DESIGN GUIDELINES

Crestwood, Norman Gardens
Crestwood Estate is a premier master-planned residential estate. The design, construction and landscaping of your new home is paramount to your lifestyle at Crestwood. These elements promote the creation and appearance of your community; they also protect and enhance your lifestyle and investment in your new home.

These Design Guidelines form part of your Purchase Contract and assist you when selecting your home’s design and landscaping. They are designed to create an attractive streetscape for the community, while encouraging a variety of housing types and designs, whilst not precluding individual design solutions.

The Developer encourages a variety of contemporary architectural styles and materials in the design of your new home. Building design is required to incorporate design features such as porticos, extended eaves, awnings, pergolas and verandahs to protect windows and doorways from summer sun, glare, and rain, and to provide outdoor living areas for Rockhampton’s tropical climate.

These Design Guidelines apply in addition to, and not in lieu of other statutory requirements. Any necessary approvals from the Local Government Authority or a registered Building Certifier will be required in addition to any approval given by the Developer for your Lot.

• You must have the approval of the Developer for your home before lodging any applications to either the Local Government Authority or a private Building Certifier for building approval.

• The design of your home must comply with the Design Guidelines, otherwise penalties as stipulated in your Purchase Contract may apply.

• You must build your home, and landscape your Lot within the specified timeframe. Please refer to your Purchase Contract.

• A high standard of presentation for Crestwood Estate is a priority to you and your neighbours.

• At Crestwood, measures have been taken to protect your investment by way of a Performance Bond system. Upon settlement, you are required to pay a sum of $2,000 to the Developer as security for your performance in relation to these Design Guidelines. After satisfactorily completing your obligations, within 24 months of the settlement of your land, you are entitled to request a full refund of the Performance Bond.

• By law, you as the property owner are responsible for the environmental impact of all work undertaken on your Lot.

• The Developer may in its absolute discretion relax, vary, exclude or not enforce the Design Guidelines in this stage and/or any other stages of Crestwood Estate.

• The Purchaser/s releases the Developer from all liability whatsoever from any action undertaken by the Developer pursuant to these Design Guidelines.

THINGS YOU NEED TO KNOW...
• Diversity and contemporary design of your home is encouraged. The Developer encourages the use of contemporary housing styles and building materials.
STEP 1 – THE DEVELOPER DESIGN GUIDELINES APPROVAL
Before undertaking any building work, you must first obtain the written approval from The Developer. In addition to these “Design Guidelines”, you will need to discuss with your Builder any specific codes, policies or conditions which may apply to your Lot.

Submit your proposed building and landscaping design to The Developer, inclusive of the information required for the Application Form included in the Design Guidelines. The Developer will issue a ‘Design Approval’ where the proposed building plans appropriately comply with the Design Guidelines.

Where proposed plans are not suitably in accordance with the Design Guidelines, the Developer will identify the items which require amendment or further consideration. Where amendments are necessary, revised plans are to be submitted to the Developer for approval before you can proceed to building approval application.

STEP 2 – BUILDING APPROVAL
Upon receipt of your Design Guidelines Approval from the Developer, an application can be made to the Local Government Authority or a registered Building Certifier for assessment to receive approval for building commencement.

SIX SIMPLE STEPS TO YOUR DREAM HOUSE

1. Prepare Design
2. Submit For Approval
3. Review Design
4. Design Office Approval
5. Construction
6. Council Approval (Building Approval)
7. Completion Inspection
These building design guidelines form an integral part of your Purchase Contract. They are legally binding, and penalties may apply where provisions are not met. Please refer to your Purchase Contract which details all relevant information.

### THE DESIGN GUIDELINES

These building design guidelines form an integral part of your Purchase Contract. They are legally binding, and penalties may apply where provisions are not met. Please refer to your Purchase Contract which details all relevant information.

<table>
<thead>
<tr>
<th>SITE PLANNING AND BUILDING LOCATION</th>
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<tbody>
<tr>
<td>• Only one (1) dwelling is permitted per Lot</td>
</tr>
<tr>
<td>• Homes are to be sited in accordance with the Rockhampton Regional Council Planning Scheme, and the Queensland Development Code.</td>
</tr>
<tr>
<td>• See setback schedule below for minimum setback from Road Frontage:</td>
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<thead>
<tr>
<th>FRONT ELEVATION AND FACADE</th>
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<tbody>
<tr>
<td>• Homes are designed to face the street and deliver a strong street address to primary streets and secondary streets.</td>
</tr>
<tr>
<td>• Architectural features such as verandahs, porticos, feature windows, façade detailing, roof features and articulated building form are required.</td>
</tr>
<tr>
<td>• Homes must avoid long blank walls with small windows facing the street. The building design is to incorporate walls with recesses and projections that have off-sets of at least 1.5m, at least 3 variations in materials, and at least 3 clear and distinctive variations in colour.</td>
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<thead>
<tr>
<th>CONSTRUCTION TIME</th>
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<tbody>
<tr>
<td>• Your home must be commenced within twelve (12) months from the settlement date of your Lot, and completed within a further nine (9) months. Landscaping must be completed within six (6) months of occupying your new home.</td>
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<thead>
<tr>
<th>GLAZING TO THE STREET</th>
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<tbody>
<tr>
<td>• Entries must incorporate an element of glazing in the form of a side light, glazing above the door or glazing elements in the door itself.</td>
</tr>
<tr>
<td>• A minimum of 10% of the façade area (excluding the garage door) facing a street or public areas is to be glazed.</td>
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</tbody>
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<tr>
<th>EXTERIOR WALL FINISHES</th>
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<tbody>
<tr>
<td>• The finish of external walls must comprise a minimum of two building materials inclusive of:</td>
</tr>
<tr>
<td>• Rendered or bagged and painted masonry; or</td>
</tr>
<tr>
<td>• Face brick (where used as a feature material and comprising no more than 70% of the total façade area); and</td>
</tr>
<tr>
<td>• Timber battening as a feature element on the front elevation (e.g. timber posts on a portico or a gable infill feature detail)</td>
</tr>
<tr>
<td>• Weatherboard (or similar profiled claddings), plywood or fibre cement wall sheeting with timber battened joins, all with a paint or stained finish to a maximum of 30% of the façade area.</td>
</tr>
<tr>
<td>• The use of more extensive lightweight cladding which provides a quality contemporary finish will be considered on slope sites where the design of the home responds sympathetically to the site slope conditions.</td>
</tr>
</tbody>
</table>
EXTERIOR COLOURS
- The exterior wall, roof, window and trim colour of the home must complement the natural environment. Earthy, natural, muted hues and tones are to be used in conjunction with complimentary trim colours and materials or feature elements.
- All building materials and colours are required to be identified on the plans submitted to the Developer for approval.

HOUSING DIVERSITY
- Identical or similar designs within the same streetscape (assessed as within 4-5 dwellings either side of the proposed dwelling) will not be approved with the same front elevation design or colour scheme.
- Variation in colour scheme, landscaping and façade treatments may be incorporated into the design to ensure significant variance in front elevation design and streetscape address.

ROOF PITCH
- The minimum pitch for conventional hipped roofs will be 20.0 degrees for lots with a frontage greater than 15m and 25.0 degrees for lots with a frontage of 15m or less.
- Modern and contemporary roof forms are encouraged.

ROOF MATERIALS
- Appropriate materials include metal roof sheeting with pre-painted finish such as Colorbond, concrete, clay or terracotta roof tiles.
- Copper, zincalume or corrugated fibre cement roof sheeting is not an acceptable design solution.

GARAGES
- Garages are not to be a dominant feature in the streetscape.
- For lots with a frontage of 15m and less, the garage is to be behind the main building line.
- Where a parking space or area is provided for the storage of boats, caravans or similar, this area is required to be concealed or screened from the primary access street.

DRIVEWAYS
- Driveways must not be a dominant feature in the streetscape.
- The driveway must be installed and completed prior to occupying your new home.
- Driveways are to be no wider than 5.0m within the property boundary.
- Appropriate materials may include pavers, exposed aggregate and stamped, stencilled and coloured concrete.
- Driveway colour is to compliment the building and landscape design.

ANCILLARY STRUCTURES
- The design and location of any additional structures for storage or outdoor living should be considered during the design of your new home and landscaping.
- Storage sheds shall not be placed in front yards.

LANDSCAPING
- The minimum landscaping that must be provided in the front yard includes:
  - Three (3) trees of 45 litre stock (2.0 m high at planting)
  - Six (6) plants of 15 litre stock (30cm high at planting)
  - Mulched, mounded and edged garden beds are to be a feature of the front yard.
  - Good quality turf must be installed to the remainder of the landscaped area including the road verge.
  - Any street tree planting provided by the Council or the Developer must be retained and maintained.
  - All landscaping within public view is to be completed within six months of occupying your new home.
  - Privately owned landscaping and vacant Lots are maintained to a good standard of presentation and at no cost to the Developer.
FENCING TO FRONT STREETS

- Fencing to primary street frontages is to be no higher than 1.2m where it extends forward of the building line.
- Front fencing is designed as a modern adaptation of the picket fence, incorporating masonry piers with timber or tubular metal infill panels. Where timber is installed, a painted (not stained) finish must be used.
- Fibro-sheeting, metal or Colorbond sheeting products are not acceptable design solutions for front fences unless outstanding architectural merit can be demonstrated.
- Fencing constructed by the Developer must be retained in its original form and maintained to present a high quality finish.

FENCING TO SIDE AND REAR BOUNDARIES

- Side and rear fencing between adjoining Lots is to be a maximum of 1.8m high, and of timber paling construction.
- Side boundary fencing does not extend beyond 600mm behind the front face of the building.
- Any fences extending beyond the front of the building line are to be a maximum of 1.2m high, and must meet the requirements specified for a front fence.
- Where no front fence is installed, the side boundary fence must return to the house a minimum of 600mm behind the front building line and be a maximum of 1.8m in height. It is to be of a high quality.

RETURN FENCING TO FRONT OF HOUSE FROM SIDE OF HOUSE

- Return fencing is to be a high quality constructed of powder coated aluminium or painted quality timber. No untreated timber will be allowed.
- The panels/slats are to be open allowing breezes to permeate.
- The assessment criteria is that the Return Fence will maintain its high quality over time and maintain streetscape appearance.

FENCING TO CORNER LOTS

- Fencing to the primary street frontages is limited to 1.2m.
- Fencing to secondary street frontages is a maximum of 1.8m high, and constructed as quality fencing that complements the dwelling design.
- Acceptable designs include:
  - Lapped and capped timber paling fences, with expressed posts and painted finish; and
  - High quality designs incorporating masonry piers with timber or tubular metal infill panels.

RETAINING WALLS

- Retaining walls constructed by the Developer must be retained in original form and maintained to present a high quality finish.
- It is your responsibility to comply with and obtain any statutory requirements and approvals from Local Council for any retaining wall to be constructed.
- Retaining walls are to be terraced and landscaped to not appear overbearing.
- Retaining walls visible from the street or public areas are to be constructed from: stacked masonry (linked blocks), boulders, painted or rendered block work masonry. Timber sleepers are permitted where less than 300mm in height is proposed.
- Retaining walls constructed in the front yard of any Lot are to be constructed from: stone boulders or rendered or painted block work masonry. Timber sleepers are only permitted where less than 300mm in height is proposed to retain garden beds.
- It is your responsibility to discuss any proposed retaining walls with your adjoining neighbour prior to construction, to ensure that the height of the retaining is appropriate to suit the finished ground levels on adjacent Lots.

SHEDS

- Garden sheds no longer than 3m x 3m are permitted without approval, providing they are at the rear of the property and not visible from the street.
- Sheds larger than 3m x 3m require covenant approval. They are to be the same colour as the main dwelling, and have a pitched roof similar to the main dwelling.
These general requirements apply to all Lots at Crestwood Estate.

<table>
<thead>
<tr>
<th>LOCAL GOVERNMENT CODES, LOCAL LAWS AND PLANNING SCHEME POLICIES</th>
<th>All dwellings must comply with all relevant sections and clauses of the Local Government Codes, Local Laws and Planning Scheme Policies.</th>
</tr>
</thead>
<tbody>
<tr>
<td>USE OF DWELLING AND LAND</td>
<td>One dwelling house per Lot. No dwelling house may be used as a display home without the Developer’s written consent.</td>
</tr>
<tr>
<td>EARTHWORKS AND DRAINAGE</td>
<td>All earthworks and drainage associated with construction on the Lot must be in accordance with Local Government Planning Policies. In addition, all earthworks and retaining walls are required to be completed prior to a dwelling becoming occupied.</td>
</tr>
<tr>
<td>EXISTING OR TEMPORARY STRUCTURES</td>
<td>The Purchaser shall not erect, bring upon or permit to remain upon the Lot any structure previously erected on another Lot or any caravan, tent or living shelter of any kind.</td>
</tr>
<tr>
<td>ANCILLARY STRUCTURES</td>
<td>Bins, storage areas, garden sheds, rainwater tanks, clothes line, hot water and gas systems, air conditioners, satellite dishes and antenna should not be visible from the street frontage. It is requested designs be submitted for approval showing locations and treatment for these various elements.</td>
</tr>
<tr>
<td>SIGNAGE</td>
<td>Signs, hoarding advertising products, and businesses will not be permitted on residential Lots with the exception of approved Display Homes. Builder or tradesperson’s identification signs are permitted (up to 0.06m2 – for example 20cm x 30cm) where they are required on Lots during construction. These signs must be removed at completion of construction. Only one (1) “For Sale” or marketing sign will be permitted per Lot during a property’s sales campaign. It is not intended to prevent placement of signage on completed and occupied dwellings for the purpose of a home-based business, and carried out in accordance with Council requirements.</td>
</tr>
<tr>
<td>LETTER BOXES</td>
<td>The design of letter boxes must be complimentary to the dwelling and be consistent with the overall standard of the home. Inferior or “makeshift” letter boxes and those installed on timber or steel posts will not be permitted. Letter boxes are to be installed prior to occupation of the main dwelling.</td>
</tr>
</tbody>
</table>
Prior to lodging your application for Design Approval, please take the time to fill in the Application Form including contact details and compliance checklist E-mail (PDF) together with a full set of A4 Proposal Plans (Site Plan, Floor Plan, Elevations and Fencing Plans) to the Design Consultant at design@crestwoodland.com.au.

Please ensure that the following key compliance measures are identified on Proposal Plans:

- Specifications of setbacks, site cover, landscaping, proposed fencing, all external building materials colours and finishes
- Location of all proposed ancillary structures e.g. rainwater tank, antennae, solar panels
- Eaves
- Roof pitch and materials
- Driveway location and materials
- Letter box
- Proposed cut and fill
- Retaining walls (location, extent and height)

Where any item is missing, the Developer may withhold commencement of the review process until all requested information is supplied.
DESIGN GUIDELINES APPROVAL APPLICATION FORM

Property Address

Lot Description

Owner/Purchaser
Name
Postal Address
STREET
STREET
STREET
SUBURB
SUBURB
SUBURB
STATE
STATE
STATE
POSTCODE
POSTCODE
POSTCODE

Phone
E-mail

Builder
Name
Postal Address
STREET
STREET
STREET
SUBURB
SUBURB
SUBURB
STATE
STATE
STATE
POSTCODE
POSTCODE
POSTCODE

Phone
E-mail

Building Designer
Name
Postal Address
STREET
STREET
STREET
SUBURB
SUBURB
SUBURB
STATE
STATE
STATE
POSTCODE
POSTCODE
POSTCODE

Phone
E-mail

Person to Contact
Name
Postal Address
STREET
STREET
STREET
SUBURB
SUBURB
SUBURB
STATE
STATE
STATE
POSTCODE
POSTCODE
POSTCODE

Phone
E-mail
Details to be provided on the proposal plans include the following compliance measures

<table>
<thead>
<tr>
<th>Compliance Measure</th>
<th>Completed</th>
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<tbody>
<tr>
<td>Streetscape variety is provided through inclusion of covered entry or balconies, verandahs, decks and / or walkways</td>
<td></td>
</tr>
<tr>
<td>Water tank/collector location and details are included</td>
<td></td>
</tr>
<tr>
<td>Dwelling height is identified and is a maximum of 8.5m and two storeys</td>
<td></td>
</tr>
<tr>
<td>Walls to the secondary street frontages step in plan no less than once every 8.0m and include a minimum of 10% glazing;</td>
<td></td>
</tr>
<tr>
<td>All external building materials are shown and comprise of a minimum of two (2) acceptable finishes. Rendered mortar, face brick does not exceed 70% and weather board or cladding systems do not exceed 30%.</td>
<td></td>
</tr>
<tr>
<td>Roof eaves or acceptable alternative shade devices have been provided</td>
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<tr>
<td>Roof materials are shown and are either pre-painted metal or concrete, clay or terracotta roof tiles.</td>
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</tr>
<tr>
<td>All gutter and downpipe materials and colours compliment the dwelling design.</td>
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<tr>
<td>Roof pitch is identified and is 22.5. degrees for conventional hipped roofs or Where modern and contemporary roof forms have been utilised reduced roof pitches are provided.</td>
<td></td>
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<tr>
<td>The garage does not dominate the appearance of the dwelling from the Street.</td>
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</tr>
<tr>
<td>Where a parking space is provided for storage of boats, caravans or similar, this area is concealed from the primary access street.</td>
<td></td>
</tr>
<tr>
<td>All ancillary structures are not visible from the street or are suitably screened from public view.</td>
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</tr>
<tr>
<td>Front fencing is a maximum 1.2m height and is at least 30% transparent.</td>
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</tr>
<tr>
<td>Landscaping meets the minimum requirements outlined</td>
<td></td>
</tr>
<tr>
<td>Boundary fencing is provided to a maximum of 1.8m in height (side and rear boundaries only).</td>
<td></td>
</tr>
<tr>
<td>Side boundary fencing does not extend beyond the front face of the building into the front yard and is returned to the dwelling</td>
<td></td>
</tr>
<tr>
<td>All fencing proposed is shown and has a finished appearance that compliments the dwelling, contributes to privacy, security and amenity and does not dominate the streetscape.</td>
<td></td>
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</tbody>
</table>

Specific Requirements (Where applicable)

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Completed</th>
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<tbody>
<tr>
<td>The Home and any other buildings are sited in accordance with the nominated Setbacks</td>
<td></td>
</tr>
<tr>
<td>The maximum site cover requirement is not exceeded</td>
<td></td>
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</table>

Performance Bond

Payment of the $2,000 Performance Bond was received by The Developer at settlement

Please email Application Form with required documents to:

design@crestwoodland.com.au
Disclaimer | This Design Guidelines Booklet has been prepared by Citimark Properties for the Crestwood Development. The information contained in the brochure has been obtained from sources we believed to be reliable. However, as Citimark Properties is not the sole source of the information it is not able to guarantee, or make any representation or warranty as to the accuracy or completeness of the information.

Whilst we have no reason to doubt the accuracy or completeness of the information, neither Citimark Properties, its employees or its representatives guarantees, represents or warrants that the information is accurate or complete.

All interested parties should make their own enquiries to verify the information in this brochure and it is the responsibility of the interested parties to satisfy themselves in all respects.

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