CREEKWOOD

STAGE 17

BUILDING COVENANT 2021

AVJennings®

OVERVIEW AND OBJECTIVES

Developed by AVJennings, Creekwood is a high quality, master planned residential community.

Set in a quiet, semi-rural environment at Meridan Plains, Creekwood has easy access to Brisbane, Caloundra and the Sunshine Coast beaches and hinterland. Stage 17 is at the northern end of the site and represents some of the best quality land in the estate.

A Plan of Development (POD) as depicted on drawing no B180627SK4 for Stage 17 has been approved by Sunshine Coast Council and all development must comply with this POD as well as these guidelines.

As the lots are arranged along Hamilton Street & Ellis Way, on the frontage of the site, it is important that the housing design is of a quality that integrates well and enhances and respects, the AVJennings development.

To ensure that this standard is achieved and maintained, all housing is to be guided by these **Residential Design Guidelines**. Some of the guidelines are rigid while most offer a degree of flexibility with the intention of promoting a high standard of building design and the use of appropriate materials within realistic commercial parameters.

This will establish a common standard and landscape character, whilst still allowing for individual dwelling designs to be adopted.

It is the primary objective of these Residential Design Guidelines **"To ensure that a quality living and built environment is achieved that complements the adjacent AVJennings development."**

To ensure that this occurs, design guidelines have been developed which promote:

- High standards of design across all homes.
- Energy savings through the implementation of smart design principles.
- Strong emphasis on indoor – outdoor connections.
- Landscaping which is complementary to the general landscape theme of Creekwood.
- Quality dwellings that promote individual identity and pride of ownership.
- Contemporary SE Queensland coastal character.

1 Introduction

Residential Design Guidelines Procedure

Upon purchase of an allotment at Creekwood Stage 17, a building covenant forms part of the contract. This covenant requires approval that must be sought and obtained from the Developer (AVJennings) prior to obtaining any statutory approvals and development of the allotment.

All development will be assessed against the requirements set out in these Guidelines in order to obtain 'covenant approval'. Building Approval from a Building Certifier cannot be sought until covenant approval is obtained.

Three copies of the documentation should be submitted to the Developer, AVJennings, for covenant approval. An application for covenant approval under the provisions of the Design Guidelines should be forwarded to: creekwood@avjennings.com.au

Details to be submitted as appropriate include:

- Site plan
- Floor plan
- Elevations
- Fencing and driveway details
- Color and material selections
- Preliminary landscaping design

House design plans will be stamped and returned to the applicant upon receiving covenant approval.

Once the covenant assessment process has been completed the applicant can then proceed to seek the necessary approvals from a Building Certifier and construction of the dwelling can then commence.

2 Siting the home

2.1 The Lots

Each residential allotment at Stage 17 fronts Hamilton Street to the north with vehicular access only from the internal road to the north, please refer to the Plan of Development (POD).

Factors to consider include:

- the orientation of the allotment
- the direction of summer breezes
- home entry and street address
- the location of houses (or future houses) on adjoining properties
- service and easement locations (if any)
- designated driveway access point
- maximising northern exposure to internal living and external outdoor spaces

Please refer to the POD when considering these factors.

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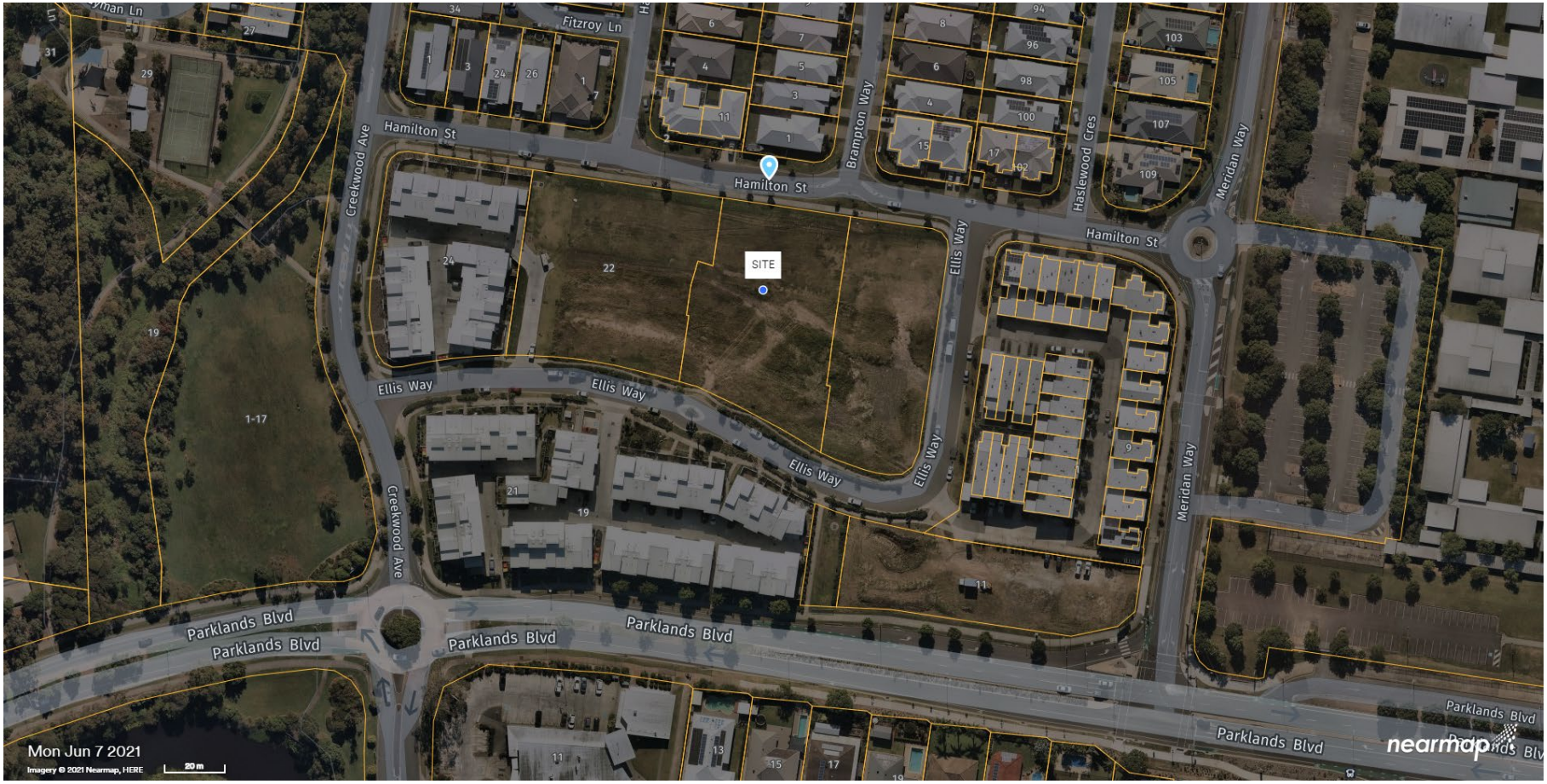
Locality



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Plan of Development (POD)

LEGEND
- Preferred deep planting location
- Built to boundary wall location
- Indicative Bin Collection Location
- Development Cluster (lots to be constructed concurrently)
- Preferred driveway location
- Lot Type A (average width of 8.5m or less)
- Lot Type B (average width greater than 8.5m)
- Indicative Visitor Parking Space
- Indicative Garage/Carport Location (laneway lots)
- Indicative Bin Storage Location (laneway lots)

Plan of Development Table		
	Design Criteria for Small Residential Lots	
	Lot Type A	Lot Type B
	Lot Width 8.5m or less	Lot Width greater than 8.5m
Minimum Setbacks		
Ellis Way / Hamilton Street Boundary		
Habitable Room	3.0m to Ellis Way 4.0m to Hamilton Street	3.0m to Ellis Way 4.0m to Hamilton Street
Garage/Carport (where front-loaded allotment)	N/A	2 car spaces with a minimum 5.5m setback to Ellis Way for Lots 11 to 18
Allowable Encroachments	*Verandah, porch and patio (inclusive of eaves) may encroach into setback by 1.0m*	
Laneway / New Road Boundary		
Habitable Room	1.0m to Ground Level 0.5m to Upper Levels	1.0m to Ground Level 0.5m to Upper Levels
Garage/Carport (where rear-loaded allotment)	0.5m, unless shown otherwise	2 car spaces with a minimum 5.5m setback to the New Road for Lots 1 to 5 2 car spaces behind the setback line shown to the New Road for Lots 6 to 10
Side Road Boundary		
Where secondary frontage is to street (excluding laneway)	N/A	3.0m to Ellis Way 4.0m to Hamilton Street
Where secondary frontage is laneway or pathway	1.0m, unless shown otherwise	1.0m
Side Boundary (To Wall)		
Where non built-to-boundary wall	1.0m	1.0m
Where built-to-boundary wall	0.0m	0.0m
Other Design Controls		
Minimum Vehicle Accommodation	Minimum of one on-site car space per lot, which is capable of being covered, unless noted otherwise	Minimum of two on-site car spaces per lot, at least one of which is capable of being covered
Built to Boundary Walls	Maximum height of 7.5m: Maximum continuous length of 20.0m	Maximum height of 4.5m, with an average height of 3.6m; Maximum total combined length of 15.0m with a recess of at least 2.0m x 4.0m provided at minimum 10m intervals ~~along at least one side boundary~~
Site Coverage (Maximum)	N/A	60%, up to 2 storeys; and 40% for any 3rd storey
Open Space (Minimum)	24m², including a primary area of at least 16m² (with minimum dimension of 3m) directly accessible from a living area	
Deep Planting (Minimum)	2m x 2m located between the dwelling and the front boundary	2m x 2m located between the dwelling and the front boundary; and ~~Where rear-loaded dwelling,~~ an additional 1.2m x 1.2m located between the dwelling and the rear boundary
Building Height (Maximum)	13.5m and 3 storeys	
Fence Height (Maximum)	Front fencing - forward of any garage / carport or building line - maximum 1.2m if solid, or maximum 1.8m and minimum 50% transparent Rear fencing - facing any road or pedestrian path - maximum 1.5m if solid, or maximum 1.8m and minimum 50% transparent Side fencing - maximum 1.8m	

Development Control Notes

1. For all minimum setbacks, eaves (excluding gutters) are permitted to extend up to 500mm within the setback area (other than where walls are built to boundary or within 0.5m of boundary), provided a minimum side boundary clearance from eaves and gutters of 400mm is achieved.
2. Maximum continuous length of built to boundary wall along any side boundary to be as prescribed in the Plan of Development Table, with a recess of at least 2.0m x 4.0m provided between each maximum length.
3. Articulation to be provided to built to boundary wall where adjoining public space (i.e. Lot 19). This must include as least two of the following: recesses, openings, awnings/shading devices, landscaping, and/or a variety of materials and finishes.
4. Vehicle access to be provided as illustrated on the Plan of Development.
5. On-site car parking may be provided in a tandem arrangement, with either one or both spaces covered.
6. Minimum private open space may comprise of the primary open space and a combination of ground and/or upper level outdoor areas such as verandahs, patios or the like (whether roofed or unroofed) with a minimum depth of 1.2m.
7. Calculation of private open space area must exclude areas required for deep planting and areas occupied by rainwater tanks, clothes lines and bin storage.
8. Deep planting areas must have access to both deep soil and sky.
9. Utility areas for clothes drying and bin storage are screened from view of street or laneway, and from adjoining private or public open space areas;
10. A dedicated pedestrian entry is provided to each dwelling, which is visible and accessible from Ellis Way or Hamilton Street.
11. ~~A minimum of one habitable room is provided per dwelling overlooking on primary street, laneway or pathway. This room may be located on ground or upper level(s).~~
12. Semi-transparent fencing to be minimum 50% transparent. Fencing is not mandatory to the primary street frontage or laneway frontage.
13. Dwelling houses on the lots shown as being within a Cluster are to be constructed simultaneously, and completed together in those clusters.
14. Lots in Cluster 1 (i.e. Lots 19, 20, 21 and 22) to each provide a second parking space ~~for visitor parking~~, which is to be provided in tandem with the resident parking space and may be covered or uncovered.
15. Visitor parking space to be accommodated within the driveway area of Lots 1, 2, 3, 4 & 5, as illustrated.
16. Dwellings to be located outside of services easements in accordance with easement conditions.
17. The relationship of garage/carport to the laneway and bin storage areas shall be generally as illustrated.
18. All dwellings on Type A lots are designed to ensure the following:
    a. There are no conflicts between services (electricity/water) and pedestrian access to the front and rear of the lot, or vehicular access to the rear of the lot;
    b. A dedicated area is provided within the lot to accommodate refuse bin storage. This is preferred to be located outside of the garage/carport, but accessible to and screened from the laneway. Where 4m wide lots (i.e. Lots 20, 21, 23, 24, 25, 27 & 28), the bin storage area may be accommodated within the garage/carport, provided there are appropriate dimensions to ensure bins can be removed whilst a car is parked in the space.
19. Letterboxes for dwellings shall be located on the primary street frontage (Ellis Way or Hamilton Street).
20. Vehicular access to/from the laneway and pedestrian pathway at the rear of Lots 11 to 18 is not permitted.
21. Dwellings are to be designed to support casual surveillance with a minimum of one habitable room per dwelling overlooking the primary street or laneway, which may be achieved by one of the following:
    a. On a Type A lot, the dwelling is to be a minimum of 2 storeys, with a habitable room facing Ellis Way on the ground level.
    b. Where a single garage / tandem carport is proposed on a Type B lot, a habitable room must be provided on the ground level adjacent to the main dwelling entry (from Ellis Way or Hamilton Street).
    c. Where a double garage / carport is proposed on a Type B lot, a habitable room must be provided adjacent to or overlooking the main dwelling entry (from Ellis Way or Hamilton Street), or a ground level entry and/or habitable room must project forward of the garage / carport.

SUNSHINE COAST REGIONAL COUNCIL
APPROVED
RAL20/0037
MCU20/0088
07 April 2021

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Issue	Revision	Int	Date
A	Original Issue	AV	25/02/20
B	to match streetscape plans	AV	04/03/20
C	To match P1 Rev O	AV	21/08/20
D	To match P1 Rev P, SLE 19-23	AV	25/09/20
E	POD Notes & Table	AV	04/08/20
-	To match P1 Rev Q, POD Notes & Table	AV	1/12/20

Property Description
Lot 1703 on SP290671
Lot 1704 on SP290671
Lot 1705 on SP290671

Proposed Plan of Development
Hamilton Street, Meridan Plains

Local Authority: Sunshine Coast Regional Council
Client: AVJennings

This plan has been prepared by DTS as a proposed plan and should not be used for any other purpose. The information contained on this plan is approximate only, has not been verified and may be subject to change. The intellectual property on this plan remains the property of DTS. The contours shown on this plan have been derived from ...

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10 0 10 20 30

Project: BNE180627
File: B180627Sk4.dwg
Date: 1/12/2020
Drawing: A3 5979
Revision: F
Sheet: 1 of 1

2.2 Orientation on the Allotment

All homes should be positioned on the site and oriented to ensure the maximum possible benefit for passive solar gain, to improve energy efficiency and create a pleasant living environment. It is also important to consider the orientation of the home to provide an outlook to the street and areas of private open space.

Requirement

- Orientate dwelling to locate internal and external living areas to the north-east, where possible.
- Dwelling orientation and design should capture breezes and maximise ventilation.
- Living rooms and bedrooms should be located to avoid the western side of the dwelling, where possible.
- Site and orientate the dwelling to include living rooms that have an outlook to the street, where possible.

2.3 Building Setbacks

Setback requirements are indicated on the POD. Refer to the allotment setbacks table.

Note - All siting criteria shall also comply with relevant authority requirements and where in conflict with these guidelines the relevant authority requirements shall prevail.

2.4 Build to Boundary Allotments

As it is possible to build to the boundary line of nominated lots generally identified as a “Build to boundary” lot type it is important to consider the building design.

Requirement

On a “build to boundary” allotment houses must be built to a pre-nominated side boundary in accordance with the approved plan of development plan POD prepared for the site.

2.5 Site Coverage

It is important to avoid over-development of a site to maintain sufficient space for private open space, landscaping, clothes drying areas and space for air circulation.

Requirement

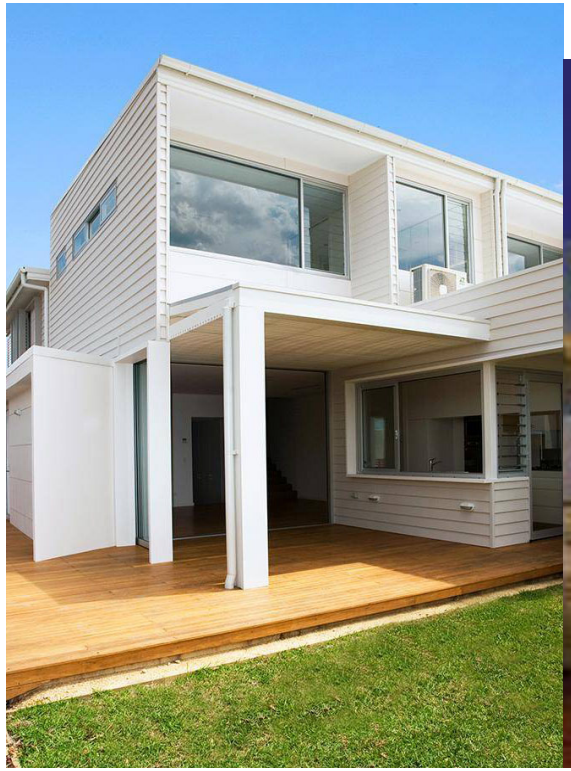
- Site coverage should be in accordance with the POD.

3 House Design

3.1 General Character and Built Form

Character

Houses at Creekwood Stage 17 should be of contemporary sub-tropical beach house or “Hamptons” style architecture that responds to the South-East Queensland climate. Quality house design, building materials and finishes should be used to create an attractive and diverse neighbourhood character.



Primary Frontage & Home Entrance

The primary frontage of houses should be interesting and attractive, with varied setbacks from front and side boundaries. Protruding or recessed porches, the position and size of windows and the use of shutters/screening devices should all be considered to add to the visual interest and appeal of the dwellings. Integrated feature fencing and landscape treatments are also key elements to the appearance of the street frontage. Entry doors must include a portion of glazing.

- Design the primary frontage to incorporate elements that provide interest to the façade including:
  - recessed or projecting porches or verandas
  - broken rooflines
  - generous eaves overhangs
  - pergolas or canopies
  - well-proportioned windows
  - timber elements, shutters, and sunshades where appropriate

Dwellings at Creekwood should have attractive roof designs to create visual interest while also addressing the functional aspects of shading and solar panel orientation.

Requirement

- Design roof forms to complement the dwelling design and reflect the contemporary coastal style of the area.
- Use roof forms that provide articulated shapes with hips, gables, and other more contemporary forms including skillion roofs.
- Pitched roofs should have a minimum pitch of 24º.
- Skillion roofs should have a minimum pitch of 10º.
- Provide eaves overhangs with a minimum width of 580mm including facia and gutter dimensions (except the roofs of garages and allotments on a built to boundary setback).



Incorporate roof forms with eaves to provide shade to windows and balconies and create an interesting and attractive appearance

- Design roof forms to incorporate a northern facing area, preferably not visible from the primary frontage, of a size and pitch suitable for the location of solar photovoltaic collectors.

3.2 Design for Climate

Homes at Creekwood should be designed to suit both the characteristics of the allotment and the sub-tropical South-East Queensland climate. Addressing issues such as solar control and ventilation through cross ventilation and relief of rising heat are important in the design of a comfortable living environment that need not rely on mechanical cooling and heating.

Requirement

- Achieve the required energy rating in accordance with the National Construction Code of Australia.
- Locate buildings and openings to maximise the use of cooling breezes and provide natural ventilation by providing openings on opposite or adjacent walls for cross ventilation.
- Provide eaves overhangs with a minimum width of 580mm (including facia and gutter dimensions). Gable ends should have an overhang as appropriate, typically 600mm.
- Incorporate permanently fixed shade devices over all external openings to habitable rooms to protect them from direct sunlight and storm driven rain.




Verandahs provide covered outdoor living areas as well as shading openings and allowing for covered clothes drying

- Provide insulation to the walls and ceiling.
- Insulate and ventilate roof spaces.
- Avoid the construction of long, western facing walls and minimise windows on the western side of the dwelling.
- Separate internal living and sleeping areas to reduce demand for heating and cooling.
- Provide covered outdoor living areas with potential for clothes drying.

3.3 Building Height

The height of houses at Creekwood should have regard to the streetscape appearance and the impact on adjoining properties.

Requirement

- Dwellings should be a maximum of three storeys in height.
- The total height of a house measured from natural ground level to the top of the roof in accordance with the POD.

3.4 Private Open Space

Private open space areas should meet resident needs and reflect the overall size of the allotment. The main area should be located directly adjacent to the main internal living areas of the dwelling.

Requirement

- The minimum area and dimension of private open space is defined on the POD
  - 24sqm minimum with 16sqm directly accessible from an internal living area and no dimension less than 3 metres.
  - balconies, roof patios, etc can comprise part of the private open space area

3.5 Privacy

As two storey homes may be constructed it is important that homes are designed with the privacy of adjoining properties in mind. Direct overlooking from upper-level windows and balconies to the private open space and internal living areas of adjacent dwellings should be minimised through good design.

Where a window or balcony is located further than 9m from the adjoining property it does not need to be treated for overlooking. However, where a resident still perceives a loss of privacy, it is their responsibility to address that issue on their own property through use of landscaping, screens, curtains, blinds, trellises, and other techniques to create a more private yard and home.

Requirement

- Protect the privacy of adjacent residents from overlooking* where second storey dwelling components are located within 9 metres of the adjoining property boundary using appropriate design measures including:
  - Articulating the building to create a screening effect.
  - Using a windowsill height of 1.5m above floor level or installing permanently fixed obscure glazing in any part of the window that is below that height. Where this technique is used consideration should be given to increasing the width of the window to improve the amenity of the room, depending on the orientation of the window and the need for shading devices.



Use design techniques such as high sill heights, obscure glazing, wing walls and planting to protect the privacy of adjacent properties.

3.6 Garaging and Parking of Vehicles

Dwellings should be provided with sufficient and convenient on-site car parking for residents. Garaging and parking areas should be designed to reduce their visual dominance and not detract from the attractiveness of the streetscape. Refer to the POD for locations.

Requirements

- Dwellings must provide a minimum of two (2) on-site car parking spaces one of which must be housed within a garage or carport. Refer to POD.
- 'Build to Boundary' allotments shall be provided with two (2) on-site car parking spaces which may be provided in a tandem arrangement.
- Garages can be well designed freestanding structures or connected to the dwelling.
  - Construct driveways and parking areas of attractive and durable materials to match the adjacent AVJennings development
- The driveway should be constructed between the garage and the kerb line of the roadway.
- Only one driveway is permitted per allotment, with a maximum width at the front property boundary of 3.5m for a single garage and 4.5m for a double garage.

LOT FRONTAGES

Home zones and shared surface streets are part of the public realm and will be designed and approved at the super lot subdivision stage. However private lot frontages within the adjoining lot development will need to be detailed to ensure integrated design is achieved between the street and the adjoining buildings.

Urban design standards for built form are detailed in the POD, including corner lot treatment, occupied frontage, and rear lane access. Some of the specific considerations for buildings and lot frontages in home zones include:

A. Privacy and surveillance

- Loft or studio apartments over garage units will be required to improve outlook and surveillance.
- Corner buildings will be designed at the gateway entrance point to reinforce the corner and overlook the home zone and may be houses as well as loft apartments over garages.
- Front loaded houses will be designed with front doors facing the home zone and occupied frontages overlooking the street.
- Houses with side boundaries to the home zone will have specially designed fences and planting schemes to provide building form continuity and enclosure, and to provide privacy with a degree of overlooking.
- Gateways to properties will be provided within rear fences and through garage units.
- Front and side fences may be specifically designed to create a unique character for a particular home zone (e.g., for Lane A garden walls are proposed to assist with built form continuity and a garden character. This is an exception to the low height permeable standards for front fences.)

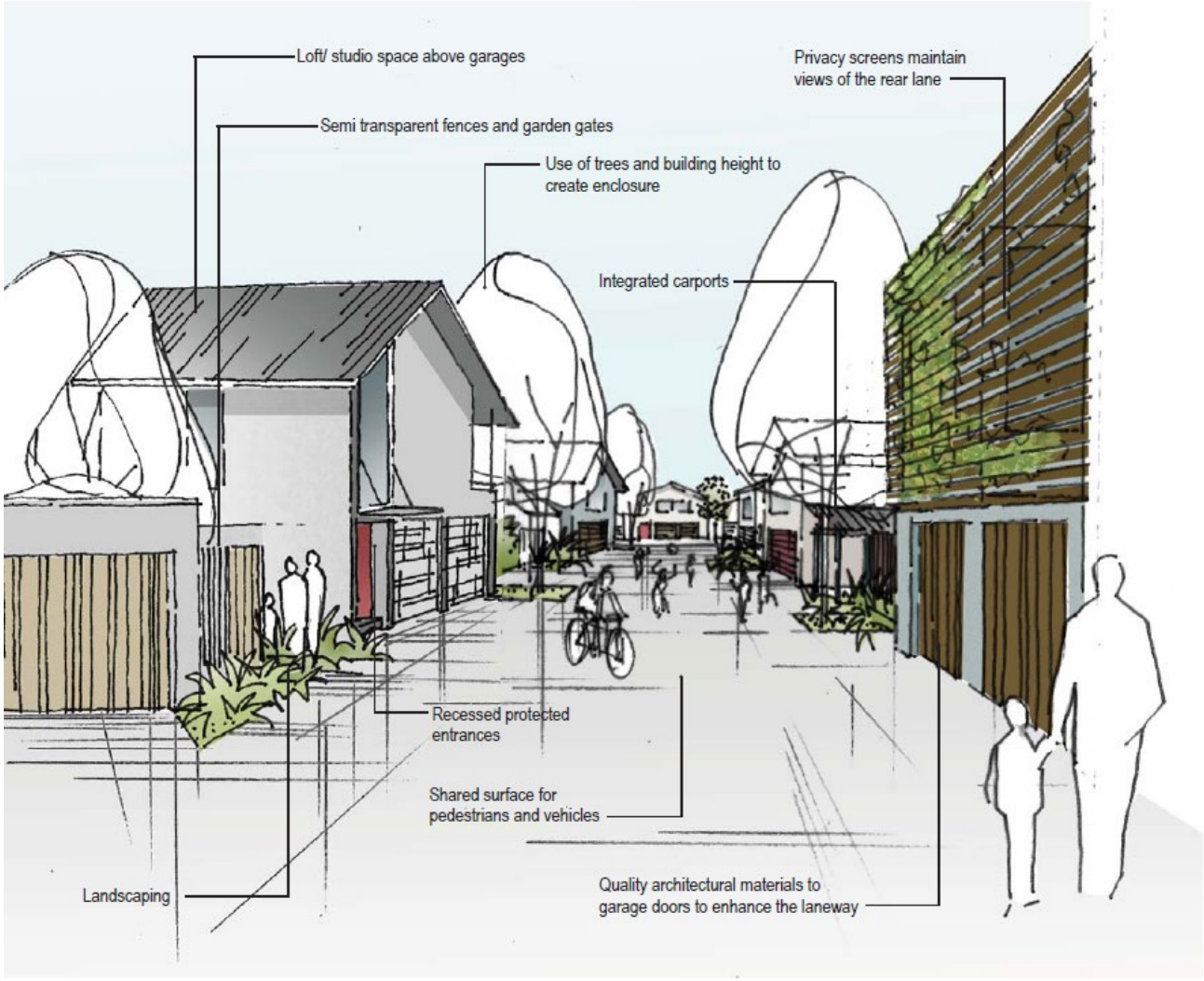
B. Architectural quality (refer to Creekwood Building Covenant)

- Garages will be designed to enhance the character of lanes and high-quality architectural treatments and materials will be used to visually separate garage doors and reduce blandness and bulk.
- The practical and aesthetic standards which apply to buildings and fences in general, apply to lane frontages.
- Since rear lanes perform several functions, accommodating pedestrians as well as vehicles, it is important that they are pleasant places to be in. For this reason, all service facilities such as rubbish storage must be screened from view.

A number of architectural devices are appropriate to enliven lanes and improve safety, these include:

- A pleasing mix of garage doors with gateways, fences, and trees is desirable.
- No more than two double garage doors should adjoin without a break.
- The material and patterning of garage doors can be designed to reduce their blandness and bulk.
- Upper floor accommodation, or verandahs or balconies can be built over garages. These increase surveillance of lanes and add formal variety to the public space.
- Careful attention should be given to the size, setback and detailing of gates to allow good pedestrian access combined with service access for items like wheelie-bins.
- The practical and aesthetic standards which apply to buildings and fences in general, apply also to access lane frontages.

design principles for home zones and rear lanes



3.7 Fencing

Front Fencing along the street boundary

Front fencing marks the division between public and private areas, providing a sense of ownership of the front yard space while maintaining the ability to view the front of the home. Where front fencing is provided it should be kept relatively low and open to maintain views of front gardens and to the front of the dwelling. Landscaping is to be used (e.g., Garden beds and hedges) in conjunction with the front fence.

Requirement

- Front fencing (including along the part of the secondary frontage forward of the building line) should be low to maintain visibility to the front of the dwelling.
- Appropriate front fencing styles and heights include:

Low masonry walls

- Masonry walls should be a maximum of 0.8m high.
- Hedges and other forms of 'soft' landscaped edges are also encouraged.

Fencing to front setback side boundaries and to park facing allotments

Fencing consideration includes the fencing along secondary frontages between the front boundary and the building line. As with front fencing, fencing of a secondary frontage marks the division between public and private areas, providing a sense of ownership of the front yard space while maintaining the ability to view the front of the home.

Requirements

- Pier and plinth masonry fencing with open style infill panels should have a total maximum height of 1.2m, with a maximum masonry plinth height of 0.6m.

Pier and plinth masonry fences with infill options including battens, railings and hedges

Typical Side Fence

Side and Rear Boundaries

Fencing should be provided between allotments to provide privacy.

Requirements

- ❑ Appropriate side and rear fencing (except for fencing forward of the building line or adjacent a park) should be 1.8m in height and of good neighbour timber picket style or colorbond.

3.8 Building Materials and Colours

Housing at Creekwood should use a diversity of quality finishes, materials, and colours to create an attractive neighbourhood character with a contemporary coastal style in harmony with the chosen finishes of the adjacent AVJennings development.

Requirement

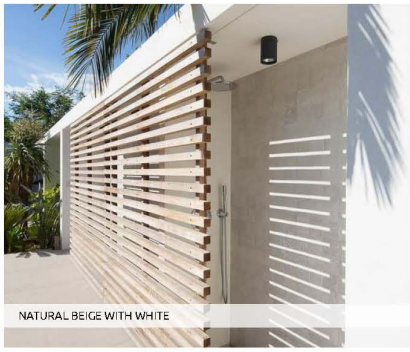
- All external materials and colours are to be specified in application documents.
- At least two (2) of the following preferred materials should be used for the external wall facades:
  - Smooth Finish - Rendered and painted Hebel or 7.5mm Harditex with paint finish.
  - Horizontal Finish - James Hardie Linea weatherboard cladding with paint finish.
  - Vertical Finish - James Hardie Axon vertical grooved cladding with paint finish.
  - Timber window trim, wall cladding and timber batten cover to joints is encouraged.
  - Clear-finished timber or powdercoated aluminium window frames with powder coat finish.
  - Or other materials as approved.
  - 

- Detail elements including window hoods, screen, pergolas etc are encouraged.
- Roofs should be constructed to complement the style of the home and the adjacent AVJennings development using: corrugated Colorbond custom orb or Spandek.
- Garage doors should be a panellift style in a timber look finish or Colorbond colour to approval.
- Colours should be light, soft, and reminiscent of coastal beach architecture.


DEEP GREY WITH WHITE


OFF WHITE - OCEAN & TEAL BLUES


SOFT GREY


NATURAL BEIGE WITH WHITE


NATURAL BEACH COLOURS


SOFT WHITE WITH SHADES OF BLUE

3.9 Services

Locate and conceal all services and equipment associated with homes from public view. Services and appurtenances such as rainwater tanks, refuse bins, solar collectors, air conditioners, pumps and other motors, antennae, satellite dishes, plumbing, hot water service tanks and other equipment should be incorporated, or be able to be appropriately accommodated in the future, into the building design in locations not visible from public view and to prevent nuisance to adjacent properties.

Requirements

- All service equipment and appurtenances should be designed and located, or be able to be accommodated:
  - In a location that is not visible from the public frontages of the site; and
  - In a manner that will not cause unreasonable nuisance to neighbouring properties.
- Design and construct screening devices using materials that complement the dwelling.
- Roof-mounted air conditioners should be low profile, located below the ridgeline and be coloured to match the roof.
- Wall or window-mounted air conditioners facing or visible to the street are not permitted.
- Screen clotheslines, hot water systems, gas systems, fuel storage tanks and other ancillary structures from public view.
- Locate solar panels and hot water heaters flat on the roof and away from public view with any tanks or associated equipment located within the roof.
- Letterboxes should be of rendered masonry, to a consistent design to provide a uniform streetscape element and located adjacent to the driveway or entrance pathway.

4 Landscaping

To complement the streetscape landscaping, the front gardens of homes should be landscaped using a consistent variety of plants to create a uniform landscape theme along the street. The landscape palette selected for the town home site is to be used for the residences.

Requirements

- Landscape the front garden of the dwelling (between the building line and the front boundary) using a limited range of plants of different sizes and types, including trees, shrubs, and ground covers to create an attractive setting for the home and providing a unified landscape edge to Capricorn Crescent.
- Appropriately landscape front yards, particularly corner lots, to maintain a clear sight distance for vehicles and pedestrians and to avoid conflict with services and utilities including water mains, stormwater, and sewers.
- Landscape side courtyards and rear gardens using a mix of plants including larger trees to provide shade.
- The landscaping selected should be climatically responsible, particularly in providing shade to the home and its outdoor living areas to create a more pleasant living environment and to reduce the need for mechanical cooling.

Design landscaping to include tall, spreading shade trees that filter sunlight and allow cooling breezes to enter the dwelling

- Plants selected should draw upon indigenous species and other local species that are suited to the local climate to minimise the need for watering and maximise the chances of survival. Rear and side boundaries abutting the town home development shall have tall, fast growing screen planting that limit overlooking from second storey windows.

5 Implementation

To assist in the creation a vibrant community, purchasers are required to commence construction of the dwelling within 12 months of land settlement.

Construction of the dwelling must be completed within 12 months of commencement of construction.

Front yard landscaping with fixed irrigation system shall be installed within 3 months of completion of the dwelling.

Landscaping should be maintained in good condition thereafter.

6 Site Maintenance

In assisting to maintain a clean community, purchasers are required to keep allotments clear of weeds or rubbish and generally maintained to a reasonable standard prior to construction commencing.

During construction of the dwelling a containment structure for the disposal of all waste materials shall be provided and suitably maintained.

In instances where allotments are not maintained to a reasonable standard acceptable to the AVJennings Development Manager, works will be undertaken to ameliorate the site at the expense of the landowner.

Where street trees provided to the frontage of the allotment are damaged or removed during the construction phase of the dwelling these will be replaced at the cost of the builder.

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CREEKWOOD STAGE 17 - APPROVAL CHECKLIST

CLIENT:

SITE ADDRESS:

NO.	DESIGN CRITERIA	COMMENTS	APPROVED	
			YES	NO
2	Siting the home			
2.1	The Lots			
2.2	Orientation on the Allotment			
2.3	Building Setbacks			
2.4	Build to boundary allotments			
2.5	Site Coverage			
2.6	Garage / Carport Location			
3	House Design			
3.1	General Character and Built Form			
3.2	Design for Climate			
3.3	Building Height			
3.4	Private Open Space			
3.5	Privacy			
3.6	Garaging and Parking of Vehicles			
3.7	Fencing			
3.8	Building Materials and Colours			
3.9	Services			
4	Landscaping your Home			
5	Implementation			
6	Site Maintenance			

ASSESSMENT: APPROVED NOT APPROVED

SIGNED: AVJENNINGS APPROVAL PANEL

DATE: