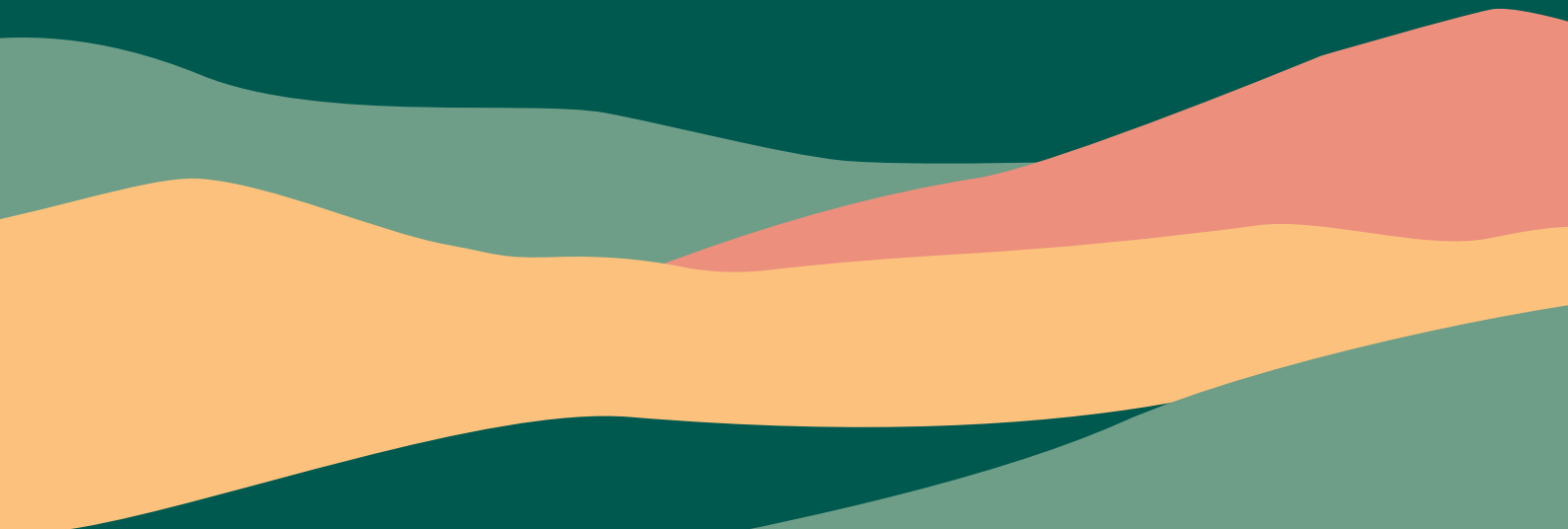


Botanic

SCENIC RIM

Design Guidelines

VERSION 1 - AUGUST 2024





Building Design Guidelines & Covenant

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Introduction

Boonah is nestled among world heritage- listed areas, rich in natural beauty.

Proud of its farming history, the town retains its traditional ‘high street’ where country shopping, friendly locals and a talented arts community welcome visitors to their town.

Numerous lookouts provide expansive views across fertile valleys to the encircling mountains of the Scenic Rim.

Located 41 kilometres west of Beaudesert and 48 kilometres south of Ipswich, the town is the primary service centre catering for the district’s needs with a range of businesses, services and commercial activities.

Boonah’s heritage and country charm have helped to drive the Scenic Rim’s progressive tourism industry, with several wineries, farm stays and bed and breakfast businesses attracting visitors to the region.

The classic Queenslander design has worked well in the subtropics for many years and, wherever possible, we are attempting to incorporate built form characteristics reflecting a modern interpretation of similar outcomes at Botanic, Scenic Rim.

These building elements include pitched rooves, porches, verandas, entry porticoos and the like.

Consent will be required for external colour schemes and landscaping. It is a requirement of the Covenants that all dwellings must first be approved by the Developer.

When you purchase a lot in Botanic, Scenic Rim your purchase contract will require that you comply with the Covenants and that you ensure that when you sell or transfer your lot the buyer or transferee does likewise.

Particular care has been taken by the Developer to emphasise the high value attributes of the site and to enhance the connection between the parkland spaces, communal areas and the residential precincts.

The Developer envisages a modern, friendly and vibrant community. Under your contract of sale you are required to comply with the Covenants.

The Covenants are designed to enhance the quality and liveability of Botanic, Scenic Rim and maintain a standard of building design and quality of the environment for all the residents.

It is a requirement of the Covenants that all building works must first be approved by the Developer prior to submission to the Scenic Rim Regional Council or a “building certifier” as defined in the Building Act 1975 (Qld).

General Requirements

Commencement

All dwellings must have been the subject of a submitted application for the Developer's Covenant Approval within 10 months from the day of contract. Commencement of building must occur within 12 months. In the case of sales to builders, commencement will be governed by the terms and conditions of the contract, or unless otherwise approved by the Developer.

Temporary Structures

Temporary structures, including caravans, tents or demountable buildings should not be visible from the adjacent street at any time other than those required by buildings during the course of construction.

Damage

Any damages the Buyer or Buyer's builder cause to footpaths or kerb and channelling and/or landscaping may be repaired by the Developer at the Buyer's expense. The Buyer or builder hereby agrees to pay all such reasonable costs associated with damage as referred to above.

Signs

No advertisement, sign or hoarding except one "For Sale", one "For Lease", one builder sign during construction or signage for homebased businesses per the council code shall be erected on any part of the land without the prior consent in writing of the Developer.

Rubbish Removal & Maintenance

It is the responsibility of each landowner to keep their site tidy and free of excessive weeds and rubbish. Should the Developer notify the Buyer that rubbish removal, slashing and maintaining or clearing of the land is necessary to maintain the tidy presentation of Botanic, Scenic Rim, then the Buyer shall carry out the works within 14 days of that notice being provided.

If the Buyer fails to comply with the request to remove rubbish, slash and maintain or clear then the Developer may employ a contractor to carry out the rubbish removal, slashing and maintaining or clearing and the Buyer hereby agrees to pay the costs incurred.

After completion of the building works the Buyer should maintain the landscaping and lawns within the land and that part of the landscaping which extends from the street alignment to the kerb line.

Land Use

Buyers agree that the land will be used for a purpose consistent with the provisions of the Scenic Rim Planning Scheme RAL 21/058 (which is available on request).

In addition, the total enclosed living area shall be for a single dwelling and that dwelling including the garage shall be no less than 200m² unless otherwise approved by the Developer.

Entry porches and breezeways are not included in the enclosed living area calculation.

The builder shall comply with the requirements of the Covenants for the duration of the works under contract and will not commence work on the site unless the builder has sighted or is in possession of a copy of the Covenant Approval issued by the Developer.

Why Botanic Scenic Rim has Covenants

The Developer will ask all the people purchasing lots that are part of the Development to sign building Covenants.

This allows the Developer to promote to Buyers, what kind of neighbourhood they will be living in (i.e. if the Covenants provide for brand new homes of a certain quality to be built, this can help you feel more comfortable that you will be living in a more upmarket area).

This can also work in your favour if you are planning on reselling the property as it can provide some comfort to residents as to the quality of the neighbourhood where your home will be situated.

The Developer also reserves its rights to sell lots of land to whomever it chooses.



Design Objectives

The Developer promotes a modern interpretation of the great queenslander comprising multiple façade treatments and varied detailing, materials and colours. The Buyer is welcome to undertake any floor plan which is consistent with the relevant building codes and has the Developer’s approval. Where a Buyer wants to use a different facade, that facade must be approved by the Developer.

Buyers are encouraged to include eaves, verandahs, awnings, porches and shutters adding to the articulation of the building and to assist with achieving energy efficiency within the dwelling.

Buyers should design their residence such that they allow for street appeal and a rising profile. Each dwelling should be designed to maximise the natural characteristics of its surroundings. Important characteristics are:

- Orientation
- Prevailing Breezes
- Topographic Constraints
- Adjoining Allotments
- Potential Views
- Drainage Patterns
- Adjoining Parklands

There should be no retaining walls visible from the street exceeding 1.5 metres in vertical height; all retaining walls must be approved by the Developer and the Scenic Rim Regional Council.



Approval Process

Step One – Design

Buyers agree that the land will be used for a purpose Your builder will work with you to design your home to adhere to the Covenants and meet the design guidelines and other desired built form and landscape outcomes.

Step Two – Submission

Once your proposed design is prepared, you then submit an application to the Developer for Covenant Approval.

Step Three – Covenant Approval

Covenant Approval will be issued when the submission has been assessed by the Developer and the Developer decides that your design complies with the Covenants. Please take care to note any comment(s) on your approved plans to ensure that all conditions are addressed. The Developer alone has the right to decide whether to issue Covenant Approval. The Developer’s decision whether to issue Covenant Approval is final and binding on the Buyer. Please note that the Covenant Approval Process is additional to and not in lieu of any relevant State and Local Government building or planning approval requirements.

Step Four – Building Approval

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

Step Five – Construction

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

Step Six – Inspection

Once your House & Landscaping are complete, please request your final inspection. This final inspection will be carried out by the Developer and assessed against your previously issued Covenant Approval.

Step Seven – Final Compliance Approval

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

Step Seven – Final Compliance Approval

Time to move into your new home and enjoy being a part of the Botanic Scenic Rim community. The Covenants apply to the first and subsequent purchasers of the land until the completion of the principal dwelling and all associated works including landscaping, driveway and fences. On completion of the dwelling and landscaping in compliance with Covenant requirements, approvals and regulations governing any further works will be guided by State and local government requirements and approval processes for this land. Notwithstanding this, the Covenants will cease to be in force five years after the initial land settlement.



Design Standards

Dwelling House

No lot within Botanic, Scenic Rim can be subdivided into smaller allotments. No lot within Botanic, Scenic Rim can be improved by more than one dwelling. No lot within Botanic, Scenic Rim can be improved by any ‘dual occupancy’, ‘secondary dwelling’, or any ‘multiple dwelling’ as those terms are defined in the Planning Regulation 2017 (Qld). However, the Developer may, in its sole and absolute discretion, approve a dwelling which complies with the requirements set out in the table below. The Developer’s decision whether to give that approval is final and binding on the Buyer.

Lot Size	Frontage	Gross Floor Area	Other Requirements
Minimum 600m ² and maximum 799m ²	Minimum 15m	Maximum GFA of 45m ²	<p>The purpose of the following design and siting requirements is to regulate the scale, appearance, amenity and streetscape impacts of secondary dwellings:</p> <ul style="list-style-type: none">• The secondary dwelling must be subordinate to the primary dwelling, whether included within or as a separate self-contained dwelling on the same lot.• Must comply with the standard Dwelling House requirements and the Scenic Rim Planning Scheme 2020• For a separate self-contained secondary dwelling –<ul style="list-style-type: none">– any built to the boundary allowance on a lot cannot be used for that secondary dwelling;– the secondary dwelling must be located behind the primary dwelling (i.e. with appearance of a single dwelling from the street) and located within 10m of the primary dwelling.– the secondary dwelling is to be designed and constructed using the same or comparable materials and elements as the primary dwelling.• The secondary dwelling should be designed to achieve an acceptable level of privacy for occupants of the dwelling and neighbouring dwellings• Must be provided with one (1) designated car park within the lot in addition to the parking requirement for the primary dwelling.• The primary and secondary dwelling must share the one driveway and shared services/utilities.• Only one (1) street number and one (1) letterbox are permitted for the primary dwelling (i.e. no separate street number or letterbox for the secondary dwelling).• A primary and secondary dwelling cannot be subdivided into two (2) titles.
Minimum 800m ²	Minimum 20m	Maximum GFA of 60m ²	

Minimum Floor Area

In keeping with the design aesthetic, nature of the development and community feel, the Developer promotes the building of a home (being class 1a) at no less than 200m2 including garages and under roofline outdoor living areas but excluding entry porches and breezeways.

Setbacks

Setbacks are to be in accordance with the Local Authorities, or if nominated, on the applicable Building Envelope Plan.

Earthworks

Any earthworks within the property must be in accordance with the approved Council drawings.

External Walls

External walls must be of a high standard of finish textured or rendered masonry panel, stone, brick, timber cladding or render concrete block. In addition to the predominant external wall type, varied infill materials must be incorporated with such elements as framed glass, louvres, timber, flat or plank fibre cement sheeting. All applied finishes to external walls shall have a texture finish or a minimum 3mm render finish.

Dwelling Frontage

The dwelling frontage (front façade) addressing the street must be a minimum of 60% of the lot width. Variations to this requirement for dwelling designs on irregular shaped lots may be considered on their merits by the Developer.

Design Standards

Articulation

The detailing of the front external wall(s) of the dwelling must include a variety of measures to reduce the mass of the building and contribute to the character of the street. This may be achieved through a variety of measures such as variation in detailing, colours and construction materials and the incorporation of windows, balconies, porches, verandas, entry porticos, roof overhangs and shadow lines created through projections and other changes in the facade.

Roof Pitch

In order to promote the energy efficiency of each home and maximise rainwater collection, roof pitches are to be set at no less than 20%. Skillion roofing is to be submitted to the Developer. Roofing shall be Colorbond roofing approved tile products or coloured metal or a low reflective finish.

Eaves/Overhang

Eaves must have a minimum of 450mm overhang unless specifically approved by the Developer.

Streetscape

To promote each street having an individual look and feel each dwelling should vary the facade treatment to that of another house within one property either side or directly opposite. An entry portico that is minimum 50% of the house façade excluding the garage is to be included unless otherwise approved by the Developer. All entries shall be readily legible from the street.

Driveways

In keeping with the design aesthetic, nature of the development and community feel and to promote safety and security within the Development, the Developer promotes the completion of driveways prior to the occupation of the dwelling. Driveways are also to be:

- Less than 5 metres wide at the street boundary;
- Extend from the kerb edge to the carport/garage;
- Extend to the full depth of the carport/garage; and
- Be constructed of pavers, exposed aggregate, stamped coloured concrete or coloured textured concrete (plain concrete is not acceptable).

Driveway Gates

If installed, driveway gates shall be located such that there is space for a full-length car park (six (6) metres) between the gate and the kerb line.

Corner Allotments

Timber fencing will not be permitted to street front boundaries unless represented as infills to the main fence or as a combination of materials creating a desired effect and reflective of the style of dwelling eg. Timber and Custom Orb. infills, masonry (to match the dwelling) with (timber infills). The position, design and materials to be used for fencing must be indicated on the submitted drawings.

Garage – Out Buildings

Dwellings must include a minimum of two undercover car spaces. Design, appearance, external colours and materials of all garages and carports (including for on-site caravan parking) shall be incorporated with the design of the main building through the combined use of materials, colours and finishes. The height is not to be greater than the house measured to mid-set of roofline. Any shed, clothesline, hot water/ gas cylinder, rubbish bin, air-conditioning system or satellite dish should not be visible from any street.

Energy Efficiency

Residents are encouraged to adopt a sustainable development philosophy using building materials that have low levels of embodied energy. Select energy efficient lighting and appliances such as dryers, washing machines and refrigerators that will minimise the energy used. Place windows in the appropriate positions for sun control, natural lighting and ventilation. The use of solar panels is encouraged where possible. Appropriately insulated roof and walls are also encouraged.

Water Efficiency

Buyers should consider including rainwater tanks and water saving devices such as AAA rated showerheads and timed watering systems and install dual flush or 6/3 litre toilet cisterns, which are now a statutory requirement in most Queensland areas. Buyers are encouraged to install water aerators on individual taps to reduce water flow while maintaining apparent pressure. Finally, Buyers are encouraged to use timed watering systems to make a large impact on water use in the garden.



Entry portico, variations in detailing and incorporation of shadow lines through changes in the facade treatment.
Roof overhangs, front porch and garage behind front building line.
Variations in roof characteristics, facade treatments and shadow lines.

Design Standards

Varied pitched roof form, construction materials and building articulation.

Two storey dwelling encouraged for streetscape variation and complemented by building articulation, front upper balcony, recessed walls and other visually interesting building elements.

Batter Treatment

Any batters visible from the street must be retained or planted. Retaining must be the sandstone walling used in the Botanic, Scenic Rim development or a suitable alternative material. Landscaping should either screen the batter or be tiered planting within the batter.

Raised Building Elements

Any raised portions of the dwelling, including decks that are not built in underneath, must include screening or battening to any frontages visible from the street.

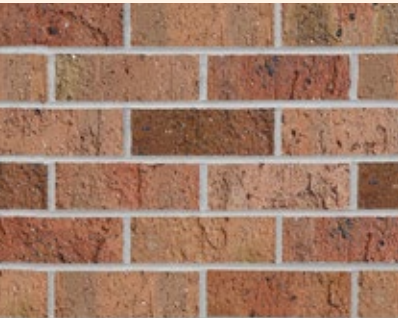
Garages

Garages must not be the forward built form element of any front facade. They must have wall and roof sections that minimise their visual appearance against the overall dwelling form.

Dwelling Entry

The main dwelling entry must be prominent and at street level wherever practical. The incorporation of porticos and verandas is encouraged.

Material Palette: Pre-approved Materials



Bricks – Austral Bricks



Soyon TM Axon™ Weatherboard – James Hardie



Soyon TM Axon™ Cladding – James Hardie



Timber Cladding



Feature Stone



Render

Colour Palette: Pre-approved Colours

In reviewing your proposed colour palette, preference will be given to the use of a mix of light and dark colours to encourage appropriate contrast as shown in the pre-approved facades. This will be reviewed by the Developer for approval.

Roofing Colour



Monument (Dark Grey)



Shale Grey (Light Grey)



Surfmist (Off-White)

Fascia & Gutters Colour



Monument (Dark Grey)



Shale Grey (Light Grey)

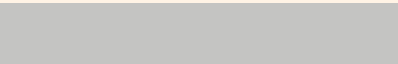


Surfmist (Off-White)

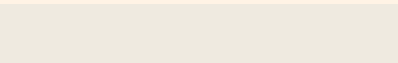
Primary Colour



Dulux Domino



Dulux Tranquil Retreat



Dulux Antique White U.S.A

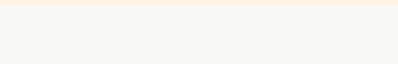
Secondary Colour



Dulux Dark Metal



Dulux Spiced Nutmeg



Dulux Vivid White

Brick Colour



Black Brick/White Mortar



Brown Brick/White Mortar



Red Brick/White Mortar

Doors, Balustrade & Posts



White



Black



Timber Finish

Design Standards

Fencing: Pre-approved Fencing

General Guide

- Fencing examples shown above are intended as a guide for builders and designers. It is a requirement that a submission on proposed fencing is made to the Developer for review.
- Front fencing options that do not demonstrate passive surveillance to the streetscape will not be accepted. This is a development initiative to encourage increased community safety.
- Where the Buyer does not intend to build a front boundary fence at minimum; side and rear fencing is required as well as a side gate leading to the yard.
- If a gate is proposed over the driveway the design is to match the front boundary fence. This will be reviewed by the Developer for approval.

Note - Exceeding the prescribed heights or the use of solid materials that prevent passive surveillance will not be supported.

Front Boundary Fence

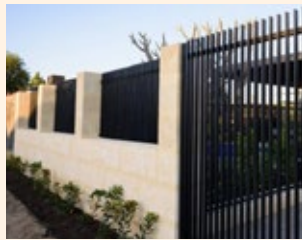
1. Overall min. height is 900mm and max. height 1.4m
2. Where a solid material such as render or brick is used, the maximum height should not exceed 0.5m excluding pillars and columns



Front Boundary Fence
Picket Fence



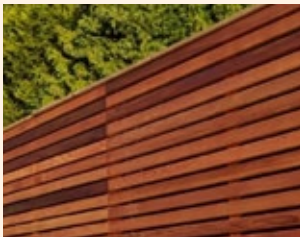
Front Boundary Fence
Brick & Aluminium Fence



Front Boundary Fence
Render & Aluminium Fence



Side/Rear Boundary
Timber Pailing



Side/Rear Boundary
Dressed Hardwood



Side Gate
Dressed Hardwood

Side & Rear Boundary Fence

1. Maximum height is height is 1.8m
2. Where a solid material such as render or brick is used, the maximum height should not exceed 0.5m excluding pillars and columns
3. Side fencing should not be visible from the street

Side Gates & Front Return Fencing

1. Maximum height is 1.8m to match the side fence
2. Hardwood is preferred for all side gates

Acoustic Fencing

1. Any acoustic wall or fence installed by the Developer along a property boundary must not be removed or altered.



Design Standards

Letterboxes: Pre-approved Letterboxes

General Guide

- The letterboxes shown below are intended as a guide for builders and designers. It is a requirement that a submission is made to the Developer for review.
- It is encouraged that letterboxes are designed as a feature and should clearly show the house number.



Vintage Freestanding



Freestanding Timber



Steel Feature



Integrated in Fence



Parcel Collection – Small



Parcel Collection – Large

Landscaping

Landscaping (planting)

- In the Queensland climate, water can be a precious commodity. To conserve water and encourage your landscaping to look healthy all year round we promote the use of drought tolerant plant species.
- Your landscaping design should incorporate a mix of trees, shrubs/hedging, ground covers and high-quality turf.
- The planting theme to be adopted should generally be of a native, sub-tropical, contemporary or architectural character. All trees, shrubs and ground covers must be selected for their appropriateness according to their proposed location.
- Your landscaping must include two advanced trees min 100L/1.8m trees at the time of planting, located on the Primary Street Frontage.
- Planted gardens beds should be provided to a minimum of 40% of the available landscaping area on the Primary Street Frontage.
- Garden beds should be planted with an appropriate number of shrubs/hedging and groundcovers that present highly at the time of planting.
- Garden beds should be edged with concrete, smooth face galvanised steel, masonry, hardwood but not round timber or logs. Edging must be dug to be in line with turf level.
- High quality turf should be used to the remainder of the soft landscaping area.
- Artificial turf is not encouraged and will only be permitted on a case-by-case basis assessed by the Developer.
- Your landscaping must be completed as part of the construction of your home. Completing your landscaping in a timely manner ensures that the appearance of the development is maintained.

Landscaping (materials)

- Landscape materials should be robust, easily maintained and present well to the street so that the overall streetscape character is enhanced.
- Colours of materials should complement the external colours and materials of your home.

Retaining Walls

- Retaining walls constructed by the Developer in any lots cannot be removed or altered without written permission from the Developer. Any damage to these walls must be repaired to the original standard by the landowner.
- All other retaining wall designs must be submitted to the Developer.



Design Guidelines at a Glance

Design/articulation

In the Queensland climate, water can be a precious. Particular care has been taken by the Developer to emphasise the high value attributes of the site and to enhance the connection between the parkland spaces, communal areas and the residential precincts. The detailing of the front external wall(s) of the dwelling must include a variety of measures to reduce the mass of the building and contribute to the character of the street. This may be achieved through a variety of measures such as variation in detailing, colours and construction materials and the incorporation of windows, balconies, porches, verandas, entry porticos, roof over hangs and shadow lines created through projections and other changes in the facade.

Housing Size

The single dwelling on a lot is to have a minimal internal size including the garage of 200sqm. Where a lot is 450sqm or smaller the Developer will consider accepting applications to alter the size of the dwelling.

Housing Height

Maximum of 8.5m to the peak of the roof from the mean of the ground.

Garage and Driveways

Any other detached garages or sheds on the property must be located behind the building line of the house and when possible, not visible from the road. If the Buyer wishes to remove any street scape trees, they must first seek permission from the Developer. The Developer reserves the right to replant any street scape tress that have been removed. The Buyer must not interfere with the development's services or kerb side.

Fencing

No colorbond fencing will be permitted in the development. Any fencing on the property must be located behind the building line of the house and any further fencing must first be approved by the Developer.

Variation of house style and materials

At least two different types of materials must be used on the façade of the house. Both must be approved beforehand by the Developer.

Housing Eaves

Housing must have a minimum of 600ml eaves. However, eaves of 450ml will be considered by the Developer, at its discretion.

Transferrable Design Guide

The Design guide standards and regulations must be adhered by any other future owner that may purchase the block of land.

Site Maintenance

All Rubbish must be kept withing the boundaries of the Buyer's lot. Dumping of any rubbish on adjoining lots or other lots inside the development is strictly prohibited. Any mud carried onto private roads or parks is to be cleaned off immediately.

Building Commencement

Upon settlement of the block of land the Buyer has 12 months to begin building the dwelling.

Housing Street Facade

Each house is required to have a porch/veranda/ entry way that equates to 50% of the front of the house's total remaining frontage outside of the garage's measurements. E.g If a house has a 10m frontage and 5m of that is garage then at least 2.5m is required to be a porch/veranda/entry way.

Buyer’s Acknowledgement

The Developer reserves the right at the request of the Buyer or at its own instigation to vary or exclude any of the obligations under the Covenants provided that such action will only be taken in keeping with its aims to establish a modern, well designed, residential estate. The Developer acknowledges that should new products be aesthetically acceptable and consistent with the aims of the community, consideration will be given to approving those products as part of any building or landscaping plan.

The Buyer hereby absolves the Developer from any liability whatsoever for any action taken to vary or exclude the Covenants.

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

The Buyer hereby undertakes to pass on the Covenants to any subsequent buyer of the subject land and to make the Covenants part of any future contract in relation to the land.

Name of Buyer (Print)

Signature of Buyer

Date

Name of Buyer (Print)

Signature of Buyer

Date

Developer Representative (Print)

Signature of Representative

Date

Notes



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