or garden beds), of which a minimum 40% is to be mulched garden bed. The minimum number of plants required to garden bed areas should be in accordance with Table 1. Screen planting should be included between the driveway and property boundary.
- On corner lots, planting to secondary frontages should include additional trees and shrubs.
- Rear, side and corner boundary fencing is to finish at the building line of the dwelling and is to be built in accordance with (Appendix G). No fencing should be forward of the building line of the home except for privacy around outdoor living spaces when located in the front yard (or side yard in the case of corner lots), or safety (eg. around swimming pools).

Table 1

Frontage	Number of Shade trees (minimum 45l pot size)	Number of Shrubs (minimum 200mm pot size)	Number of Ground Covers
10 m	1	12	min. 2/m ²
12.5 m	1	12	min. 2/m ²
15 m	1	20	min. 2/m ²
20 + m	2	25	min. 2/m ²

Fencing in the front yard is to be:

- No more than 60% of the front boundary length;
- No more than 1.2 metres high if solid, or 1.5 metres high if it includes articulation and perforation approved by the Committee;
- Constructed of one of the approved fencing design options (refer to Appendix F); and
- Approved by the Committee prior to construction.

All retaining walls where required must:

- Be constructed in accordance with Council Regulations;
- Be constructed of split face, rendered masonry or stone boulders when forward of the building line (refer to Appendix E); and
- Be behind the building line, not visible from the street and adequately screened by fencing if constructed of timber or concrete sleepers (refer to Appendix E).

Figure 3 : Example front landscaping



3.10 Outbuildings

All detached outbuildings on an allotment (including any garage, workshop, garden shed, storage shed or other outbuilding) must meet the following requirements:

- Outbuildings with a floor area of up to 20m² are permitted to be constructed of non-reflective corrugated metal sheeting, so long as the height (as measured from ground level to the highest point of the roof) does not exceed 3.0m without the prior written consent of the Committee;
- Metal sheeting colours are to be selected from Appendix A to compliment or match the colours of the dwelling house;
- Outbuildings with a floor area of over 20m² require the specific prior written consent of the Committee. No outbuildings with a floor area of over 36m² or a height of over 4.0m will be permitted;
- All outbuildings must be located on the site plan and details submitted with the covenant application;
- No outbuildings are permitted to be constructed forward of the building line;
- All above ground rainwater tanks must be constructed of corrugated steel “Colorbond”, “aquaplate” poly or equal material and be complimentary in colour to the facade; and
- Prior to construction of any outbuilding, Council regulations should be checked and building approval sought (if required).

Notes

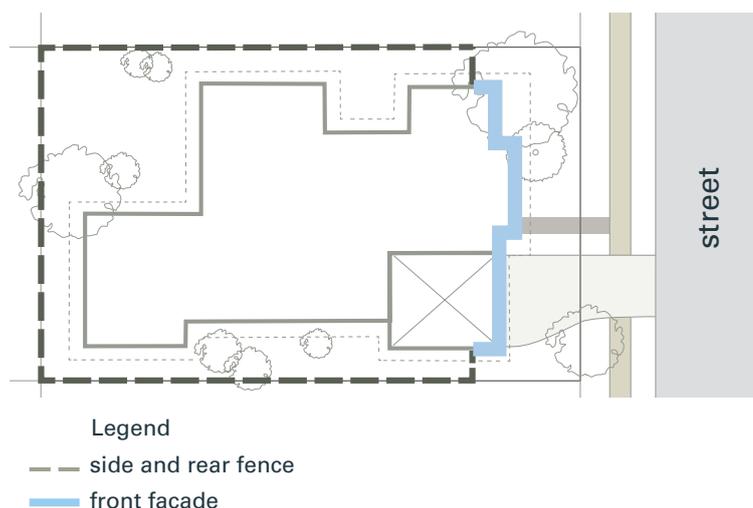
1. No driveway may be left incomplete or partly constructed after the issue of a final inspection approval for the dwelling house constructed on the lot.
2. No clothes line and drying areas or part thereof are to be visible from the street.
3. No play equipment, solar heaters, garden sheds, air conditioning units, exposed plumbing pipes, antennas, satellite dishes or other similar structures to be permitted between the dwelling house and the street except for limited situations where swimming pools may be located and screened so that they are not highly visible to the street or other public space.
4. Occupation of a lot is not permitted without privacy fencing to the side and rear boundaries to a maximum height of 1.8 metres as measured from the finished surface level and constructed to comply with the approved materials and specifications in Appendix F.
5. A concrete pad capable of accommodating two standard refuse bins must be constructed. Appropriate access and screening is to be provided to ensure that bins are not visible from the street except on collection day.

4.

Colours and Materials

- Three materials is preferred on the front façade of the home, with two materials as a minimum. Cedar door garages, windows, doors, fascia and gutters are excluded as additional materials;
- Brick colours are to be consistent in colour, shape and style to those shown in Riverbank Brick Palette (refer Appendix B). Mottled bricks are not acceptable;
- Bagged and painted finish to brick is only permitted behind the building line;
- Cladding should not cover more than 70% of the front façade;
- Oversized bricks are not permitted for face brick dwellings unless they are used as a feature and occupy less than 10% of the front facade;
- Brick mortar is to be coloured, white, off white or blended to match the colour of the brick, except where the front façade has a render and paint finish with a minimum return of 1.0 metre to the side elevations, in which case natural mortar is permitted behind the building line;
- All external surfaces are painted (if required) prior to occupation;
- The colour of roofs, gutters and fascia are to be selected from the Riverbank Roof Colour Palette (refer Appendix A) and must not be more than a combination of two of these colours;

Figure 4 : front facade is defined as the external face of all primary dwelling exterior walls and projections (including garage or carport) forward of the side fence line.



5.

Appendices

Appendix A. Roofs – Approved colours palette

Comparable roof colours from alternate suppliers are also permitted. Roof colours have been selected for Riverbank to mitigate solar impacts and increase liveability and energy efficiency.



Colorbond Colours



Surfmist



Shale Grey



Windspray



Dune



Paperbark



Classic Cream



Cove



Jasper



Basalt



Evening Haze



Gully



Wallaby

Colours sourced from <http://www.bluescopesteel.com.au>. Colours shown are indicative only. Please refer to manufacturer's product samples prior to selecting your colour for an accurate colour representation.

Roof Tile Colours



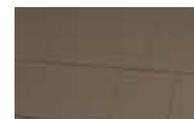
Wild Rice



Babylon



Aniseed



Caraway



Mist Grey



Salt Spray



Seashell



Silver Perch

Colours sourced from <http://www.monier.com.au>. Colours shown are indicative only. Please refer to manufacturer's product samples prior to selecting your colour for an accurate colour representation.

Appendix B. Bricks – approved colours palette

Comparable bricks from alternate suppliers are also allowed.

Note: Double height bricks are not accepted.

Face Brick*



Crevole



Frost



Bamboo



Dusk



Rice



Rattan



Pebble



Megalong Valley
Grey



Cream



Matterhorn

Colours source from <http://www.pghbricks.com.au> Colours shown are indicative only. Please refer to manufacturer's product samples prior to selecting your colour for an accurate colour representation.

Feature Face Brick*



Copper Glow



Mowbray Blue



Nickle Flash



Bronze Sheen



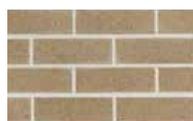
Silver Spark



Zinc Shimmer



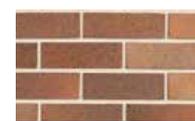
Mowbray Blue
Linear



Emerald



Greenway Splits



Hawkesbury
Bronze

Colours source from <http://www.pghbricks.com.au> Colours shown are indicative only. Please refer to manufacturer's product samples prior to selecting your colour for an accurate colour representation.

* Brick colours similar to those shown here are acceptable.

Appendix C. Garage Doors - approved colours palette

Comparable garage door colours from alternate suppliers are also permitted.

Garage Door Colours



Colours source from <http://www.bnd.com.au>

*Cedar, Merbau and Teak are Timber Coat™ finishes. Colours shown are indicative only. Please refer to manufacturer's product samples prior to selecting your colour for an accurate colour representation.

Appendix D. Driveways - approved colour palette

Comparable colours from alternate suppliers are also permitted.

Driveway Colours



Colours source from <http://www.boral.com.au> Colours shown are indicative only. Please refer to manufacturer's product samples prior to selecting your colour for an accurate colour representation.

Driveway Stencilling



Appendix E. Retaining Walls – approved materials



Type One: Split Face Masonry Block

Split Face Masonry Block retaining walls are permitted anywhere on the lot.



Type Two: Boulders

Boulder rock retaining walls are permitted anywhere on the lot.



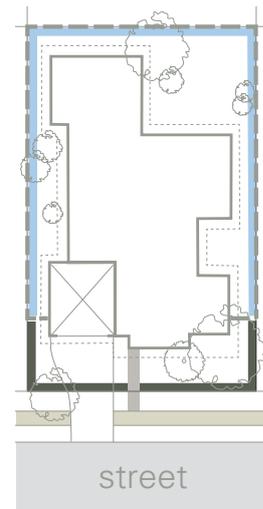
Type Three: Concrete Sleeper

Concrete sleeper retaining walls forward of the building line must have paint finish applied.



Type Four: Timber Sleeper

Timber sleeper retaining walls are only permitted behind the building line and **must not be visible from the street**.



Legend

- Side and rear fence
- Type one and two retaining walls only
- All retaining wall types

Appendix F. Front Fencing – approved palette



Type One: Solid rendered masonry options

Rendered, stone faced or an alternative approved by the Committee. All solid fencing options along the front boundary shall be designed to incorporate articulation of materials and perforation, to be approved by the Committee.



Type Two: Timber with infill 'pool' fencing

Dressed timber fence frame (posts and capping rail) with infill of black powder coated pool fencing.



Type Three: Alternative Timber

Alternative dressed timber fence that reflects the dwelling design, to be approved by the Committee.



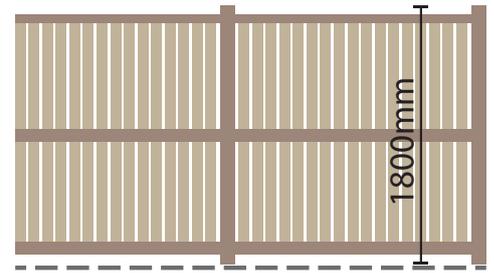
Type Four: Alternative Materials

Appropriately detailed glass and /or glass infill or powder coated aluminium, to be approved by the Committee.

Appendix G. Side and Rear Fencing – approved specifications

Type Five: Standard Timber Fence

For side and rear boundaries except on corners or adjoining water or open space. Timber fence from pine pailings. Maximum height 1800 millimetres measured from the ground level.



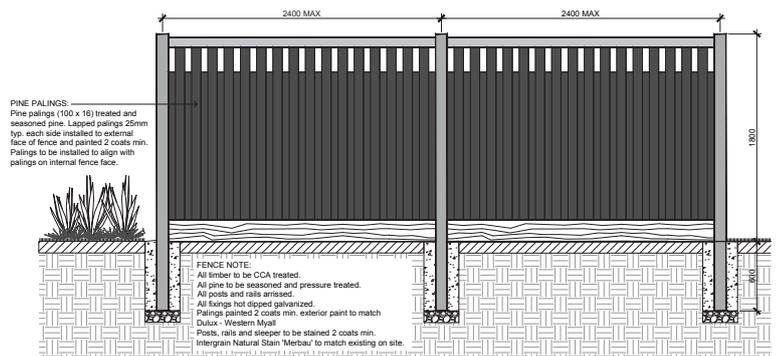
Type Six: Corner Fencing

For corner boundaries, stained and painted timber fencing. 1800mm in height, semi-transparent from 1500mm. Contact PEET for technical specifications for corner fencing.



Type Seven: Corner Fencing – Pool Compliant

To achieve pool compliant fencing on corner lots, lapped palings are to be applied to external fence face to a height of 1500mm and painted to match remainder of fence. Colour: Dulux – western Myall.



Fencing Returns and Gates

Type Eight: Horizontal hardwood paling fence, stained

Horizontal hardwood paling fence with stained finish, 15mm gaps between palings. Fence height to be 1.8m measured from the ground level.



Type Nine: Horizontal pre-primed pine paling fence, painted

Horizontal pre-primed timber paling fence with painted finish. 15mm gaps between palings. Fence height to be 1.8m measured from the ground level.



Type Ten: Vertical hardwood paling fence - stained

Vertical hardwood paling fence with stained fence palings, 15mm gaps between palings. Fence height to be 1.8m measured from the ground level.



Type Eleven: Vertical pre-primed paling fence - painted

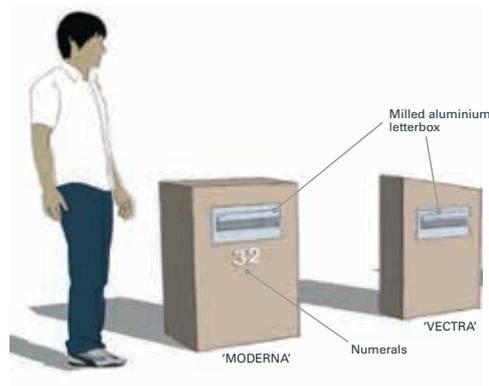
Vertical pre-primed timber paling fence with painted finish. 15mm gaps between palings. Fence height to be 1.8m measured from the ground level.



Appendix H. Letterboxes – approved specifications

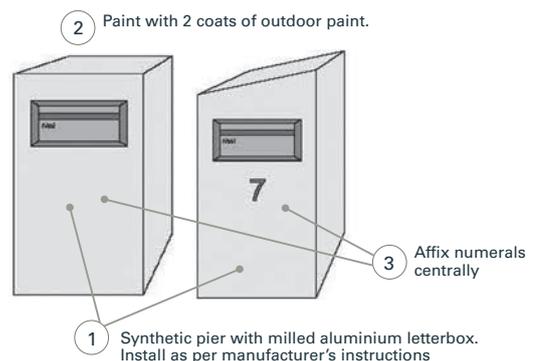
Pre-rendered Synthetic Pier Letterbox

Lightweight synthetic piers come pre-rendered and with the letterbox already fitted, all you need to do is paint and affix house numbers.



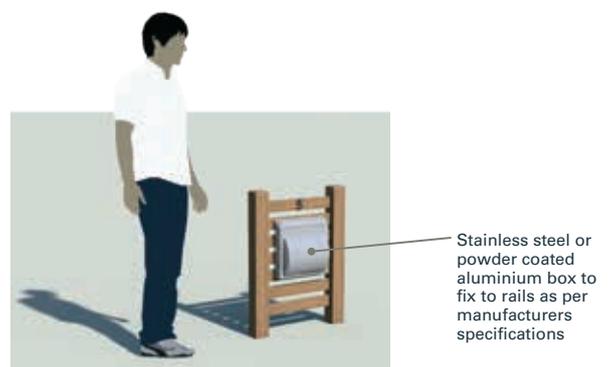
Masonry Pier Letterbox

Construct your own letterbox out of bricks and mortar, or have your builder construct it for you.



Timber Pier Letterbox

Timber pier letterboxes are available for purchase with easy installation instructions.



Home Design Guidelines Checklist

The Riverbank Home Design Guidelines Checklist is part of the required submission package to gain approval from the Riverbank Design Review Committee (“Committee”). To successfully gain your Design Approval from the Committee, your home plans must comply with the Riverbank Home Design Guidelines. All non-conforming designs will be assessed on their own merit. Contemporary home designs are encouraged. The Committee reserves the right to approve or decline any non-conforming design.

Name: Lot number:.....

Document Checklist

- Is the Site and Landscape Plan scaled to 1:200?
- Is the Site Plan fully dimensioned with all setbacks, driveway and the proposed building footprint?
- Are the Floor Plans and Elevations scaled to 1:100?
- Are all of the drawings dimensioned including internal layout, balconies, verandahs?
- Are all the materials and finishes clearly labelled and contained within the finishes list?

Design Checklist

Site Planning

- Do setbacks and site cover comply with the stage specific setbacks plan?
- Do built to boundary walls comply with figures 1 and 2, pg 9?
- Does the facade width comply with the guidelines?

Roofing

- If the roof is pitched, is it a minimum of 22 degrees for single storey or 20 degrees for double storey?
- Does the dwelling have minimum 450 millimetres eaves to 70% of the total fascia length?
- Do roof materials and colours comply with Appendix A?

Porches, Porticos and Stairs

- Does the dwelling contain an articulated porch with a separate roofline to the main dwelling?
- Are porch dimensions a minimum of 1.5m?
- Is the porch a minimum floor area of 3.0m²?

Garages and Driveways

- Is the garage designed in accordance with the stage specific setbacks plan?
- Is the driveway to be constructed of stencilled concrete or exposed aggregate selected from Appendix D, pg 18?
- Is a minimum 400mm strip provided for screen planting adjacent to the driveway?
- Is the driveway no less than 2.7m or more than 4.0m wide at the street boundary?

Letterboxes

- Does the letterbox comply with examples in Appendix H, pg 21?

Landscaping / Fencing

- Does the landscape design include soft landscaping over 50% of the the front yard, with a minimum soft landscape area of 40% garden bed?
- Does fencing comply with Appendix F & G, pg 19-20?

Outbuildings

- Are outbuildings shown on the site plan with dimensions and heights clearly marked?
- Are colours and materials shown on plans?

Riverbank Application Form

Please submit your Design Approval Submission Package to designreview@peet.com.au

Allotment details

Lot Number: Street:

Owner details

Name:

Contact Number: Email:

Mailing Address:

Builder details

Name:

Contact Number: Email:

Mailing Address:

Attachments

- Completed checklist
- 1 copy of Site plan
- 1 copy of proposed Floorplans, Roof plans and Elevations
- 1 copy of Materials and Colours schedule

Non-conforming designs (to be completed for designs that do not comply with Design Guidelines)
List measures taken to ensure that standards are being upheld or improved:

.....
.....

List reasons why this home design will add character to the overall estate:

.....
.....

- Where colour selections or materials differ from pre-approved palette, please provide samples or images of your selection for assessment.

Submitted by:

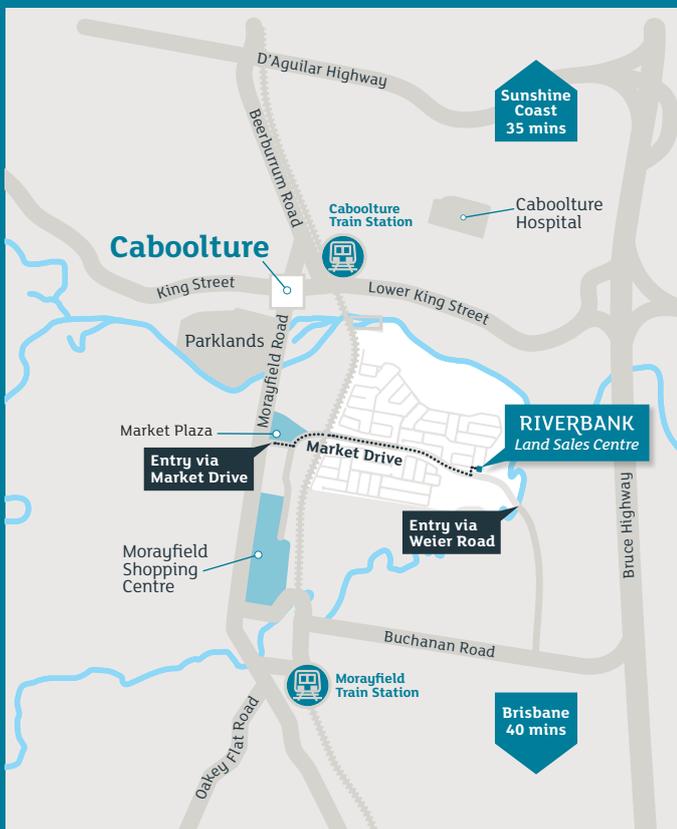
Print name: Date:

Materials and Colours Schedule

Colour and Materials Selections

Material	Manufacturer	Range	Colour
Brick			
Mortar			
Render / Bag and Paint			
External Cladding Timber Colorbond Stone Fibre-cement			
Additional External Cladding Timber Colorbond Stone Fibre-cement			
Roof Colorbond Low Profile Tiles			
Gutter			
Eaves			
Front Door Paint Stain			
Garage Door			
Window Frames			
Driveway Exposed Aggregate Stencilled Covercrete			
Return fences Painted Stained			
Letterbox Brick Synthetic Timber			

To receive approval within 15 working days, submit this application form along with a site plan, floor plan and elevations to the Riverbank Design Review Committee: designreview@peet.com.au



Home Design Guidelines

For more information

riverbankliving.com.au

or phone (07) 3137 2040

While every effort is made to provide accurate and complete information, Peet does not warrant or represent that the information in this brochure is free from errors or omission or is suitable for your intended use. Subject to any terms implied by law and which cannot be excluded, Peet accepts no responsibility for any loss, damage, cost or expenses whether directly or indirectly incurred by you as a result of any error, omission or misrepresentation in information. Photographs and illustrations in this document are intended to be a visual aid only. All information is subject to change without notice. Peet may, in its absolute discretion, vary, relax or waive any of the requirements under the Design Guidelines in relation to any land in the development site.

