Flagstone

DESIGN GUIDELINES

These Design Guidelines apply to Stage 1P & 1T
Version 2.0

PEET

Welcome to Flagstone.

Congratulations on choosing to live at Flagstone! These Design Guidelines have been compiled to help you create a home that's comfortable and environmentally aware, adds value to your land through simple initiatives, is consistent with the character of Flagstone, and contributes to a safe and desirable neighbourhood.

This document is to be read in conjunction with the following documents:

- Lot specific guidelines (if applicable)
- Individual Lot Plan or Site Plan
- The relevant Plan of Development found in your contract of sale

Please make sure you and your builder and/or home designer have read and understand these documents before commencing your home design.

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Home Design Approval.

Your Design and Building Approval Process

The design proposal for every home within the Flagstone community must be submitted to the Design Review Panel (DRP) for approval.

The design approval does not replace the need for a building permit from the council or building surveyor. Information about what is required by the council before it can issue a building permit for your new home can be found at **logan.qld.gov.au**.

1.

DESIGN YOUR HOME

With your architect or builder, make sure your home design complies with the Design Guidelines.

2.

DESIGN SUBMISSION PACKAGE

Prepare your Design Approval Package, making sure you complete the Design Guidelines Form found in the appendices.

3.

SUBMIT DESIGN PACKAGE

Submit to the Design Review Panel for approval at **design.review@peet.com.au**

4.

DESIGN REVIEW

The DRP will assess your package, which may take up to 10 business days.

If approved, proceed to Step 5. If not, resubmit your Design Approval Package for review.

5.

BUILDING PERMIT

Building approvals will need to be submitted to a building certifier and any plumbing or drainage approvals lodged with Logan City Council (LCC). Any planning approvals you may require need to be submitted to Economic Development Queensland (EDQ).

6.

CONSTRUCTION

Upon issue of a building permit, proceed to construction of your new home.

Introduction.

Purpose Of The Design Guidelines

The purpose of these Design Guidelines is to ensure, amongst other things, that:

a. the standards which are detailed in the Design Guidelines will maintain, protect and enhance your most valuable asset, and are responsive to the influences of the surrounding setting, climate and environment;
b. the character of the Community is consistent across all lots;
c. the building standards across all lots in the Community are of a consistent standard;
d. the value and desirability of each lot is maintained and enhanced through the adherence to a consistent standard and character; and
e. each of the buildings in the Community comply with development approvals and laws.

How To Read This Document

This document is made up of two parts, ***Part I Building Design Guidelines*** and ***Part II Post-Construction Design Guidelines.***

Part I Building Design Guidelines defines the criteria that the DRP will use in order to assess your building plans for approval under these Design Guidelines. This part controls the design outcome of your home (referred to as 'dwelling'), other improvements and landscaping to a minimum standard.

Part II Post-Construction Design Guidelines are the various requirements for the benefit of all landowners in Flagstone and are the criteria Peet Flagstone City uses to implement building time requirements and other special conditions of sale.

You should read both parts of this document thoroughly and ensure your builder and/or dwelling designer has a copy prior to commencing the design of your dwelling.

Your lot may also have an **Individual Lot Plan**. This will be attached to the back of this document (if applicable). An Individual Lot Plan means there are additional design requirements applicable to your dwelling.

Application Process.

Before undertaking any construction, an application must be lodged to the DRP for design guideline approval. Please make sure to include the following information in the application:

1. Site plan including building envelope and dimensions setbacks, footing details for built to boundary walls, retaining wall details, fencing details (including height, material, colour and location), driveway details and location of outdoor structures;
2. Floor plans including a schedule of areas in square metres;
3. Elevations and sections at scale with natural ground level and finished ground level shown;
4. Building finishes schedule, including colours if known; and
5. Completed and signed Design Guideline Application Form (Appendix I).

Please submit your plans to the Design Review Panel for assessment and approval and allow 10 working days for a response. Further time will be required for non-conforming designs or to advise you of non-conforming items, which will require resubmission for approval.

The Design Review Panel will contact you providing written approval (or otherwise) and a stamped set of plans confirming design guideline approval.

The Design Review Panel must act reasonably and must not delay or refuse approval if the approval sought is for a design or in respect of matters that comply with these Design Guidelines. If there is a dispute concerning an approval or otherwise of the Design Review Panel, that dispute may be referred by you or Peet Flagstone City (PFC) to an Expert for determination. The decision of the Expert is final. The costs of the Expert must be paid equally by you and PFC. The Expert will be an architect agreed by you and PFC and failing agreement, nominated by the President of the Qld Chapter of the Royal Australian Institute of Architects (request by you or PFC).

Design Guidelines Approval.

A copy of the stamped set of dwelling plans approved by the Design Review Panel must be submitted (unamended) to a Private Certifier for your Building Permit.

Please note that an approval issued by the Design Review Panel will not override statutory planning requirements or the development approval.

Other Requirements.

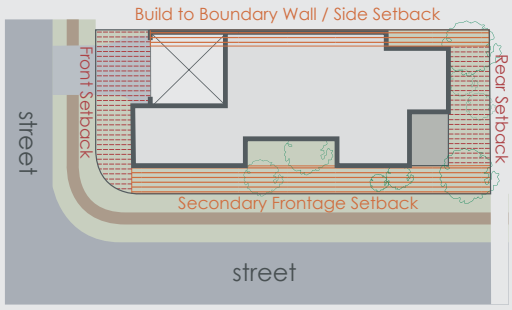
Please note, in addition to these Design Guidelines, you and your builder must comply with all of the following published documents:

1. Any relevant Queensland building standards or codes;
2. Greater Flagstone Urban Development Area Development Scheme (published by the Minister for Economic Development Queensland);
3. The Plan of Development (approved by Economic Development Queensland);
4. Special conditions of your Contract; and
5. Any other codes or standards that maybe relevant.

Part 1
Building Design Guidelines.

Traditional Style building

Figure 1: Example build to boundary setbacks



Contemporary architectural style

1. General

1.1 The design of the dwelling, fences and landscaping must be approved by the Design Review Panel. The Design Review Panel must act reasonably and must not delay or refuse approval if the approval sought is for a design or in respect of matters that comply with these Design Guidelines.

1.2 The use of stone in facades and landscaping which is visible to public spaces (streets, parks, laneways, etc) is desirable, to reinforce the Flagstone name. Stone elements are encouraged as feature building materials, driveway or footpath paving, wall cladding or in landscape decoration.

2. Setback and Siting Requirements

2.1 Setbacks and Site Coverage requirement are as per the relevant Plan of Development for your lot. Refer to Appendix A.

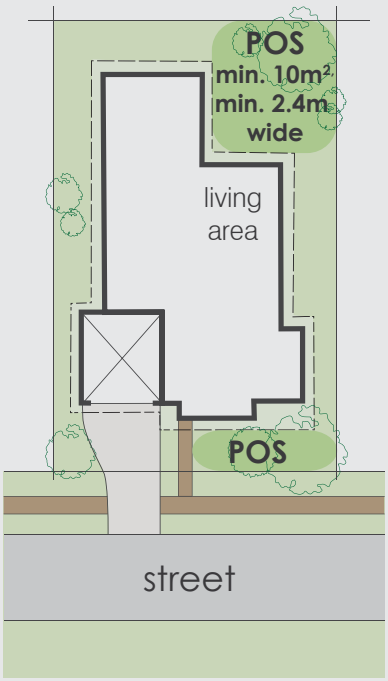
2.2 The location of the build to boundary walls are indicated on the Plan of Development. Where build to boundary walls are not adopted, side setbacks shall be in accordance with the Plan of Development Table in the Plan of Development.

2.3 Boundary setbacks are measured to the wall of the structure.

2.4 Eaves cannot encroach (other than where dwellings are build to boundary) closer than 450mm to the lot boundary.

Front landscaping

Figure 3



3. Private Open Space

3.1 The private open space must measure a minimum of 10m² with a minimum dimension of 2.4 metres and be covered, uncovered (no roof) or a combination of covered and uncovered. See Figure 3.

3.2 The private open space must be directly accessible from a living space.

4. Building Design Requirements

4.1 The character of the dwelling must be of contemporary design or a Queenslander style dwelling (timber and tin).

4.2 All dwellings with a width of more than 10 metres that are visible from a street or park are to include articulation to reduce the mass of the dwelling by one or more of the following:

- Windows recessed into the façade or bay windows;
- Balconies, porches or verandahs;
- Articulation of roof lines;
- Window hoods; and/or
- Use of multiple cladding materials.

4.3 For traditional Queensland style dwellings, the front facades are to feature predominantly wide verandahs and timber cladding which must be a painted colour finish and the main roof pitches at least 22 degrees. Any exposed structural underfloor stumps or posts must be screened with horizontal or vertical battens.

Entry path

Clearly identifiable entry

Articulation through windows and cladding

4.4 Dwellings that do not comply may be assessed on architectural merit, but the Design Review Panel have no obligation to approve non-complying dwellings as it is important to maintain the purpose of these Design Guidelines.

4.5 Carports and garages are to be compatible with the main dwelling design in terms of height, roof form, detailing, materials and colours.

4.6 All building materials visible to public spaces must be suitably coloured, stained or painted, including retaining walls, fences, walls and roofs. Untreated or unpainted materials, such as zinc coated steel, bare metal, plain concrete block, untreated timber palings, untreated retaining wall timber or unfinished masonry panels are not permitted. Gutters, fascias and trimming must be finished or complementary to the roof and external façade.

4.7 Air-conditioners, gas bottles, hot water systems, clothes lines and other household services (including services on the external of the building except for downpipes) must be screened.

4.8 Dwellings must include a clearly identifiable and addressed front door and undercover point of entry and:

- Any portico is to be a minimum of 3m2 which is measured under the roof; and
- Any verandah must have a minimum depth of 1.5m.

Variation through wall recesses

Roof line articulation

Balcony provides articulation

4.9 Screened clotheslines or rubbish bin areas must be behind the main face of the dwelling.

4.10 At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

4.11 Minimum façade width:

- For lots with only one street frontage, the minimum width is 70% of the Primary Road frontage measured to the outside of the walls;
- For corner lots, the minimum width can be reduced to 50%;
- For double storey lots, the minimum width can be reduced on approval by the Design Review Panel and will be based on the dwelling complying with the above percentages if it was on an otherwise equivalent type of lot.

4.12 Obscure windows or windows to toilets and bathrooms must not front the Primary Road.

4.13 All facades are to include glazing to a minimum of 10% of the façade area to provide surveillance, interest and variation.

4.14 Walls over 9m in length without windows or articulation are not permitted.

4.15 Secondary Road façade design:

- Walls over 9m in length that have a public open space or a road frontage without windows or articulation are not permitted.
- Must have at least one variation in the Secondary Road façade with at least one substantial projecting feature element such as a portico, verandah or feature wall.

5. External Wall Material and Colours

Refer Appendix C and D Design Palette for approved colour selection.

5.1 A minimum of two variations of colour and material (excluding windows, doors and garage doors) must be incorporated.

5.2 All materials must be new unless recycled and finished to an 'as new' condition or utilised as a feature only.

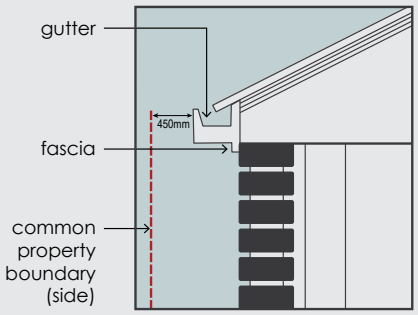
5.3 As noted in clause 1.3 above, the use of stone elements is encouraged as feature building materials, driveway, footpath paving, wall cladding or in landscape decoration, where visible.

5.4 Secondary dwellings must have material, detailing, colours and roof form that are consistent with the primary dwelling.

Hip and gabled roofs

Multi pitch skillion roof

Figure 2: Example of eaves at min 450mm



6. Roofs

See Appendix D Design Palette for approved colour selection.

6.1 Hip and Gable roofs must have a minimum pitch of 22 degrees and a maximum pitch of 40 degrees.

6.2 Multiple pitch skillion roofs and parapet roofs are permitted with no minimum angles.

6.3 Single pitch skillion roofs are not permitted on dwellings.

6.4 All single storey dwellings are to have a minimum of 450mm eaves, whether hip, gable or skillion, or 300mm window hoods, to all publicly visible facades on ground level and a minimum of 450mm eaves must be provided to all elevations on the second storey (Refer Figure 2). Zero lot lines and parapet roofs are excluded.

7. Garage

Garages are to be compatible with the main dwelling design in terms of height, roof form, detailing, materials and colours.

8. On-Site Parking and Driveway

8.1 On-site car parking is to be provided in accordance with the following minimum requirements:

Garage must not project forward of main building line

Garage design compatible with main dwelling

- Lots up to 12.4 metres wide – 1 covered car park space per dwelling;
- For lots 12.5 metres wide or greater – 2 covered car park space per dwelling;
- For Multiple Residential Allotments (which are shown as such on both of the Plan of Development and the Sales Plan) - at least 1 covered car park space per dwelling, plus 0.5 spaces per dwelling (can be uncovered).

8.2 Double car width garages are permitted on a single storey dwelling on a lot less than 12.5m wide if:

- a Laneway Allotment and the double garage faces the laneway; or
- where a habitable room of the building projects forward of the garage door alignment, and a pedestrian entry path is separately provided from the front door to the property boundary (not combined with the driveway), and where the driveway is narrowed to be not more than 3.0 metres wide at the property boundary and kerb.

8.3 Garages must not project forward of the main building line.

8.4 Garages, which obtain access from a laneway, must be setback 0.9 metres from the Laneway Allotment boundary.

8.5 Driveways are to accord with LCC standards as well as these Design Guidelines. Prior to construction, approval from LCC for Vehicular Access to Residential Premises is required.

8.6 The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3.0 metres for a lot with a single car width garage.

8.7 A maximum of one driveway per dwelling unless it is a Multi Residential Allotment.

8.8 A minimum distance of a driveway from an intersection of one street with another street is 6.0 metres. The driveway must be laid at the grade of the adjacent verge area. No grade changes to the verge for the driveway will be allowed.

8.9 Where there is a footpath within the verge, the footpath should be cut at the nearest joint and the driveway must be continuous from the street to the garage.

8.10 Driveways must be completed prior to occupation of the dwelling.

8.11 Carports are not permitted unless located at the rear of the lot or screened from the street on two sides and fitted with a garage door, unless the house design replicates a traditional Queenslander style (timber and tin), in which case an attached carport is permitted where it:

- is located at least 500mm behind the main building line; and
- complimentary with the house design.

8.12 Driveways must not be constructed of any plain broom finished concrete. Driveway finish type must be stipulated on plans for design guideline assessment and comply with the approved colour palette in Appendix E.

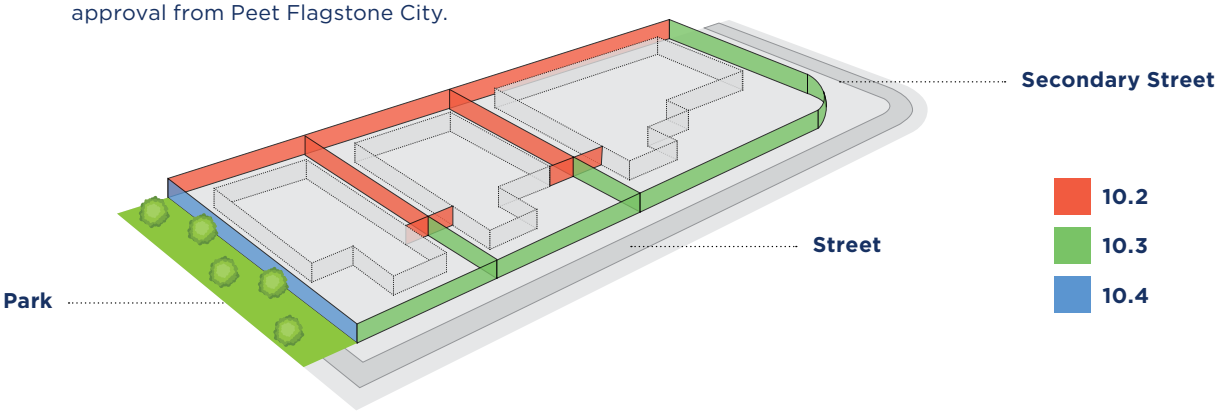
9. Entry Paths

9.1 Separate pedestrian entry paths are highly desirable and make your dwelling more appealing, rather than pedestrians using the vehicle driveway.

9.2 Single garage dwellings must have a pedestrian entry path direct from the front door to the lot front boundary.

10. Fences and Retaining Walls

10.1 Fencing erected by Peet Flagstone City must not be altered, modified or removed without prior written approval from Peet Flagstone City.



10.2 Side Return Fencing

This is for fencing between houses and behind the building line. This fence type is not to protrude forward of the building line. See **red** alignment in figure 10.1

Fencing must be constructed to the **sides** and **rear** of the lot starting in line with the front wall of your residence (side return fencing not to project forward of the building line). Your fence along a boundary of another lot must be:

- 1.8m high and constructed of one of the following materials:
- Masonry to match your dwelling;
- CCA treated timber

10.3 Street & Secondary Street Fencing Corner Lots

This applies to all fencing forward of the building line and on corner lots, facing secondary street frontages. See **green** alignment in figure 10.1.

Front fencing or landscape walls will be approved at the discretion of PFC. The front (forward of the building line) must comply with the following design guidelines:

- 1.8m rendered masonry front fencing, but must be constructed with 50% transparent coated metal or timber infill panels such as pool fencing, and compliment the colours of the Dwelling;
- 1.2m high solid rendered masonry front fencing is Permitted;
- Landscaping walls must be incorporated within the overall landscaping plan and must be landscaped with plantings, trees and/or shrubs to soften their appearance;
- Fences may include letterboxes and/or residence numbers; and
- Fencing to be rendered and painted.

Secondary street frontage fencing for corner lots may be 1.5m high, solid timber palings and with posts that are at least 100mm x 100mm in size. In between 1.5m high and 1.8m high, the fence must be 50% transparent as per the image shown.

Other materials will be assessed on their merits by PFC, however, a Colorbond fence will not be permitted.

Fencing on house returns must be suitably stained or painted to match the house colour palette.

Compliant street frontage masonry fencing with transparent panels.

Timber must be painted or stained

Secondary street frontage fencing

The rails must not be facing the street and the colour is to be as per image shown.

10.4 Fencing onto parks and green spaces

Fencing on all park frontages must have a maximum height of 1.2 metres where solid or must have a maximum height of 1.8 metres where containing openings that make the fence more than 50% transparent. Fencing onto parks and open spaces must be constructed with masonry fencing or timber post (which are at least 100mm x 100mm) with black powder coated metal pool style infill panels.

Timber posts must be painted or stained. Colorbond®, bamboo, chain and wire and timber paling fences are prohibited. See **blue** alignment in figure 10.1

10.5 Fencing on Laneway Allotments can 1.2m high and solid or 1.8m high where along private open space, car parking and service areas however must be 50% transparent. See figure 4.

10.6 Retaining walls must not exceed more than 1.0 metres where fronted to a public street or park. Retaining walls to side and rear boundaries (which are not adjoining a public street or park) can be up to 2 metres high. Retaining walls in excess of this must use terraced retaining.

10.7 No timber retaining walls over 1.0m are permitted where adjoining parks or public streets.

10.8 Retaining walls over 1.0m require RPEQ certification.

Transparency to enable passive surveillance

10.9 Treated timber sleepers to landscape areas are not permitted within view of public areas unless painted or stained.

10.10 For the purposes of Section 10 of the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 (Qld)* (or any replacement of it), you agree that PFC (and any other original owner or developer) is not required, and you must not ask PFC to contribute to the construction of a dividing fence between your Lot and any land that PFC owns.

10.11 Timber visible to parks/public open spaces must be suitably stained or painted to match the house colour palette. Masonry fencing must be rendered.

10.12 See Appendix F for more examples of accepted fencing and retaining wall types.

Figure 4: Typical Flagstone Fencing Type

Laneway fencing

Terraced retaining

Timber retaining wall: Must be painted or stained

Screened services

Screened services

11. Garden Sheds and Outbuildings

- Prior to sheds being constructed on site, all designs must be sent to design.review@peet.com.au for approval;
- No shed over 20m² will be given approval; Maximum height to shed eaves is 2.4m and maximum pitch height is 3m;
- Sheds must be located behind the dwelling and screened from public view;
- Sheds must not be located between the dwelling and any road; and
- Sheds must be painted or coloured to suit the colour scheme of the dwelling, plain zinc coated metal sheds are not permitted.

12. Landscaping

12.1 Front yard landscaping must be completed by purchasers within 3 months of occupation of a dwelling.

12.2 Gardens beds require a minimum of 5 plants per 1m². This is to consist of groundcovers and shrubs (A ratio of 50:50 can be followed). Plants must be a minimum 140mm pot size. There must be a garden bed or landscaping gravel in the thin strip between the side boundary and driveways.

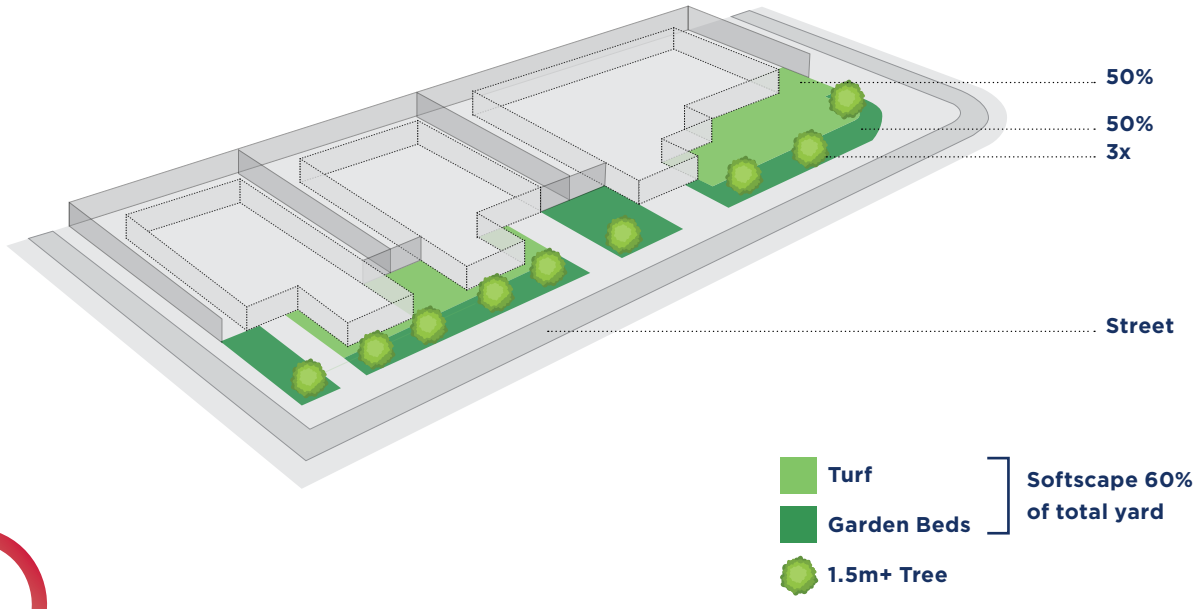
12.3 All grassed areas must have A-Grade turf.

12.4 Minimum of 3 large trees with a minimum pot size of 45L, installed between the front of the dwelling and the verge. These must be capable of growing over 2.5m

12.5 Grass in verges (in front of lot boundaries) are to be replaced with new turf as part of landscaping by the purchaser (after construction).

12.6 Plants must be appropriately chosen to ensure they will survive and thrive in proposed locations. Native plants and trees are highly encouraged.

12.7 All planting areas should incorporate 300mm depth topsoil and 100mm depth weed free organic mulch.



13. Letterboxes

13.1 Letterboxes are to be of a robust and contemporary design to match the house. This must be constructed as per Appendix H.

13.2 Letterboxes may be incorporated into the landscape design as an artistic piece for example: a sculpture, stone or rendered masonry.

13.3 Stick or pole letterboxes are not allowed.

14. Temporary Structures

14.1 Temporary sheds and buildings are only allowed on the lot during construction of a dwelling and may only be used for constructions purposes. These must be removed when construction is complete.

14.2 You must not live (or allow anyone to live) in a caravan, tent or any temporary structure on the lot.

15. Water Run Off and Erosion and Sediment Control

15.1 Post settlement, the owner is responsible for any water runoff from their lot. Please ensure that your builder has all necessary erosion and sediment control barriers in place to reduce, or stop any sediment running onto neighbouring properties during periods of heavy rain.

15.2 Waste and Water Reduction

- Reducing your household waste and water consumption is a simple and easy way to decrease water, energy bills and lessen your household's impact on the environment.
- All household owners are encouraged to:

  i. Become water smart by installing water-efficient appliances and fittings (minimum 4 Star WELS rated). For more details visit **http://www.waterrating.gov.au/about-wels**; and

  ii. Install rainwater tanks where lots are greater than 400m^2. Above ground rainwater tanks must be corrugated steel "Colourbond®", "aquaplate" poly or equal material.

15.3 Energy Reduction

- All residents are encouraged to use peak smart metering. There are also peak smart air-conditioners that could be installed which would help manage peak demand. Households installing peak smart air-conditioners are also eligible for rewards. For more details visit **https://www.energex.com.au/residential-and-business/positivepayback/positive-payback-for-households/households**; and
- Roof top solar panels and solar hot water units are permitted and encouraged. Alternatively, the project is being supplied with natural gas and is the preferred source of energy for cooking and heating. Natural gas is also preferable to electric hot water units.

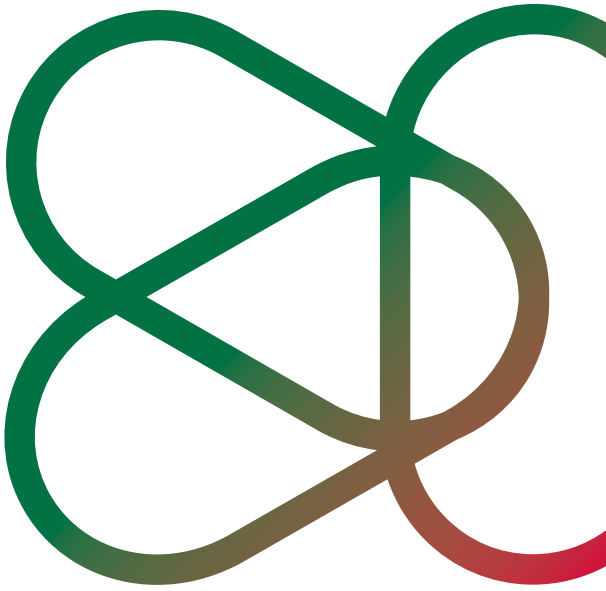
16. Vacant Lot Maintenance

16.1 Once your lot has settled you must not allow rubbish to be placed, or to accumulate on your land. You must also ensure that grass does not become overgrown on your lot, and that it is kept in a tidy state at all times.

16.2 Builders must remove rubbish daily or keep it in a rubbish compound or removable bin prior to removal. Rubbish compounds and bins must be cleared or emptied so that rubbish does not accumulate or spill out.

16.3 Soil or other building materials must not be dumped onto neighbouring properties without the express consent of the owner of that property.

16.4 You must ensure that the grass and plants on your vacant lot are kept under control so that pests and weeds are not encouraged. This includes keeping the grass maintained.



Part 2
Post-Construction Design Guidelines.

Stone in façade

Once your dwelling is complete the following restrictions apply and must be adhered to until the earlier of (a) 30 June 2046, and (b) 12 months after the date which Peet Flagstone City has sold and settled all residential lots in the Community.

1. Landscaping

Must be well maintained in accordance with your Design Guideline approval.

2. Recreational Vehicles

No plant or machinery or any recreation vehicle or commercial motor vehicle (including without limitation a caravan, boat, box trailer, boat trailer and car trailer but excluding any motor cycle, motor car, motor station wagon or utility or four wheel drive car registered for use on a highway) must be parked on a turfed or landscaped area, or parked on the road verge for any extended period of time.

3. Removal of Existing Items

You must not damage or remove in whole or part from a lot or a reserve any tree or part of any tree, fence, irrigation pipe, underground pipe, conduit or any drainage easement which may exist on the lot.

4. Signage

4.1 Generally, signage must be in keeping with the Flagstone estate and must not be offensive. Signage must only be displayed for building and sales purposes. Signage for any other purpose must not be displayed.

4.2 One sign only is permitted, materials -weathertext or similar, dimensions - max 1200mm × 900mm wide, with two × treated pine posts 35mm × 70mm.

4.3 Signage must be positioned inside the front boundary, at the right- or left-hand side of the Lot.

4.4 Builder's signage may be displayed during the construction period and must be removed at handover.

4.5 "For Sale" signage must not be displayed for more than 90 days and must be removed within seven days after a sale is effected.

4.6 "Auction Day" signage may be installed one week before and must be removed one day after auction day.

4.7 "Open for Inspection" signage - one sandwich board may be displayed and removed daily when the property is open for inspection.

4.8 Promotional flags and bunting may be used only on auction days and must be removed immediately after auction.

4.9 No directional signage is permitted.

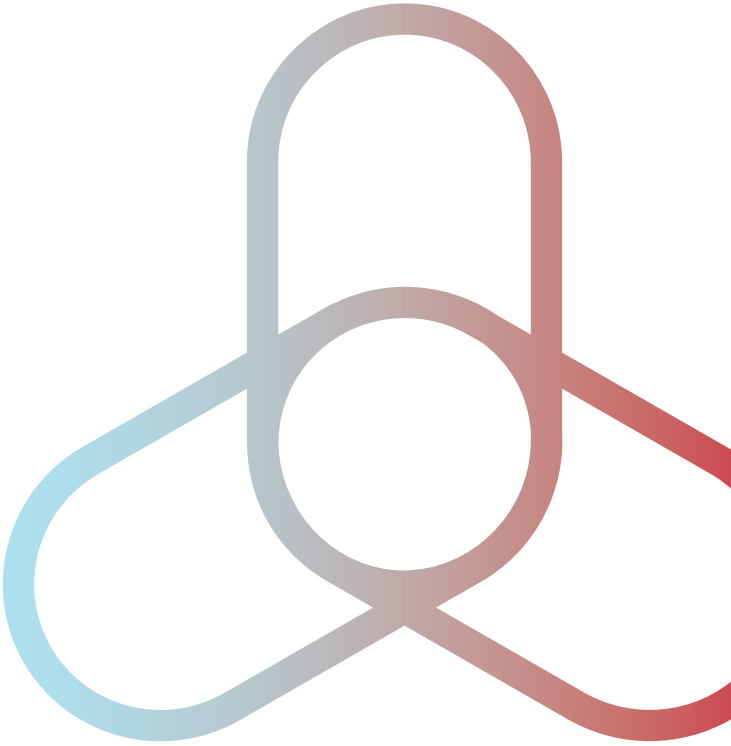
4.10 PFC may remove any signage which does not comply with these requirements.

4.11 "Open for Inspections" signage must comply with the specifications in Appendix G and may be used during inspection periods and the day of auction.

4.12 Approvals must be sought from PFC prior to erecting any other signage on your lot. PFC will not unreasonably withhold consent if the signage complies with the "Estate Signage" specifications in Appendix G.

4.13

- Dimensions: maximum 1200mm high x 900mm wide.
- Materials: weathertext or similar.
- Posts: two x treated pine posts 35mm x 70mm.
- Quantity: one sign per Lot.



5. Construction Requirements

You, as the Registered Owner of a lot, must:

- commence construction of a dwelling on the lot (in accordance with these design guidelines) no later than 12 months after the Settlement Date (in the Contract between Peet Flagstone City and the first Registered Owner);
- not have the building of the dwelling left at any time without substantial work being carried out for more than one month;
- complete construction of the dwelling, fencing, driveway and landscaping on a lot by the date 12 months after the date you commenced construction of the dwelling; and
- not allow any building materials to be delivered or stored on the nature strip or anywhere else outside the title boundary of the lot upon which the dwelling is being constructed and not allow any rubbish to remain unsecured on the lot, as determined by Peet Flagstone City acting reasonably.

If despite taking reasonable steps to comply with the construction requirements set out above, you suffer demonstrated delays or experience factors beyond your reasonable control that have prevented you from satisfying the construction requirements, PFC will not unreasonably withhold its agreement to a modest extension of the specified timeframes to enable you to comply with the construction requirements.

6. Fencing and Retaining Walls

You the Registered Owner of a lot agrees, notwithstanding any other design guideline contained in the guidelines, not to:

- Remove any fencing on a lot without the prior written approval of Peet Flagstone City or the registered owner of the lot immediately adjacent to the fence; and
- Remove, damage, interfere with or in any way change the structural integrity of any retaining wall on a lot.

Glossary.

Community:
Means the Flagstone estate community.

Contract:
Means the contract for the purchase of the lot by the Registered Owner from Peet Flagstone City which contained these Design Guidelines or the contract for the purchase of the lot by the Registered Owner from a third party which contained these design guidelines or a requirement for the Registered Owner to be bound by these Design Guidelines by deed poll.

Design Guidelines:
Means this document entitled Design Guidelines including all attachments as well as further documentation that the Design Guideline is attached to.

Design Review Panel:
Means the Peet Flagstone City panel from time to time who reviews and approves all Guidelines applications.

Façade:
Elevation of a building visible from a Public Area. The primary facade is the elevation fronting the Primary Road.

Laneway Allotment:
Means a laneway allotment as nominated on the Sales Plan.

Lot:
Means all lots owned by the Registered Owner from time to time in Flagstone.

Peet Flagstone City or PFC:
Peet Flagstone City Pty Ltd ACN 151 187 594 (the developer of the Flagstone estate) or any of its related bodies corporate within the meaning of section 50 of the Corporations Act 2001 (Cth) and its successors and assigns.

Primary Road:
The road fronting the lot where the lot has only one road frontage; or for lots with two or more road frontages the wider road; or road with the shorter boundary to the lot if the road widths are the same.

Secondary Road:
Applies to lots with more than one road frontage, internal private road, footpaths and is the road which is not the primary road.

Site Coverage:
Is the area including any ancillary areas/structures (e.g. covered alfresco, porch, shed etc) contained under a fully impermeable roof expressed as a percentage of the total lot area. Open pergola structures are exempt from the calculation.

Interpretation

Terms not defined in this document but which are capitalised have the same meaning as in relevant legislation including but not limited to the *Building Act 1975, Planning Act 2016 and Economic Development Act 2012.*

Design Guidelines Application Form

Landowner and Builder Details

Lot Number: _____ Street Name: _____

Landowner Details

Name _____

Street Address _____

Suburb/City _____ State _____ Postcode _____

Email _____

Phone _____ Mobile _____

Builder Details

Company _____ Contact Person _____

Street Address _____

Suburb/City _____ State _____ Postcode _____

Email _____

Phone _____ Mobile _____

I consent to my contact details and dwelling plans being shared with my neighbours upon request.

(Peet recommends this to improve design outcomes.) ☐ Yes ☐ No

To receive approval within 10 working days, submit this application form along with:

- ☐ Site plan including building envelope and dimensions setbacks, footing details for built to boundary walls, retaining wall details, fencing details (including height, material, colour and location), driveway details, and location of outdoor structures;
- ☐ Floor plans including a schedule of areas in square metres;
- ☐ Elevations and sections at scale with natural ground level and finished ground level shown; and
- ☐ Building finishes schedule, including colours if known,

Issued to the Flagstone Design Review Panel: **designreview@peet.com.au** or GPO Box 1114, Brisbane QLD 4001.

Home Design Application Form

Colour and Material Selections

MATERIAL	MANUFACTURER	RANGE	COLOUR
Brick:			
Mortar:			
Render/Bag & Paint:			
External Cladding: Timber, Colorbond, Stone, Blueboard			
Roof: Colorbond, Low Profile, Tiles			
Gutter:			
Eaves:			
Front Door: Paint, Stain			
Garage Door:			
Window Frames:			
Driveway: Coloured, Exposed, Aggregate, Paved			
Letterbox: Brick, Synthetic, Timber			

To receive covenant approval within 10 working days, submit this application form along with a site plan, floor plan and elevations to the Design Review Panel: **design.review@peet.com.au** or GPO Box 1114, Brisbane QLD 4001. Please call head office on (07) 3137 2040 with any queries or concerns.

Appendices.

Appendix A:
Plan Of Development *(If Applicable)*

Appendix B:
Individual Lot Plan *(If Applicable)*

Appendix C:
External Walls And Colours

Appendix D:
Roofs

Appendix E:
Driveways

Appendix F:
Fences And Retaining Walls

Appendix G:
Signage

Appendix H:
Letterboxes

Appendix A: Plan Of Development *(If Applicable)*

Appendix B: Individual Lot Plan *(If Applicable)*

Appendix C: Bricks

Primary Face Brick

Crevole

Porcelain

Smoke

Biscuit

Driftwood Mottle

Wood Chip

Moon Dust

Hamilton

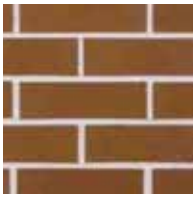
Harvest Cream

Rolla

Brolio

Oatmeal

Feature Face Brick


Nutmeg

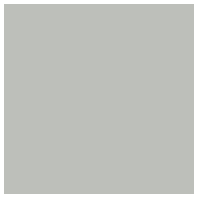
Peat

Colours may only be used if face brick is selected as a secondary external cladding. Colours shown are indicative only, please refer to manufacturer's product samples prior to selecting your colour for an accurate colour representation.

Appendix D: Roofs

Colorbond® Colours

Surfmist


Shale Grey

Windspray

Dune

Paperbark

Classic Cream

Sandbank

Pale Eucalypt

Jasper

Bushland

Evening Haze

Roof Tile Colours

Nougat

Wild Rice

Cashew

Peppercorn

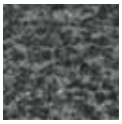
Mocha Choc

Appendix E: Driveways

Exposed Aggregate

Arctic Sun

Bengal


Black Night

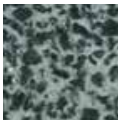
Cherry Blossom

Crusader

Dragonfly

Fire-fly

Lady-bug


Midnight

Paper Blossom

Pearl

Penguin

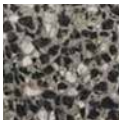
River Red

Salt Pepper

Scorpion

Silver Frost

Spitfire


Tuxedo

Western Red

Winter Red

Colours source: *boral.com.au*. Aggregate source: *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.

Coloured Concrete

Blue Steel

Cacao

Cafe

Canvas

Coconut

Graphite

Grey Mist

Hazelnut

Iguana

Indian Ink

Latte

Lime Wash

Olive

Pearl Haze

Pistachio

Saltdune

Silver

Stone

Straw

Tungsten

Colours source: *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.

Appendix F: Fencing and Retaining Walls

Fencing Options

Side return / neighbour fence

Street frontage / secondary street frontage masonry fence

Park fence

Retaining Wall Options

Split Face Masonry Block

Boulders

Timber Sleeper

Concrete Sleeper

Appendix G: Correct Builders Signage

Correct For Sale Signage:

For Sale

This spacious 4 bedroom home in a secluded court location boasts 2 separate living areas and a massive outdoor entertaining area. The master bedroom features a spacious ensuite and walk-in robes, with ceramic floor tiles throughout. The state of the art kitchen feature sall European appliances, a breakfast bar and eating nook. Outside, a sparkling salt water pool and covered BBQ area make this home a real entertainer.

1234 5678
www.forsale.com.au

Correct For Sale Signage:

For Sale

This spacious 4 bedroom home in a secluded court location boasts 2 separate living areas and a massive outdoor entertaining area. The master bedroom features a spacious ensuite and walk-in robes, with ceramic floor tiles throughout. The state of the art kitchen feature sall European appliances, a breakfast bar and eating nook. Outside, a sparkling salt water pool and covered BBQ area make this home a real entertainer.

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1234 5678
www.forsale.com.au

Correct Builders Sign:

Company Logo

Building Company
BSA Lic. No.: 0000
Lot 1001
Contact: John Smith

Correct Builders Sign:

Company Logo

Building Company
BSA Lic. No.: 0000
Lot 1001
Contact: John Smith

Correct Builders Sign:

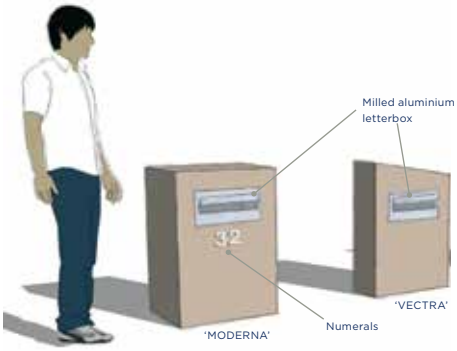
Company Logo

Building Company
BSA Lic. No.: 0000
Lot 1001
Contact: John Smith

Appendix H: Letterboxes

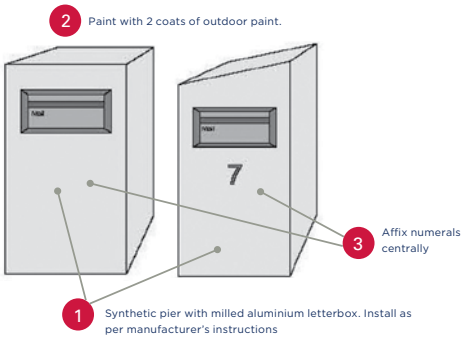
Pre-rendered Synthetic Pier Letterbox

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



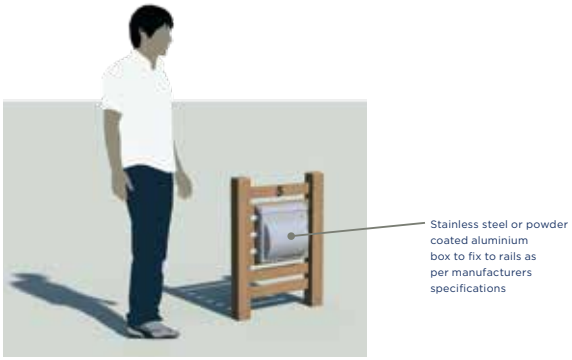
Masonry Pier Letterbox

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.



Notes

Notes

Flagstone

For more information contact
design.review@peet.com.au

FLAGSTONE.COM.AU

PEET