

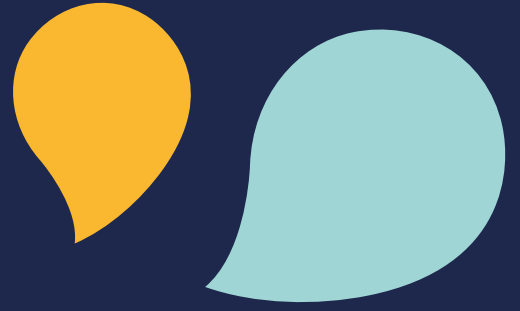
DESIGN GUIDELINES

**EDEN'S
CROSSING**
NATURALLY CONNECTED

PEET

**WELCOME TO
WHERE LIFE GETS
EDEN BETTER.**





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PLACES YOU'LL LOVE TO CALL HOME.

With 120 years of experience and expertise, you can trust Peet to develop quality, sustainable and vibrant places to live. We've been bringing land to life since 1895 when our founder, James Peet, began helping new families settle in Australia and start new lives.

Today, Peet Limited is an award-winning national property group with a diversified portfolio of land and apartment projects across Australia. So if you're looking for an industry-leading level of excellence and commitment, you can rely on Peet.

EDEN'S CROSSING

Eden's Crossing is a new community where kids can enjoy a carefree upbringing, family values are important and people take pride in their homes.

You'll be close to nature with the White Rock – Spring Mountain Conservation Estate next door and over 30% of Eden's Crossing dedicated to open space.

A truly masterplanned community, Eden's Crossing has been carefully designed to complement the local surroundings while giving you state-of-the-art facilities and beautiful homes.

NATURALLY CONNECTED

At Eden's Crossing you'll find plenty of quiet places to relax, open spaces where you can exercise and beautiful parks where you can meet your neighbours.

In fact, 35 hectares of Eden's Crossing have been set aside as green open space, conservation areas and creekside parks where you can enjoy the tranquility of nature.

What's more, you'll also be close to the things that make life that little bit more convenient.

You'll find three shopping centres, 10 schools, eight childcare centres and two universities all within 20 minutes' drive. And the community will have direct access to the Centenary Highway.

THE CHOICE IS YOURS

On completion, Eden's Crossing will have around 1,200 homes, giving every family ample choice of size, shape and location.

Being built on a rise, this new community will also feature a number of homes with expansive views. And all homes will be nestled in the beautiful, green surrounds of Eden's Crossing.

1.0 PURPOSE OF THE DESIGN GUIDELINES

The Design Guidelines have been created to facilitate the design of a diverse community with the objective of providing high quality streetscapes and neighbourhoods. Eden's Crossing is a masterplanned residential community offering contemporary living in a creekside setting.

The architectural theme for Eden's Crossing is "Contemporary Queensland". Purchasers are encouraged to utilise design principles that are appropriate to south-east Queensland's environment to capture light and breezes.

Through compliance with these Design Guidelines, purchasers will be able to design their own unique home, whilst further enhancing, integrating and increasing the amenity of the community as a whole.

All dwellings must comply with the Design Guidelines, however consideration may be given to dwellings that display architectural design merit whilst addressing the intent of the Design Guidelines.

While the proposed design will need to be approved by the Eden's Crossing Design Review Panel, planning and building approvals will still be required by accredited building certifiers and statutory authorities.

2.0 USE OF LAND

Each allotment of land in Eden's Crossing, unless otherwise specified elsewhere, must be used for a single unit private residential dwelling and cannot be further subdivided.

3.0 APPLICATION REQUIREMENTS

3.1 COMPLETED APPLICATION FORM & CHECKLIST (APPENDIX 1)

3.2 BUILDING DOCUMENTATION

THE FOLLOWING DRAWINGS MUST BE PROVIDED.

SITE PLAN (1:200 SCALE) INCLUDING:

- Street address including lot number.
- Property boundaries and easements (if applicable).
- Finished floor and platform levels.
- Building envelope (if applicable).
- Private open space.
- North point.
- Boundary setbacks.
- Building outline and extent of eaves or overhangs.
- Site coverage (m²).
- Driveways – location, materials and finishes.

- Height and construction of all fences.
- Location of rainwater tank (if applicable).
- Location of refuse bins.
- Proposed cut and fill plus retaining wall/batter detail.
- Any structures including (but not limited to) outbuildings, sheds, pergolas, gazebos, pools etc.
- Surrounding/neighbouring properties' setbacks (if applicable).
- Construction waste containment location.

LANDSCAPE PLAN (1:200 SCALE) INCLUDING:

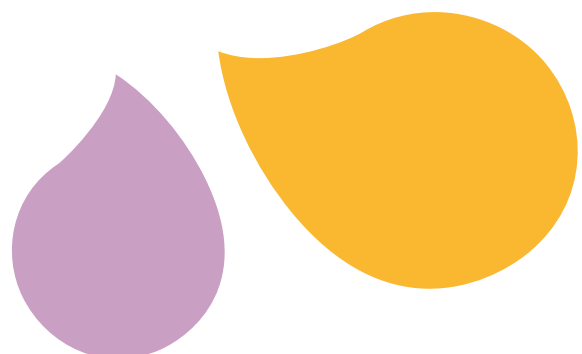
- Fencing details.
- Turfed and mulched areas.
- Garden areas including plant pot sizes.
- Letterbox detail.
- Detail of works to be completed by purchaser after completion of construction (if applicable).

FLOOR PLANS (1:100 SCALE) INCLUDING:

- Room names and areas.
- Internal and external dimensions.
- Location of meter box.
- Location of hot water, gas services and meters.

ELEVATIONS (1:100 SCALE) INCLUDING:

- All sides of the building.
- Indication of existing and excavated site levels.
- Show finished ground levels (FGL).
- Proposed retaining walls or battens.
- Materials for external walls and roofing, including footing details.
- Position of solar panels, external air conditioning units, clothesline and aerials.
- Roof pitch and size of eave overhang.
- Schedule detailing external colour selection.



4.0 DESIGN APPROVAL PROCESS

Before undertaking any building work the purchaser must first obtain written approval from the Eden's Crossing Design Review Panel.

STEP 1

DESIGN YOUR HOME.

With your architect or builder, make sure your home design complies with the Eden's Crossing Home Design Guidelines.

STEP 2

DESIGN REVIEW PACKAGE.

Prepare your Design Approval Submission Package, making sure you complete the form and checklist requirements.

STEP 3

SUBMIT DESIGN PACKAGE.

To the Eden's Crossing Design Review Panel for approval at design.review@peet.com.au

STEP 4

DESIGN REVIEW.

The Panel will assess your package. If approved, proceed to Step 5. If not, resubmit your Design Approval Package for review.

STEP 5

BUILDING PERMIT.

Make your application to your building certifier for approval.

STEP 6

CONSTRUCTION.

Upon issue of a design approval, proceed to construction of your new home.

5.0 CONSTRUCTION TIMELINE REQUIREMENTS

5.1 COMMENCE CONSTRUCTION:

No later than 12 months from date of settlement.

5.2 COMPLETION OF CONSTRUCTION (CERTIFICATE OF OCCUPANCY):

No later than 12 months from commencement of construction.

5.3 COMPLETION OF LANDSCAPING:

No later than 3 months from completion of construction, in accordance with the approved plans and Landscape Design Requirements (Section 7).

5.4 INSTALLATION OF WINDOW COVERINGS:

No later than 3 months from completion of construction, and prior to occupation, window coverings must be installed. Window coverings may include curtains, blinds and non-reflective tinted films. Temporary window coverings will not be accepted.

6.0 DESIGN AND SITING REQUIREMENTS

6.1 SETBACKS

- The Eden's Crossing Plan of Development (contained in the Contract) should be read in conjunction with these guidelines and details the approved setbacks for each lot type.
- Setbacks are measured to the wall of the home.
- Building heights are to be a maximum of 2 storeys and must comply with local authority requirements.
- Garages must be setback a minimum of 4.9m from the property boundary on detached lots. *Refer to Plan of Development Setbacks (contained in the Contract).
- Garages must be setback behind the main building line.
- Garages are permitted to be in front of the building line on second storey homes.
- Where a building envelope applies to an allotment (refer to the Plan of Development contained in the Contract), the dwelling must be contained wholly within the building envelope.
- A built-to-boundary allotment line tolerance of 0.2m is required to facilitate a fascia and gutter.
- No fencing to the boundary is permitted for that length of the built-to-boundary wall.
- No windows are permitted to the built-to-boundary wall.

6.2 DESIGN REQUIREMENTS

6.2.1 Neighbourhood privacy

All proposed dwellings which overlook the private open space or windows of adjoining residential properties are to ensure they include adequate screening in their design.

This is to protect the privacy of the adjoining neighbour's property. This privacy can be achieved through:

- Upper level windows and openings closer than 2m to a boundary overlooking an existing or proposed window are to be suitably screened; eg: batten screen, obscure glazing or locating window sills a minimum of 1.5m above the upper floor level.
- Ground floor windows and openings should be suitably screened by fencing to 1.8m in height (for side and rear boundaries only), or with dense mature landscaping.

6.2.2 Car accommodation

With the exception of Terrace Lots, all homes must provide accommodation for at least one car, which must be enclosed and integrated into the design of the dwelling and constructed of the same materials.

- Carports are not permitted.
- Roller doors are not permitted.
- Garage doors must be sectional type.

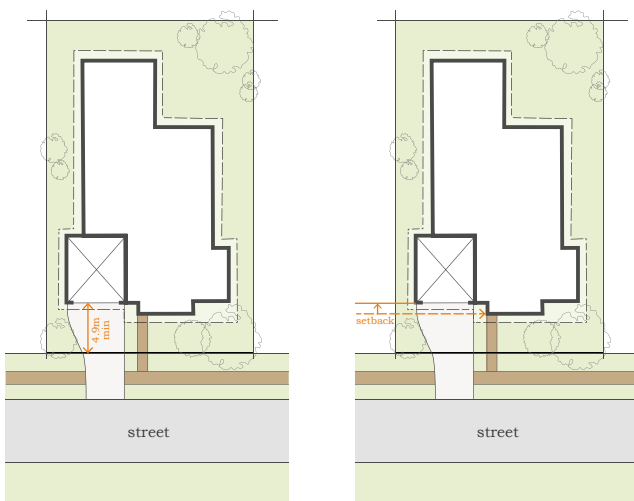


IMAGE 1

IMAGE 2

6.3 EXTERNAL FINISHES, MATERIALS AND COLOURS

Materials

The external materials and finishes must be described in detail, including the manufacturer/brand, profile/model and colour for all external surfaces.

Three materials are preferred on the front façade of the home, with two materials as a minimum. Cedar door garages, windows, doors, fascia and gutters are excluded as additional materials.

MATERIAL	DESCRIPTION
FACE BRICK	Where face brick is used, the façade must incorporate a feature made of a different material to give the façade interest and street appeal (e.g. entry portico, light weight cladding, render, decorative stonework, large quality windows with hoods etc). Note that double height brick not permitted anywhere unless rendered.
MASONRY	Render and painted finish. All rendered façades must continue this finish around the adjacent walls for a distance of 1.5m or up to the side fence return, whichever is greater.
CLADDING	Lightweight cladding such as mini-orb, weatherboard or fibre cement sheeting shall not make up more than 50% of the primary and secondary frontage external wall materials unless demonstrating architectural merit.

6.4 CORNER ALLOTMENT REQUIREMENTS

As a minimum the design must incorporate roof and wall articulation to the secondary frontage. The first 1.5m of the secondary frontage must be a continuation of the front façade's adjacent wall material. Face brick is not permitted to be the only material used on the secondary frontage.

Services (e.g. meter box/gas meter) are to be kept off the corner treatment where possible. If this is not possible, the services are to be screened in materials and finished to complement the style and finish of the façade of the home. Any proposed screening should be detailed in the Design Review Package. The meters should be painted to blend into the surrounding wall material.

Any design proposal which does not strictly comply with the parameters outlined above will be assessed on architectural merit. Wrought iron and metal sheeting are not permitted as materials.

6.5 EXTERNAL WALL MATERIALS

The following external wall materials are preferred:

6.5.1 Colours schedule

Brick colours are to be consistent in colour, shape and style. Mottled bricks are not acceptable.

All mortar on the façade of the home must be white, off white or blended to match the brick colour. Natural mortar is only permitted behind the building line.

The colours of roofs, gutters and fascia must not be more than a combination of two of the colours.

All guttering visible from the street is a similar or complimentary colour to the roof.

All downpipes visible from the street are colour matched or consistent in colour with the façade.

6.5.2 Roofing

The roof pitch must be 22° minimum for gabled and hipped roof forms.

Skillion roofs must be a minimum 10° pitch. Flat or curved forms will be assessed on strong architectural merit.

It is preferred that metal trim is used in lieu of concrete fascia and barge capping tiles.

Single hip or single gable roof forms to the front façade will not be approved.

MATERIAL	DESCRIPTION
ROOFS	Roofs must be clad in Colorbond® or similar finished profiled metal roofing or slimline profile concrete tile.
EAVES	Eaves are to be incorporated into the design of the dwelling and are to be a minimum of 450mm overhang from the wall (excluding fascia and gutter) except built-to-boundary walls. Larger eaves are encouraged.

6.6 FENCING

Rear and side boundary fences must be installed to a height of 1.8m and be of good-neighbour-type (refer to Image 4). Side boundary fences must finish behind the building line (Refer to Image 3).

Fencing to the secondary frontage on corner allotments must commence behind the secondary frontage corner treatment and be constructed using one of the following alternatives:

- Rendered masonry piers with timber batten infills or powder-coated aluminium batten infills that provide transparency, or;
- Be of good-neighbour-type articulated to provide planting alcoves, or;
- Horizontal or vertical batten-style construction using powder-coated aluminum or painted or stained timber.

Fence returns i.e. 'wing' fences between the side boundaries and the dwelling are to be a maximum height of 1.8m and constructed using horizontal or vertical battens in either painted or stained timber or powder-coated aluminium. Alternatively, vertical powder-coated black pool-type fencing is acceptable. Gates are to be incorporated into this as required.

Fencing forward of the front building line is not permitted unless required by law.

Fences erected by the developer shall not be removed or altered by the purchasers.

If fencing in the front yard is chosen (optional), it must be:

- No more than 1.2m high;
- Similar to one of the approved designs depicted in images 7-9;
- Constructed with visible posts which are at least 100mm x 100mm and 100mm higher than the infill palings or panels;
- Colorbond® (or other pre-fabricated metal panels), bamboo, chain, wire and untreated timber paling fences are prohibited (the latter must be painted or stained to the front of lots);
- Approved by the Panel prior to construction.



IMAGE 3

Fence must finish behind building line.

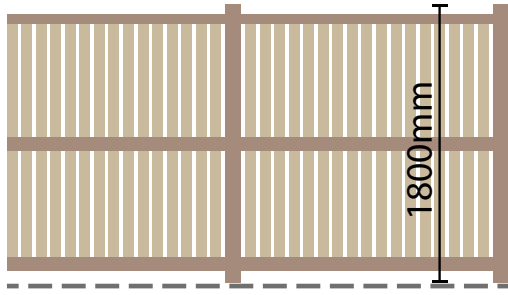


IMAGE 4

GOOD-NEIGHBOUR-TYPE SIDE AND REAR BOUNDARY FENCE

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



IMAGE 7

FRONT FENCING – EXAMPLE 1

Maximum height is 1200mm measured from ground level. Dressed timber fence frame (posts and capping rail) with infill of black powder coated pool fencing.



IMAGE 5

SECONDARY FRONTAGE/CORNER LOTS – EXAMPLE 1

For corner boundaries, stained or painted horizontal or vertical slat fencing. 1800mm in height measured from ground level, minimum 20% transparency (i.e. 22mm spacing between 90mm timber slats).



IMAGE 8

FRONT FENCING – EXAMPLE 2

Maximum height is 1200mm measured from ground level. Alternative dressed timber fence that reflects the dwelling design.



IMAGE 6

SECONDARY FRONTAGE/CORNER LOTS – EXAMPLE 2

For corner boundaries, stained or painted horizontal or vertical slat fencing. 1800mm in height, can be solid to 1500mm if openings are more than 50% transparent above 1500mm.



IMAGE 9

FRONT FENCING – EXAMPLE 3

Maximum height is 1200mm measured from ground level. Appropriately detailed glass and/or glass infill or powder coated aluminum.

6.7 ENTRY STRUCTURES

An entry structure/feature is required to clearly identify the main entry to the dwelling.

6.8 WINDOW DESIGN

Aluminium sliding doors are not permitted where they are visible from either primary or secondary street frontages (sliding doors may be permitted on the secondary frontage if behind the boundary fence).

Aluminium “diamond” pattern security screens are not preferred where visible from either primary or secondary street frontages.

Aluminium sliding doors permitted on balcony of second storey homes.



IMAGE 10

Sliding doors and sliding windows only permitted behind boundary fence.

6.9 DRIVEWAY

Driveways and paths must complement the dwelling and landscape design. Permissible types of driveways include:

- Exposed aggregate.
- Stencilled concrete.
- Coloured/stained concrete in ‘earthy’ tones.
- Concrete and clay pavers laid over a concrete base (laying pavers on compacted road base will not be permitted).

Plain concrete, painted concrete, asphalt driveways and car tracks are not permitted.

6.10 OUTDOOR STRUCTURES

Outdoor structures include, but are not limited to:

6.10.1 Garden sheds

Garden sheds and lawn lockers are to be a maximum size of 4m x 4m x 2.4m high and be of Colorbond® steel or similar, be consistent in colour to dwelling and located away from the street and public view.

6.10.2 Large sheds

Sheds larger than 4m x 4m x 2.4m must be consistent in colour to the dwelling and be reflective of the same style of construction. Such outbuildings must be constructed to the rear of the dwelling and comply with Council standards.

6.10.3 Temporary structures

No temporary structures are to be placed or stored on the property. These temporary structures include, but are not limited to, shipping containers and temporary storage sheds.

6.10.4 Letter boxes

Must be substantial, constructed in face brick, rendered masonry or other material with a rendered finish and be consistent in colour to the dwelling.

Letter boxes mounted on poles are not permitted.

6.11 SERVICE LOCATIONS

- Hot water tanks and rainwater tanks must be screened from view from adjacent streets.
- Solar hot water tanks must not be roof mounted and not visible from adjacent streets.
- Air conditioners must not be visible from the adjacent streets and be installed at ground level.
- Satellite dishes and the like are not permitted, due to provision of fibre-optic services.
- Refuse bins must not be stored where visible from the street.

6.11.1 Fibre-to-the-home

Telephone and internet services to each home at Eden’s Crossing will be provided by a high speed fibre-optic network in accordance with the Australian Government’s Fibre in New Developments Policy. It is the responsibility of the purchaser and the builder to adhere to the specifications for the in-home wiring and related broadband infrastructure in order to be able to connect phone and internet services once the home is complete. It is important that your builder is aware of these requirements.

Details can be obtained from nbnc.com.au

7.0 LANDSCAPE DESIGN REQUIREMENTS

Each property shall have an appropriately designed garden that complements the dwelling design.

Front yards are to be maintained to an acceptable level by the purchaser.

Vacant lots are to be maintained by purchaser (weeds, grass max. 200mm high), and kept cleared and free of rubbish.

7.1 MINIMUM LANDSCAPE REQUIREMENTS FOR FRONT YARDS

The minimum requirements for landscaping of front yards (area between the dwelling front wall and back of kerb (to the street) are proposed as follows:

- Softscape finishes (a combination of turf and planting areas) shall make up at least 60% of the front yard area.
- All planting areas are to incorporate minimum 200mm depth imported topsoil and 100mm depth weed free organic mulch.
- All grassed areas are to be turfed with weed free A-grade green couch or similar.
- All planting areas adjoining grassed areas are to be edged using timber edging, concrete edging or similar approved.
- Use of decorative stones (pebbles, aggregates, etc) is encouraged. Plain road base type material including crushed rock is not permitted.

The minimum required planting areas and plant material to be installed for the different lot types is as follows:

7.2 RETAINING WALLS

- No retaining wall shall be greater than 1m high.
- Where greater heights are needed walls shall be stepped to a maximum combined height of 1.5m.

- Acceptable retaining wall materials include boulders, masonry and timber or concrete sleepers.
- Walls shall be screened with landscaping.
- Kopper log retaining walls are not permitted.
- Timber and concrete sleeper retaining walls are only permitted behind the building line and must not be visible from the street.

8.0 PRESENTATION AND MAINTENANCE BEFORE AND UPON COMPLETION

Your property must always be:

- Kept in a clean and tidy state.
- Silt fences and rubble driveways are to be used and must be maintained during the total construction of your home.
- Maintain an industrial waste bin or fully wrapped cage bin on site. The bin is to be established on site as soon as construction has commenced and must be regularly emptied. The bin must be covered when full so no material escapes the waste bin.
- The site must be cleared of any rubbish or building material daily with this rubbish and building material placed into the waste bin each afternoon when building activity has finished for the day.

9.0 RIGHT TO VARY OR EXCLUDE GUIDELINES

Eden's Crossing reserves the right at its discretion to vary or exclude any of the requirements under these Design Guidelines. As noted throughout this document, any design proposal which does not strictly comply with the parameters outlined may be assessed on architectural merit.

ITEM	VILLA & PREMIUM VILLA LOTS	COURTYARD LOT	PREMIUM COURTYARD LOT	TRADITIONAL & PREMIUM TRADITIONAL CIRCLE LOTS
Minimum planting area (m ²)	10	10	15	20
Advanced tree – 45L pot size (1800 high x 800 wide)	1	1	1	1
Advanced tree – 25L pot size (1200 high x 600 wide)	1	1	2	2
Shrubs – 200mm pot size (600 high x 300 wide)	6	6	10	12
Groundcovers – 140mm pot size (varies)	20	20	25	30

10.0 TYPICAL FRONT GARDEN PLANS

(Approx. 11m frontage)



legend



Street Tree (by developer)



Turf



Edging & Low Retaining Wall



Shade & Feature Tree



Pavers & River Gravel



Coloured or Exposed Concrete Paving



Screening Shrubs



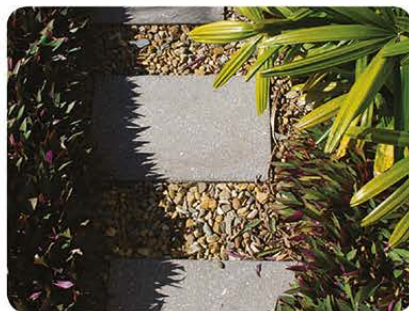
Groundcover Planting



Mail Box

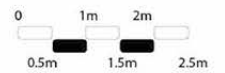


Feature Planting



10.0 TYPICAL FRONT GARDEN PLANS

(Approx. 14m frontage)



legend



Street Tree (by developer)



Turf



Edging & Low Retaining Wall



Shade & Feature Tree



Pavers & River Gravel



Coloured or Exposed Concrete Paving



Screening Shrubs



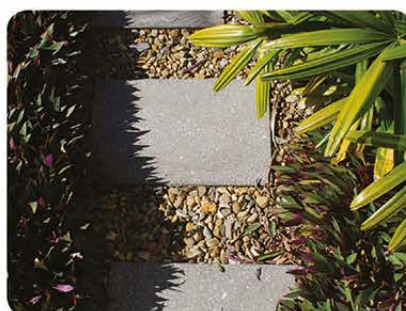
Groundcover Planting



Mail Box



Feature Planting



10.0 TYPICAL FRONT GARDEN PLANS (CORNER LOT)



legend



Street Tree (by developer)



Shade & Feature Tree



Screening Shrubs



Feature Planting



Turf



Pavers & River Gravel



Groundcover Planting



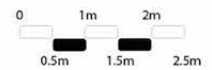
Edging & Low Retaining Wall



Coloured or Exposed Concrete Paving



Mail Box



APPENDIX 1

DESIGN REVIEW APPLICATION FORM

ALLOTMENT DETAILS

Lot number Street

Precinct/Stage number Suburb

PURCHASER DETAILS

Name

Mailing address

Phone BH Mobile

Email

BUILDER DETAILS

Representative Builder ref

Company

Mailing address

Phone BH Mobile

Email

DESIGN DETAILS

House type (if applicable)

Façade type..... (if applicable)

Has the house been modified in any way from the standard builders plan for this house type and façade?

Yes No Unsure

SUBMISSIONS

Submissions may be electronically provided to: design.review@peet.com.au

Please ensure the submission includes all of the following documents:

ATTACHMENTS

- Application Requirements Checklist (Appendix 2)
- 1 copy of site plan
- 1 copy of full set of building plans including floor plan, roof plan and elevations
- 1 copy of materials and colour schedule
- 1 copy of written statement of sustainability initiatives/features that have been incorporated into the design and construction of the home.

I/we certify that the information in the attached application is a true and accurate representation of the home I/we intend to construct. In the event that changes are made to the proposed plans, I/we undertake to resubmit this application for approval of such changes.

Signed Date

APPENDIX 2

APPLICATION REQUIREMENTS CHECKLIST

SITE PLAN (1:200 SCALE):

- Street address including lot number
- Property boundaries and easements
- Finished floor and platform levels
- Building envelope (if applicable)
- Private open space
- North point
- Boundary setbacks
- Building outline and extent of eaves or overhangs
- Site coverage (m²)
- Driveways – location, materials and finishes
- Height and construction of all fences
- Location of rainwater tank (if applicable)
- Location of refuse bins
- Proposed cut and fill plus retaining wall/batter detail
- Any structures including (but not limited to) outbuildings, sheds, pergolas, gazebos, pools etc.
- Surrounding/neighboring properties setbacks (if applicable)
- Construction waste containment location

LANDSCAPE PLAN (1:200 SCALE)

- Fencing details
- Turfed and mulched areas
- Garden areas including plant pot sizes
- Letterbox details
- Details of works to be completed by Purchaser after completion of construction (if applicable)

FLOOR PLANS (1:100 SCALE)

- Room names and areas
- Internal and external dimensions
- Location of meter box
- Location of hot water, gas services and meters

ELEVATIONS (1:100 SCALE)

- All sides of the building
- Indication of existing and excavated site levels
- Indication of proposed floor
- Proposed retaining walls or batters
- Location and extent of proposed materials
- Position of solar panels, external air conditioning units, clothesline and aerials
- Roof pitch and overall building height
- Schedule detailing external colour selection
- Materials and colours schedule

NOTE: Failure to send a copy of the above documents, or provide adequate details, may delay the approval process.

APPENDIX 3 MATERIALS AND COLOURS SCHEDULE

COLOUR AND MATERIALS SELECTIONS

MATERIAL	MANUFACTURER	RANGE	COLOUR
BRICK			
MORTAR			
RENDER / BAG AND PAINT			
EXTERNAL CLADDING <input type="checkbox"/> Timber <input type="checkbox"/> Colorbond® <input type="checkbox"/> Stone <input type="checkbox"/> Fibre-cement			
ADDITIONAL EXTERNAL CLADDING <input type="checkbox"/> Timber <input type="checkbox"/> Colorbond® <input type="checkbox"/> Stone <input type="checkbox"/> Fibre-cement			
ROOF <input type="checkbox"/> Colorbond® <input type="checkbox"/> Low profile tiles			
GUTTER			
EAVES			
FRONT DOOR <input type="checkbox"/> Paint <input type="checkbox"/> Stain			
GARAGE DOOR			
WINDOW FRAMES			
DRIVEWAY <input type="checkbox"/> Coloured <input type="checkbox"/> Exposed aggregate <input type="checkbox"/> Stencilled			
LETTERBOX <input type="checkbox"/> Brick <input type="checkbox"/> Synthetic <input type="checkbox"/> Timber			

To receive approval within 15 working days, submit this application form along with a site plan, floor plan and elevations to the Eden's Crossing Design Review Committee: design.review@peet.com.au



EDEN'S CROSSING

SALES AND INFORMATION CENTRE

Corner of Fernbrooke Boulevard and Sunbird Drive, Redbank Plains, QLD 4301
Alex Kelso | 0448 444 705 | alex.kelso@peet.com.au | edenscrossing.com.au

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